

| PHILADELPHIA HOUSING AUTHORITY ACT 130 REPORT



Philadelphia Housing Authority
Building Beyond Expectations

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EXECUTIVE SUMMARY

On July 5, 2012, Governor Corbett signed Senate Bill 1174 into law as Act 130 of 2012 ("Act 130"), which amended the Pennsylvania Housing Authorities Law (Act 265 of 1937) and restructured the Board of the Philadelphia Housing Authority ("PHA"). The Act took effect on September 3, 2012.

The key provisions of Act 130 affecting PHA include a restructuring of the Board of Commissioners, including the appointment process and terms; the establishment of at-will employment for the CEO and staff reporting to the CEO; and the requirement that PHA annually prepare a written report regarding its operations, administration, management, finances, legal affairs, housing production and development, and other relevant activities. The law also requires that the report be submitted to the Secretary of the Pennsylvania Department of Community and Economic Development, leadership in the General Assembly, the Mayor of Philadelphia and President of City Council. This report is intended to comply with this reporting requirement of Act 130.

This report includes short biographies of the newly appointed members of the Executive Team and the Board of Commissioners, statistics on PHA's resident population of approximately 80,000 people, a summary of PHA's programs, our five-year Capital Development Plan that aims to provide 6,000 more affordable housing units in five years, and the utilization of over five million dollars in grant funds to provide job training and educational programs to residents. As a designated Moving to Work ("MTW") agency, PHA has substantial budget flexibility and regulatory relief, which allows PHA to make program changes that increase efficiency, help residents become self-sufficient and provide various housing options. Included in this report is PHA's MTW Year 13 Plan, which carefully considers the immediate and long-term needs and programs for residents in public housing and the Housing Choice Voucher Program (formerly known as Section 8).

Additionally, this report incorporates the most up-to-date listing of PHA's Recovery Plan, as required by the Cooperative Endeavor Agreement ("CEA") between the U.S. Department of Housing and Urban Development ("HUD") and PHA. The CEA mandated the appointment of an Administrative Receiver for PHA who prepared and implemented a Recovery Plan to address deficiencies in PHA's operations and governance, including those tasks that must be completed in order to return PHA to local control.

This report fulfills the requirements of Act 130 of 2012 - Section 24.1 by summarizing and providing complete copies of PHA's annual reports on operations, management, administration, finances, legal affairs, housing production and development and other relevant activities.

PHA has made great strides toward improving its internal operations and continues to make improvements in the services and programs provided to the people it serves. This report highlights those changes and improvements.

OVERVIEW OF PHA

Established in 1937, the Philadelphia Housing Authority (“PHA”) is the largest landlord in Pennsylvania. Housing nearly 80,000 low and moderate income people in the City of Philadelphia and employing over 1,300 employees, PHA is an industry leader in property development, acquisition, and management of modern affordable housing. Ninety-three percent of PHA’s annual budget of \$383 million is provided by the U.S. Department of Housing and Urban Development (“HUD”). The bulk of this budget has been used to transform communities throughout Philadelphia under PHA’s Moving to Work (“MTW”) designation. This has resulted in the rehabilitation and revitalization of neighborhoods, the implementation of energy efficiency and green technologies, and support for resident economic self-sufficiency.

PHA’s mission is to provide quality housing for Philadelphia’s low and moderate income families by maintaining and improving its housing and facilities, achieving excellence in property management, providing opportunities for resident economic enhancement and workforce development, and by forming strategic partnerships with surrounding communities.

BASIC FACTS ABOUT PHA

Conventional Public Housing Program

- PHA provides homes to more than 32,000 public housing residents around the city.
- PHA has 57 developments spread across Philadelphia with over 9,500 units.
- PHA also has a portfolio of over 4,300 scattered site units in active use.
- Public housing families have an average income of \$10,645.24.
- The average rent is \$267 per month.
- 58% of public housing households are single parent families.
- 41% of public housing residents are under the age of 18.
- 18% of public housing residents are 55 or older.

Housing Choice Voucher (“HCV”) Program

- PHA houses over 15,000 families or over 43,000 authorized residents through the HCV Program, formerly known as Section 8. Heads of household enrolled in the program lease homes from private landlords and receive a rent subsidy.
- HCV families have an average income of \$10,061.09.
- The average tenant portion of rent is \$288.33 a month.
- Nearly 4,700 private landlords participate in the HCV Program.
- Qualified HCV recipients have the opportunity to become homeowners through the HCV Homeownership Program.

RECOVERY PLAN

In June 2011, PHA, HUD, the Mayor of Philadelphia and the City Controller entered into a Cooperative Endeavor Agreement that required the appointed Administrative Receiver of PHA to prepare and implement a Recovery Plan to address deficiencies in PHA's operations and governance, including tasks to be completed in order to return PHA to local control. Below are key accomplishments achieved by PHA under the Recovery Plan. Specifics of the Recovery Plan can be found in Appendix A.

- Agency-wide mandatory training was conducted on PHA's revised ethics, sexual harassment, Equal Employment Opportunity, fraud, and related policies.
- A new employee handbook was developed, published, and distributed in FY 2013. Significant progress was made in revising PHA's overall Human Resources policies and procedures handbook.
- New procedures were established to improve controls and documentation of construction field changes to scope and/or budget.
- A revised Procurement Policy was developed for Board review and was approved in FY 2012.
- Substantial progress was made in resolving and closing out findings from audits of PHA management and operations by HUD's Office of the Inspector General.
- PHA published and distributed "Employee Guide to Identifying and Preventing Corruption" and an "Anti-Corruption Guide for PHA's Contractors and Vendors."

In addition to the above, PHA also substantially restructured and staffed its Human Resources Department, Office of Audit and Compliance, and Office of General Counsel.

Human Resources Department: Prior to the Recovery Plan period, Human Resources was not organized or structured as a full service function to meet the needs of the organization. Routine labor and employee relations tasks were given to outside counsel and there were no employee handbooks or mandatory EEO trainings.

The restructured Human Resources Department has a centralized staff that provides expertise on employment, recruitment, labor relations, and benefits. The new department has completed a review of previous policies and procedures, which led to the development of an Employee Handbook for the first time since the 1990s. Every PHA employee now also completes sexual harassment, ethical standards, and fraud-prevention training.

Office of Audit and Compliance: As part of the Recovery Plan's focus on eliminating waste, fraud and abuse, the Office of Audit and Compliance was established and granted oversight authority.

The Office of Audit and Compliance performs investigative, audit and compliance-related activities relating to PHA's operations, programs and services. OAC operates under the general direction of PHA's President & CEO with a direct reporting relationship to the Board of Commissioners.

Since its inception, the department developed corruption prevention guidebooks for employees and contractors and increased coordination with law enforcement and investigatory agencies. PHA has also implemented rigorous ethical standards and policies to prevent workforce harassment and promote equal opportunity employment. Whistleblower protections have been established and both employees and the public are encouraged to use the newly created whistleblower hotline (215-685-8300) or email (OAC@pha.phila.gov).

Office of General Counsel: Prior to the Recovery Plan, PHA had virtually no in-house Legal Department and most legal work was outsourced to law firms. After an independent assessment of the legal function and needs at PHA, a new structure was put into place. As a result of the restructuring, annual expenditures on outside counsel have dropped more than \$6M compared to FY 2010.

The new Office of General Counsel assures that PHA has all necessary legal representation, using in-house counsel and outside counsel resources effectively, measured by results as well as costs. Such representation is required for legal advice, certain investigations, development and financing transactions, contracts and litigation, including thousands of lease enforcement and compliance matters annually.

The Office provides required reports to HUD, generally through the HUD Regional Counsel, and is responsible for all Right to Know and Records Management matters. The General Counsel also acts as PHA's Ethics Officer, accountable to both the President & CEO and the Board of Commissioners.

SUMMARY OF HUD PROGRAMS ADMINISTERED BY PHA

Moving to Work Designation (“MTW”): Created by Congress in 1996, MTW is a HUD demonstration program that provides designated housing authorities, such as PHA, fiscal and regulatory flexibility to design, test, and implement innovative, locally-designed strategies for providing low-income families with affordable housing and new paths to economic independence. MTW has three primary objectives:

1. Reduce costs and achieve greater cost effectiveness in federal expenditures;
2. Give 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; and
3. Increase housing choices for low-income families.

As an MTW agency, PHA has the ability to convert a number of its Housing Choice Vouchers into activity vouchers, which are used for MTW-authorized purposes under the MTW block grant. At PHA, the funding is converted and used to support various programs and departments throughout the agency, such as resident self-sufficiency and training programs.

Public Housing (“Section 9”): PHA’s public housing rental portfolio falls into two general categories: PHA-owned and PAPMC/AME properties (see below for more information). PHA owns and manages conventional and scattered site housing, while PAPMC and AMEs manage other properties that maintain their own individual wait lists.

Conventional Sites: Conventional sites are traditional, multi-family housing developments owned and operated by PHA. They are designated Family, Seniors-Only, or Family and Seniors. An example of a Family and Seniors development is Wilson Park in South Philadelphia.

Scattered Sites: Scattered sites refer to individual properties scattered throughout the city. They are generally single family homes or low-rise multi-family homes with only a few units. They are all owned and managed by PHA through Community Based Management Offices.

Philadelphia Asset and Property Management Company (“PAPMC”): PAPMC is a private service affiliate that manages all Limited Partnership Low Income Housing Tax Credit (“LIHTC”)-financed properties. It is a nonprofit management entity that is separate from PHA and each PAPMC site maintains its own waiting list. PHA’s redeveloped Norris Apartments in North Philadelphia is managed by PAPMC.

Alternatively Managed Entities (“AMEs”): AMEs are privately-managed low-income housing developments affiliated with PHA. AME sites also manage their own wait lists and clients must apply directly to these properties. An example of an AME is Falls Ridge in East Falls, which is managed by Pennrose Properties.

Housing Choice Voucher Program (“HCV”): The HCV program, formerly known as Section 8, provides rental assistance to low-income families in privately owned housing units. Any rental assistance program administered by PHA, where the tenant resides in a privately-owned unit or home, falls under the HCV program.

The HCV Program is a tenant-based rental assistance (“TBRA”) program in which the program participant receives a subsidy in the form of a voucher. Tenant-based voucher subsidy follows the person or family, as opposed to being tied to a specific unit or building. Under the TBRA program, an eligible person or family is issued a voucher, which they can use in the private market to rent from individual landlords or property managers. The person or family pays approximately 30% of their gross monthly income toward rent and the voucher supplements this amount to the landlord.

Persons and families participating in the program are expected to comply with all lease terms of their individual landlords and a lease is executed much like that in the private market, with a separate lease executed with PHA for the voucher assistance.

Persons or families in the HCV Program are also able to “port out” of Philadelphia; they may use their voucher subsidy anywhere in the country that has a local housing authority, subject to any applicable restrictions.

Project-Based Rental Assistance or Vouchers (“PBV”): Unlike the HCV Program, project-based voucher subsidy is tied to a specific unit. However, unlike public housing, PHA does not own these units or buildings – PHA only provides rental subsidies for low-income tenants.

Persons or families would apply and be admitted directly by the organization that holds a PBV contract with PHA. Although

they are low-income and receiving PHA HCV subsidy, these tenants cannot take their subsidy with them if they wish to move because the subsidy remains tied to the specific unit or building.

Family Unification Program (“FUP”): FUP combines tenant-based HCV rental assistance with supportive services arranged by the local child welfare agency – the Philadelphia Department of Human Services (“DHS”).

The program targets two different populations: (1) families lacking adequate housing, which is causing imminent placement of a child or children in out-of-home care or delaying discharge of a child or children from out-of-home care; and (2) youths, aged 18-21 years old, lacking adequate housing who have “aged out” of the foster care system.

DHS refers families and youths to PHA for admissions and eligibility screening. Families and youths cannot directly apply to PHA for FUP assistance.

Veterans Affairs Supportive Housing (“VASH”): The VASH program combines tenant-based HCV rental assistance with case management and clinical services provided by the Department of Veterans Affairs (“VA”).

This is a special program whereby the VA refers homeless veterans to PHA for housing assistance. Veterans cannot apply directly to PHA.

VA provides services for participating veterans at VA medical centers (“VAMCs”) and community-based outreach clinics.

MOVING TO WORK

Moving to Work ("MTW") is a special, contractual agreement between PHA and HUD under which the Authority has substantial budget flexibility and regulatory relief. This allows PHA to make program changes that increase efficiency and help residents become self-sufficient. In October 2008, PHA signed a ten-year extension of its MTW agreement.

The agency entered the program effective April 1, 2001, one of twenty-seven public housing authorities to do so. PHA began its twelfth year of MTW on April 1, 2012, and has published a plan detailing goals and objectives for the current fiscal year. It has also held public hearings on its proposed plan for the next fiscal year. PHA's current MTW Plan is based on a comprehensive, critical appraisal of its operating, capital and support services. The Plan development process is one that carefully considers the immediate and long-term needs and programs for residents in public housing and the Housing Choice Voucher Program.

The MTW Annual Plan highlights five overarching strategic objectives:

MTW Objective 1: Reform the existing Housing Choice Voucher Program and public housing programs.

MTW Objective 2: Revitalize neighborhoods where MTW and MTW-eligible residents reside.

MTW Objective 3: Develop an MTW family program to furnish comprehensive economic self-sufficiency services to eligible MTW families.

MTW Objective 4: 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 and landlord participants and PHA to one another and the broader community.

MTW Objective 5: Establish efficient operating procedures and implement cost saving strategies

Each of the five objectives is supported by plans and strategies that aggressively and affirmatively promote improvements in the Philadelphia Housing Authority's operation and service delivery. A new plan is developed each fiscal year, which runs from April 1 to March 31.

Currently, PHA is drafting the MTW Year 12 Report, which will provide a status of the outcomes of the MTW Year 12 Plan. The report will be completed by June of 2013.

Some of the key components of the MTW Year 12 Plan and Report include: continuing comprehensive rehabilitation and neighborhood revitalization activities, implementing an asset repositioning strategy for the scattered site portfolio, developing a new Five Year Capital Plan, ending term limits on HCV participation, continuing to implement the rent simplification initiatives and continuing to invest in programs to increase administrative efficiency and streamline operations.

The Moving to Work Year 11 Report can be found in Appendix C.

MOVING TO WORK – YEAR 13 PLAN

The MTW Year 13 Annual Plan summarizes PHA's major plans and initiatives for PHA Fiscal Year 2014, which begins on April 1, 2013. Progress and outcomes of MTW tasks and objectives are tracked and updated on a routine basis. PHA will implement a coordinated, comprehensive program of capital improvements, development activities, maintenance and management initiatives, and resident supportive services in MTW Year 13.

In light of ongoing federal budget pressures, PHA is preparing for the impact of declining resources beyond the overall net 5% reduction experienced in PHA's FY 2013 annual budget of \$400 million. While FY 2014 funding levels are not yet finalized, Housing Choice Voucher funding is projected to remain somewhat flat over prior year levels and significant reductions (i.e. an additional 4-6%) are projected for both the Public Housing Operating and Capital Funding streams. PHA will continue to respond to these budget challenges by stretching budget dollars to do more with less, by driving efficiency and promoting sustainability and innovation in its operations wherever possible, and by creatively establishing strategic partnerships in support of the agency's mission.

In addition to completing all open Recovery Plan tasks, PHA will undertake a broad range of MTW and non-MTW activities in the coming year. The Annual Plan provides a summary of planned activities. Below is a listing of key components of PHA's Annual MTW Plan.

Development Principles: PHA will implement an ambitious affordable housing development and preservation program based on a set of development principles approved by the Board in September 2012. This policy statement is part of PHA's renewed commitment to transparency and accountability in all of its operations. It provides the framework for future development activities undertaken with public and private partners, and clarifies the process and key issues such as PHA's commitment to Section 3 jobs, to sustainable development and defensible space principles, and to achieving maximum leverage with limited public funds.

"6 in 5" Initiative: In tandem with newly articulated development principles, PHA has established a new initiative designed to create or preserve 6,000 affordable housing units over the next five years, subject to funding availability. The "6 in 5" Initiative will involve a range of strategies, including PHA-developed projects, collaboration with the Pennsylvania Housing Finance Agency to ensure the long-term affordability of Low Income Housing Tax Credit properties, and collaboration with the City, non-profits and local developers on new construction, acquisition and substantial rehabilitation projects. The current pipeline includes 655 units to be developed, subject to funding availability, including planned projects of Queen Lane, Queen's Row, Markoe Phase III, Strawberry Mansion, and other sites to be determined.

Sustainability Policy: In August 2012, PHA adopted a Sustainability Policy, which authorizes the appointment of a PHA Sustainability Working Group to develop proposals and budgets for a short and long term sustainability plan. The short term plan proposal is due in early 2013. The plan, when adopted, will be implemented throughout MTW Year Thirteen and beyond. The Sustainability Policy documents PHA's commitment to certain principles designed to reduce energy consumption; increase use of alternative energy sources; minimize environmental impacts in the areas of waste, water, energy and air quality; educate staff and residents about sustainability practices and healthy living choices; and increase the number of opportunities for residents in green jobs.

Public Safety Initiatives: Recognizing that safety and security are paramount concerns for residents and staff, PHA announced a major expansion of its policing and quality of life efforts. In 2013, up to fifty (50) new Police Officers will be hired, which will more than double the size of the PHA Police Department ("PHAPD"). Funding for the new hires comes from reductions in private security contracts. The new officers will focus their efforts primarily on six priority developments, while also rotating patrols throughout PHA developments. PHA is adopting a community-policing model that will link its policing activities to the broader framework provided by the City's Police Department and work in conjunction with members of the business community, faith-based organizations, community groups, nonprofit groups, victim service providers, health service providers, the media, individuals, and other city agencies. In tandem, a new task force consisting of residents, staff and partners has been charged with identifying other strategies to fight crime at and around PHA developments under the PHA Safe, Affordable Housing for Everyone ("SAFE") Program.

HCV Mobility Pilot Program: PHA plans to establish a new pilot Housing Choice Voucher Mobility Program in partnership with the First Suburbs Project and/or other local partners. The overall goal is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational and social mobility opportunities, both within the Philadelphia city limits or in the broader region. Participants will be provided with a broad range of support services, housing counseling and other efforts to promote the successful transition to higher opportunity areas.

Self-Sufficiency and Youth Development Programs: PHA will continue to offer a broad array of self-sufficiency services focused on helping residents prepare for the workforce and obtain jobs with living wage incomes, along with programs to support youth development and education. PHA is currently evaluating the structure and outcomes for all of its ongoing self-sufficiency initiatives, including the Family Self Sufficiency Program. PHA's goal is to identify program strategies and enhancements that will provide an integrated, holistic self-sufficiency system - one that incorporates appropriate incentives and disincentives, is evidence-based and outcome-oriented. A critical requirement is that PHA maximizes the leverage of its investments through innovative partnerships. The recently funded Assets for Independence initiative provides one model for future PHA efforts. Programs to help PHA youth succeed in school and obtain scholarships are also a high priority. PHA anticipates that significant changes will be made to its self-sufficiency program and youth development strategies over the coming year.

Smoke-Free Initiative: To promote staff and resident health and wellness, PHA will implement a no smoking policy in public housing beginning in MTW Year Thirteen. PHA will work with resident leadership to develop an implementation strategy that may include an initial pilot program.

Scattered Site Asset Repositioning Strategy: PHA will continue implementation of an asset repositioning strategy for the scattered site portfolio in order to promote neighborhood revitalization, generate revenue and reduce operating expenses. Comprehensive needs assessments have been completed of impacted properties, which will help guide PHA decision-making regarding appropriate strategies for these important assets.

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

Additional information on PHA's MTW Year 13 Plan can be found in Appendix D.

APPLICABLE LEGAL REQUIREMENTS

Enabling Statute

The Housing Act of 1937, 42 U.S.C. § 1437, established a permanent housing program, which permitted state enabling legislation to create local public housing authorities. The Pennsylvania Legislature approved the Housing Authorities Law of Pennsylvania in an Act of Assembly on May 28, 1937, P.L. 955, No. 265, as amended by Act 130 of 2012 on July 5, 2012. This law established public agencies known as local housing authorities, and required a local legislative body to declare a need for a local housing authority in order for one to be created. The Philadelphia Housing Authority ("PHA"), a public body, corporate and politic, exercising public powers of the Commonwealth as an agency thereof, providing public housing services in Philadelphia, was established under this law on August 26, 1937.

Federal Laws

A. The Freedom of Information Act

As a commonwealth agency, not a federal agency, PHA is not subject to The Freedom of Information Act ("FOIA"), 5 U.S.C. Sec. 552 (1966), which requires agencies to provide documents after receiving a written request for them. However, it is subject to the Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101 *et seq.*

B. Privacy Act

Public Housing Authorities are responsible for safeguarding personally identifiable information ("PII") and preventing potential breaches of this sensitive data. Section 6 of the Housing Act of 1937, the Privacy Act of 1974, 5 U.S.C. § 552a, The Freedom of Information Act ("FOIA"), 5 U.S.C. § 552, and Section 208 of The E-Government Act are the primary federal statutes that limit the disclosure of information about public housing residents and recipients of the Housing Choice Voucher Program. In addition, the Housing and Community Development Act of 1987, 42 U.S.C. § 1437d (q)(4), 42 U.S.C. § 1437d (t)(2), 42 U.S.C. § 3543, and the Stewart B. McKinney Homeless Assistance Act of 1988, 42 U.S.C. § 3544, further regulate the treatment of this information.

C. Quality Housing and Work Responsibility Act

The Quality Housing and Work Responsibility Act ("QHWRA") (1998) was signed by President Clinton on October 21, 1998 and is found in Title V of HUD's FY 1999 Appropriations Act (P.L. 105-276). Section 505 of the QHWRA requires at least one resident to serve on the board of a Public Housing Authority. Congress viewed the resident board requirement as necessary to promote a better understanding of resident concerns and to foster better relations and communication between residents and Public Housing Authorities.

The resident Commissioner has the same authority and responsibilities as other Commissioners.

D. Fair Housing Act

The Fair Housing Act, Title VIII of the Civil Rights Act of 1968, works to eliminate and prevent housing discrimination and to ensure equal opportunity for all. The Act made it unlawful to refuse to sell, rent to, or negotiate with any person because of that person's inclusion in a protected class. Protected classes include: race, color, religion, national origin, age, sex, familial status, disability status, veteran status, or genetic information.

E. Procurement

PHA is subject to federal procurement obligations, set forth in 24 CFR 85.36. To the extent that the state procurement laws are more stringent, then PHA would be subject to those state requirements. All procurement transactions must be conducted in a manner providing full and open competition. Generally, in order to ensure the proper use of taxpayer monies, contracts should be awarded to the lowest responsive (providing a complete bid package) and responsible (meets all evaluation criteria) bidder.

Pursuant to 24 CFR 85.36, PHA has set forth its own Controlled Policy & Procedure for procurement and contract administration ("CPP10"), which can be found on the PHA website. Generally, PHA has broken down its bidding requirements under CCP10 as follows:

1. For purchases between \$35 and \$2,000, only one quotation need be solicited if the price received is considered reasonable.
2. For contracts between \$2,000 and \$10,000, PHA must receive and review no less than three written offers after solicitation. Contracts must be awarded to the bidder with the lowest responsive quotation.
3. For contracts over \$10,000, PHA contracts are generally awarded based on a Request for a Proposal, as permitted by CPP10.
4. The Board must approve contracts of \$100,000 or more, prior to award.

F. HUD Regulations

In addition to the above selected laws, PHA is subject to regulations codified in 24 CFR, which represents the HUD regulations.

Pennsylvania Laws

A. Housing Authorities Law

The Pennsylvania Legislature approved the Housing Authorities Law of Pennsylvania in an Act of Assembly on May 28, 1937. P.L. 955 §§ 1-24, 35 Pa. Cons. Stat. Ann. §§ 1541-64. This law established public agencies known as local housing authorities and “required a local legislative body to declare a need for a local housing authority in order for one to be created.”

On July 5, 2012, the Pennsylvania Legislature amended Section 5 (b) of the Housing Authorities Law to change the appointment process for members of the Board. As a result of the amendment, the Mayor of Philadelphia, with the approval of the majority of the members of the Council, shall appoint a total of nine members, two of whom shall be residents of housing owned or controlled by PHA. P.L. 1093 §5(c)(1).

The Legislature also amended Section 7 concerning the number of Commissioners required for a meeting quorum. For PHA, a quorum is a majority of the Board Commissioners then in office. P.L. 1093 § 7(a). In addition, the Legislature provided that the President & CEO of PHA and the staff with executive duties, who report directly to either the President & CEO or the Board, shall be at-will employees and shall serve at the pleasure of the Board of Commissioners. P.L. 1093 § 7(b).

Additionally, the Legislature requires PHA to maintain and monitor a whistleblower hotline for the reporting of fraud, waste, abuse or any wrongdoing in connection with the affairs of PHA. P.L. 1093 § 10.2.

B. Sunshine Act

As a public body, PHA is subject to Pennsylvania laws governing open meetings. The basic requirement of the Sunshine Act, 65 Pa. Cons. Stat. §§ 701 *et seq.* (1998), is that any time a government body (referred to in the Act as an agency) holds a meeting in which “deliberation” or “official action” by a quorum of its members takes place, the meeting must be open to the public, after public notice of the meeting, except for specified circumstances.

The Act defines “deliberation” as “the discussion of agency business held for the purpose of making a decision.” 65 Pa. Cons. Stat. § 703. Deliberation occurs whenever a majority of an agency’s members meet to discuss an issue and those discussions go towards making a decision on the matter. Simply discussing an issue to familiarize oneself with it can qualify as a deliberation, so long as a majority of the agency’s members are present.

The Sunshine Act defines “official action” as 1) agency recommendations made pursuant to statute, ordinance or executive order, 2) agency establishment of policy, 3) decisions made by an agency that concern agency business and 4) a vote taken by an agency on motions, proposals, resolutions, rules, regulations, ordinances, reports or orders. 65 Pa. § 703.

The date and time of the Board meetings must be published in advance. § 703. Members of the public are permitted to record a public meeting. § 711.

While meetings held by agencies must generally be open to the public, there are several exceptions. These exceptions come in the form of three categories: executive sessions, conferences and certain working sessions.

Closed executive sessions may be held during an open meeting, at the conclusion of an open meeting, or announced for a future time. Prior to convening an executive session, the agency must announce with proper specificity the purpose of the executive session. The permitted purposes for an executive session are: 1) to discuss matters of employment (such as prospective employment, appointment, terms and conditions of employment, promotions, and discipline of public officers and employees); 2) to hold strategy, information or negotiation sessions relating to collective bargaining agreements or labor relations and arbitrations; 3) to consider the purchase or lease of real property; 4) to consult with an attorney in connection with potential or current litigation; 5) to discuss or review agency business that could potentially violate a lawful privilege or information and confidentiality recognized by the law; and 6) for committees of trustees of State-owned, State-aided and State-related colleges and universities or the Board of Governors of the State System of Higher Education to discuss academic standing or admissions issues. § 708(a)(1)-(6).

Conferences can also be closed from public participation when not used for the deliberation of any agency business. § 707(b). A conference is defined as “[a]ny training program or seminar, or any session arranged by state or federal agencies for local agencies, organized and conducted for the sole purpose of providing information to agency members on matters directly related to their official responsibilities. § 703.

Certain working sessions may also be closed. This is the narrowest of the exemptions. It allows boards of auditors to examine, analyze, discuss and deliberate regarding accounts and records over which they are responsible. § 703. However, the Act demands that no official action be taken as a result of such working sessions outside of an open meeting.

The Act sets penalties for an agency that violates open meeting requirements. Should a meeting take place that violates the requirements of the Act, it is within the discretion of a judge to invalidate any or all official action that occurred therein. § 713. Further, any member of an agency who participated in a meeting with the intent of violating the Act commits a summary offense, punishable by a fine of up to \$2,000, in addition to the costs of prosecution. § 714. Finally, should a court determine that an agency “willfully or with wanton disregard” violated the Act, the Court must award at least a portion of prevailing party’s attorney fees and the costs of litigation. § 714.1.

C. Right to Know Law

The Pennsylvania Right to Know Law (“RTKL”), 65 Pa. Cons. Stat. §§ 67.101 *et seq.* (2008), provides for access to public information and for a designated open-records officer at PHA. The most significant recent change to the RTKL is that all records of an agency are presumed to be public unless disclosure is barred by: 1) state or federal law or regulation, or judicial order; 2) privilege, e.g., attorney-client, doctor-patient, or 3) one of the exceptions in Section 708 of the RTKL. The burden is now on the agency to establish why the record is not available.

D. Ethics Law

The Pennsylvania Public Official and Employee Ethics Act, 65 Pa. Cons. Stat. §§ 1101.1 *et seq.*, assures citizens that the financial interests of public officials and nominees and candidates do not conflict with the public trust. The Ethics Act provides that public office is a public trust and that any effort to realize personal financial gain through public office, other than compensation provided by law, is a violation of that trust.

Section 1103 of the Public Official and Employee Ethics Act sets forth certain restricted activities in which public officials and employees may not engage:

Conflict of Interest. No public official or public employee shall engage in conduct that constitutes a conflict of interest. A conflict of interest is defined as use by a public official or public employee of the authority of his office or employment or any confidential information received through his holding public office or employment for the private pecuniary benefit of himself, a member of his immediate family, or a business with which he or a member of his immediate family is associated. “Conflict” or “conflict of interest” does not include an action having a *de minimis* economic impact or which affects to the same degree a class consisting of the general public or a subclass consisting of an industry, occupation or other group which includes the public official or public employee, a member or his immediate family or a business with which he or a member of his immediate family is associated. 65 Pa. Cons. Stat. § 1103(a).

To avoid a conflict of interest, a public official should maintain a personal inventory of potential sources of conflicts by identifying all businesses with which the public official is associated, including clients and non-profit organizations. The inventory does not need to include other governmental entities. Similarly, the public official should identify all members of his or her immediate family and all businesses with which each member of the immediate family is associated. Immediate family includes parent, spouse, child, brother, sister.

Improper Influence. No person shall offer or give to a public official, public employee or nominee or candidate for public office or a member of his immediate family or a business with which he is associated, anything of monetary value, including a gift, loan, political contribution, reward or promise of future employment based on the offeror’s or donor’s understanding that the vote, official action or judgment of the public official or public employee or nominee or candidate for public office would be influenced thereby. 65 Pa. Cons. Stat. § 1103(b).

No public official, public employee or nominee or candidate for public office shall solicit or accept anything of monetary value, including a gift, loan, political contribution, reward, or promise of future employment based on any understanding of that public official, public employee or nominee that the vote, official action, or judgment of the public official or public employee or nominee or candidate for public office would be influenced thereby. 65 Pa. Cons. Stat. § 1103(c).

Contracts. No public official, public employee, or his spouse, child, or any business in which he or any of his immediate family is associated shall enter into any contract valued at \$500 or more with the governmental body with which the official or employee is associated, or any subcontract valued at \$500 or more with a party that has contracted with the official or employee’s governmental body unless the contract was awarded publicly, with full public notice and disclosure. In such a case, the official or employee shall not have any supervisory or overall responsibility for the administration of the contract. Any contract made in violation of this provision may be voided by a court of competent jurisdiction if a suit is commenced within 90 days of the making of the contract or subcontract. 65 Pa. Cons. Stat. § 1103(f).

Voting Conflicts. Unless otherwise provided for in the Pennsylvania Constitution or other law, any public official, who in the discharge of his official duties would be required to vote on a matter that would result in a conflict of interest,

shall abstain from voting and publicly disclose in writing to the person responsible for preparing minutes the nature of the conflict. If this abstention results in an inability of the body to take action, then the conflicted member may be permitted to vote if the disclosures are made. 65 Pa. Cons. Stat. § 1103(j).

E. Labor Law

Employees of the Philadelphia Housing Authority are covered by the Pennsylvania Public Employee Relations Act (43 P.S. §§ 1101.101 to 1101.2301) ("PERA").

Among other things, PERA grants public employees the right to organize; requires public employers (such as PHA) to negotiate and bargain with employee organizations on matters relating to the wages, hours, and other terms and conditions of employment and to enter into written collective bargaining agreements ("CBA"); and establishes procedures to provide for the protection of the rights of the public employee, public employer, and the public at large.

Under PERA, PHA is prohibited from, among other things, interfering, restraining or coercing employees in the exercise of the rights guaranteed under PERA; discriminating against an employee for exercising his or her rights under this Act; and failing to bargain collectively over matters relating to the wages, hours, and other terms and conditions of employment.

PHA currently has active collective bargaining agreements with the following unions: Service Employees Union 32BJ (MOA expires March 31, 2014), Building and Construction Trades Council of Philadelphia and Vicinity (MOA expires March 31, 2014); District Council 33, Municipal Workers American Federation of State, County and Municipal Employees AFL-CIO, Local 934 (MOA expires March 31, 2014); Fraternal Order of Housing Police (MOA expires March 31, 2014); District Council 47, Local 2186(B) (MOA expires March 31, 2014); District Council 47, Local 2187 (MOA expires March 31, 2014).

Matrix of Selected Statutes

Source	Title	Citation	Description
Federal	Housing Act of 1937	42 U.S.C. § 1437	Established a permanent housing program that permitted state enabling legislation to create local public housing authorities.
Federal	Quality Housing and Work Responsibility Act	Title V of HUD's FY 1999 Appropriations Act P.L. 105-276	Requires at least one resident to serve on the board of a Public Housing Authority.
Federal	Fair Housing Act	Title VIII of the Civil Rights Act of 1968 42 U.S.C. § 3601	Eliminates and prevents housing discrimination and ensures equal opportunity to protected classes.
Federal	HUD Regulations	24 CFR	HUD's section of the Code of Federal Regulations (CFR) is Title 24 and is often referenced as 24 CFR.
State	Housing Authorities Law of Pennsylvania	Pa. Cons. Stat. Ann. §§ 1541-64	Established public agencies known as local housing authorities.
State	Sunshine Act	65 Pa. Cons. Stat. § 701 <i>et seq.</i>	Open meeting requirements for government bodies
State	Right to Know Law	65 Pa. Cons. Stat. § 67.101 <i>et seq.</i>	Provides for access to public information and for a designated open-records officer
State	Public Official and Employee Ethics Act	65 Pa. Cons. Stat. § 1101.1 <i>et seq.</i>	Provides for ethical standards and prohibited activities for public officials and nominees and candidates

Legal Affairs Overview

Below is a summary of recent legal issues that PHA has resolved or is in the process of resolving.

The Carl Greene Litigation: The civil suit against PHA filed by Carl Greene, the former Executive Director, for the improper determination of his employment has been settled. After two weeks of trial in the Eastern District Court of Pennsylvania that cost PHA over \$1 million in legal fees, PHA and the attorneys for Mr. Greene reached a settlement in the amount of \$625,000 on February 25, 2013. At the outset of the litigation, Mr. Greene sought \$4 million in damages. As part of the settlement, Mr. Greene is prohibited from pursuing any future legal action against PHA.

The McDowell Litigation: More than a decade ago, residents living in scattered site homes sued, claiming PHA was not providing a sufficient amount to cover their Philadelphia Gas Works ("PGW") bills. However, in defending the lawsuit, PHA's outside legal counsel was able to show that PHA in fact had been overpaying residents in utility allowances in the late 1990s and early 2000s. As a result, a change to the utility calculation method was made in June 2003, saving PHA approximately \$400,000 per month—nearly \$5 million per year and more than \$44 million total in utility allowance payments to date. Those savings will continue well into the future. The residents' lawsuit over funds they receive to pay their utility bills has been settled and, although PHA has agreed to pay more than \$3 million in claims and legal fees, the process has actually netted the agency over \$40 million.

Under the terms of the settlement, PHA will establish a fund to pay residents who are part of the class-action lawsuit. The maximum amount the fund could pay out is \$2.65 million, and it is possible the amount could be significantly lower.

HUD Reimbursement for Prior Year Costs of Outside Legal Counsel: As part of PHA's Recovery Plan, PHA was charged with resolving the fees related to the use of outside legal counsel for routine legal affairs. Based on a review of PHA's legal invoices, HUD has determined that approximately \$7.9 million was "unsupported, not necessary or reasonable." Accordingly, PHA is expected to reimburse HUD's program for the unsupported/disallowed cost. This is the last remaining item for PHA completion of the Recovery Plan.

Settlement of the Licenses and Inspections Lien Issue: PHA executed an interagency MOU with the City of Philadelphia to reimburse it for certain services performed on behalf of PHA, including, but not limited to, demolition of unsafe structures and the repair of adjoining walls. Based on PHA's past failure to reimburse the City, the City assessed nearly two thousand PHA-owned properties with liens and water charges and started charging PHA penalties and interest charges totaling almost \$10,000,000.00. Under the terms of the MOU, PHA agreed to reimburse the City for its work in an amount not to exceed \$6,225,303 and the City has agreed to accept the reimbursement as full payment for all amounts owed. Additionally, the City agreed to work with PHA to prevent the accumulation of future delinquencies.

OVERVIEW OF THE FINANCIAL STATEMENTS

Pennsylvania State law requires that all general-purpose local governments and component units publish a complete set of financial statements, presented in conformity with generally accepted accounting principles in the United States of America ("GAAP") and audited in accordance with generally accepted auditing standards ("GAAS") by a firm of licensed certified public accountants. Isdaner & Company, LLC audited PHA's financial statements to complete a Comprehensive Annual Financial Report of the Philadelphia Housing Authority for the fiscal year ended March 31, 2012.

The report contained management's representations concerning PHA's finances. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of PHA has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of PHA's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, PHA's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement.

The goal of the independent audit was to provide reasonable assurance that the financial statements of PHA for the fiscal year ended March 31, 2012 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that PHA's financial statements for the fiscal year ended March 31, 2012, are fairly presented in conformity with GAAP. PHA's independent audit report for Fiscal Year ending March 31, 2012 can be found in Appendix E.

Financial Highlights

- The assets of PHA exceeded its liabilities at the close of the most recent fiscal year by \$1,119.1 million (net assets). Of this amount, \$486.2 million are unrestricted net assets, which includes \$331.0 million of notes and mortgages receivable from PHA's discretely presented component units. The remaining unrestricted net assets of \$155.2 million may be used to meet PHA's ongoing obligations to clients and creditors.
- PHA's total FYE 2012 net assets increased by \$65.8 million over FYE 2011, equivalent to a 6.2% increase.
- PHA's total revenue for FYE 2012 was \$403.7 million, \$20.8 million less than FYE 2011.
- PHA's total liabilities of \$136.3 million, as of March 31, 2012, decreased \$30.2 million compared to total liabilities as of March 31, 2011.

Grant Summary

The main purpose of grant-driven programs and partnerships is to generate programs and services for residents of public and assisted housing, to enhance their quality of life, and to increase their self-sufficiency, while leveraging PHA's resources through strategic partnerships, grant awards, and excellent grant management.

Current programs include American Recovery and Reinvestment Act ("ARRA") funded grants, such as the Healthy Homes Demonstration-Asthma Intervention and Reduction ("AIR") Program, Green Energy Works (Solar), Smoke Free Public Housing, and the Pre-Apprenticeship Building Maintenance and Construction Training.

Capital Grants

Grants in this category are awarded to provide support for the purchase of property, construction of a facility, rehabilitation, expansion of a development, and/or purchase of equipment.

Grant Title	Award Amount	Project Initiative	Start Dates	End Dates
HUD Emergency Safety & Security Grant ("DW")	\$ 250,000	Video cameras at West Park for security	6/24/2011	9/23/2012
Green Energy Works	\$ 700,000	Install 780 Schott Solar Panels at Mantua Square and 852 Sharp Solar Panels at Paschall Village.	1/1/2010	2/28/2013

Program Grants

Grants in this category are competitive grants that are awarded only for the purposes of creating or expanding programs that promote resident self-sufficiency.

Grant Title	Award Amount	Project Initiative	Start Dates	End Dates
HUD Grant	\$ 345,000*	(1st Award) 2011-2012 HCV FSS Program Coordinators (2nd Award) 2012-2013 HCV FSS Program	1/1/2011	12/31/2013
Drexel University Contract	\$ 96,400	Broadband Ambassadors program/ Netbook Distribution	3/1/2012	3/31/2013
PA Dept. of Labor and Industry (L&I)	\$ 1,000,000	Certified Nursing Assistant ("CNA") Grant	7/1/2010	6/30/2013
City of Philadelphia	\$ 30,000	PYN/Workforce Investment Board & Phila. Youth Network	4/2/2012	9/29/2012
PA Dept. of Education	\$ 276,406	Summer Food Service Program	6/18/2012	8/17/2012
Wells Fargo (formerly Wachovia) Foundations Grant	\$ 150,000	South Philadelphia Recreation Afterschool Center	4/1/2007	4/1/2010
U.S. DHHS Assets for Independence (AFI)	\$ 100,000	PHA Cash 4 Success IDA	9/30/2007	9/29/2013
Centers for Disease Control (CDC) City of Philadelphia Health Dept. & PHA Community Transformation Grant	\$ 202,008	Asthma Intervention and Reduction ("AIR") PHA Smoke Free Public Housing	1/1/2012	12/31/2017
Healthy Homes	\$ 871,664	PHA's Asthma Intervention	4/26/2009	6/9/2012
Congregate Housing Services Program	\$ 108,153	CHSP	10/11/2011	10/10/2013
2011 PHFSS Program Coordinator	\$ 69,000	Family Self-sufficiency	9/25/2012	6/23/2014
2012 PHFSS Program Coordinator	\$ 69,000	Family Self-sufficiency	9/25/2012	6/23/2013
2008 ROSS Family Service Coordinator	\$ 718,000	Family Self-sufficiency	7/2/2009	7/1/2013
2011 ROSS Family Service Coordinator	\$ 676,741	Community Operations and Resident Development	9/22/2011	7/1/2015
ROSS Family Homeownership	\$ 974,866	Homeownership	7/24/2008	7/23/2013
2011 Shelter Plus Care Program:-Kairos House, Hope Haven I & 1523 Projects	\$ 368,784	Homeless Assistance	12/22/2012	03/31/2018
2011 Veterans Affairs Supportive Housing (VASH)	\$ 349,392	Veterans Services	7/28/2011	7/27/2014
Philadelphia Corp. for Aging (PCA)	\$ 75,211	Senior Services	7/1/2012	6/30/2013

*PHA applies for this grant annually. The award referenced in the above chart is reflective of amounts awarded in 2012 and 2013.

PHA EXECUTIVE TEAM

In the winter of 2012, PHA implemented a reorganization of its corporate structure and adopted a private-sector organizational model consistent with its MTW designation. The information below reflects those changes.

Kelvin A. Jeremiah, President & Chief Executive Officer

Mr. Jeremiah was named President & CEO of the Philadelphia Housing Authority on March 14, 2013 after serving as Interim Executive Director for nine months. Prior to that appointment, he was hired as the agency's first-ever Director of Audit and Compliance in August 2011.

Mr. Jeremiah is passionate about reducing spending and increasing efficiency at PHA. Some of his major initiatives include reducing take home vehicle privileges for employees and ending the practice of employing provisional employees, a move that will save the agency \$10 million annually. Under his leadership, PHA is seeking to work with public and private partners to develop 6,000 affordable housing opportunities over the next 5 years.

Mr. Jeremiah formerly served as Inspector General at the New York City Housing Authority, the nation's largest housing authority, with a portfolio of 178,000 units housing over 450,000 residents and a Housing Choice Voucher Program with nearly 100,000 participating families.

Mr. Jeremiah emigrated from Grenada to the United States as a teenager. He received a Bachelor's degree in History/Business Administration from Pace University, a Master of Arts in American Social History from Rutgers University, and a Master of Public Administration from American International College. Mr. Jeremiah is a Certified Public Purchasing Official, a Certified Public Housing Management Specialist, and is a member of the Association of Inspectors General. He is a member of the Mayor's Office of Community Empowerment and Opportunity Oversight Board.

Barbara Adams, Executive Vice President – Legal Affairs & General Counsel

Ms. Adams has 33 years of legal experience, including managing a staff of over 500 attorneys at the Office of General Counsel of the Commonwealth of Pennsylvania under Governor Ed Rendell. She began as General Counsel for PHA on August 1, 2011. During her tenure, Ms. Adams rebuilt the authority's internal legal function and assisted in implementing the Recovery Plan.

For most of her career, Ms. Adams worked in the private sector at Duane Morris, LLP, where she started as a summer intern and achieved the position of Partner, serving on the Partners' Board and heading the firm's finance practice for almost three decades.

Ms. Adams is a graduate of the Temple University School of Law, and earned her undergraduate degree from Smith College.

Annie Cheng, Chief of Staff

Ms. Cheng has been with PHA for 7 years, starting out as a technical aide for the Housing Choice Voucher Program before serving as a Business Analyst for the Information Systems Management Department and then the Senior Management Specialist of the Strategic Planning Office.

In that role, Ms. Cheng led the department in tracking and ensuring completion of the PHA Recovery Plan, the development and submission of Moving to Work Plans and Reports to HUD, and the development of the Management Action Plan, which will streamline the agency's business operations and maximize resources.

Currently, Ms. Cheng serves as Chief of Staff and is responsible for managing the office, activities, and key priorities of the agency's President & CEO. She also acts as the President & CEO's representative and primary liaison to external and internal constituents.

Ms. Cheng received a B.S. in Management Information Systems from Drexel University.

Celeste Fields, Senior Vice President – Leased Housing

Ms. Fields supervises the Housing Choice Voucher program, PHA's largest housing program, which serves nearly 43,000 low-income residents and has a budget of over \$150 million. Ms. Fields has worked at PHA since 2000, most recently as the Director of Finance. She has assisted in reengineering the business processes and procedures of the agency to improve its efficiency and identify cost savings.

Ms. Fields is a graduate of Drexel University.

Faisal G. Hassan, Executive Vice President – Information Systems Management & Chief Information Technology Officer

Mr. Hassan has 24 years of experience in computer technology, 20 of which have been at PHA at various levels. He started out as a system developer and advanced to his current position. During his tenure at PHA, the agency has implemented local and wide area networks; an enterprise email system; the PeopleSoft human resource, payroll and time & labor systems; and the PeopleSoft financials and supply chain for the agency and its limited partnerships.

Other accomplishments include implementation of PeopleSoft CRM, which includes customer case management and work order/field services, and the development of the public housing application system that is used to manage housing applicants, customers, houses/units and occupancy. Under Mr. Hassan's leadership, PHA also implemented an IVR system across the organization, e-procurement and electronic invoices, and developed online reports that provide current financial and operation information for management.

Mr. Hassan has a Master of Science degree in Software Design from Temple University and a Bachelor of Science degree in Computer Science from Rowan University. He also has an Associate Certificate of Project Management from George Washington University.

Dinesh Indala, Senior Vice President – Maintenance

Mr. Indala has served at PHA for 7 years and supervises over 800 maintenance employees, as well as the Advanced Facilities Management Department, which conducts capital planning for PHA.

He is ultimately responsible for the maintenance and upkeep of PHA's entire portfolio, including all the emergency and routine maintenance issues for 6,500 PHA units throughout Philadelphia, the rehabilitation of vacated units, and a geographically disperse portfolio of over 4,000 units.

Mr. Indala is involved in strategic planning for the agency. He has a B.S. in Mechanical Engineering from DEI University in Agra, India and an M.S. in Industrial Engineering/Quality & Reliability from Rutgers University. He is also Lean/6 Sigma certified by Villanova University.

Michael Johns, Executive Vice President – Capital Projects & Development

Mr. Johns oversees construction and design for the agency. A licensed architect and Philadelphia native, he most recently served as the Acting Deputy Executive Director for Operations, supervising all property management activity for the authority, as well as the Housing Choice Voucher Program (formerly known as Section 8). Prior to that, he was General Manager of Community Development and Design for more than a decade, a role in which he was responsible for the master planning and design of over \$1 billion in new and renovated housing.

Mr. Johns is a graduate of Temple University and is a LEED-accredited professional. He served as a commissioner on the old city Zoning Code Commission, where he helped rewrite and modernize the code. Mayor Nutter recently appointed him to the City's first Civic Design Review Committee, which will advise the City Planning Commission as it reviews development proposals.

Janea Jordon, Senior Vice President – Audit and Compliance

As the Senior Vice President of Audit and Compliance, Ms. Jordon oversees PHA's internal audits, investigations, and compliance-related activities. The department is tasked with helping to identify and reduce risks; ensuring that policies, procedures, laws and regulations are followed throughout the authority; and safeguarding the efficient and effective use of resources. She also serves as the primary point of contact in all external audits and reviews.

Ms. Jordon has worked at PHA since 2005. Previously, she served as the Compliance Manager in PHA's Quality Assurance Department and then the Deputy Director of Audit and Compliance. She is a graduate of Spelman College and the Georgia Institute of Technology.

Heather McCreary, Executive Vice President – Administration

Ms. McCreary has over 20 years of experience in a number of industries, including pharmaceutical, real estate, financial services, aerospace, and energy and utilities. Ms. McCreary has also worked in all facets of procurement, supply chain, sourcing and contract management processes. She has worked in that capacity at Boeing, Exelon Corp., Amerisource Bergen, and GMAC Financial. Between 2002 and 2004, Ms. McCreary worked at PHA as Assistant Executive Director of Supply Chain Management. She received her undergraduate degree from Millersville University and her MBA from Eastern University.

David Northern, Executive Vice President – Public Housing Operations

Mr. Northern has over 15 years of leadership in public housing. He joined PHA on March 1, 2013 where he directs and manages all housing operations including conventional housing, scattered sites, and tax credit developments. He previously served as Executive Director of the Lake County Housing Authority (“LCHA”) in Illinois, where he was responsible for managing daily operations, including a \$32 million budget and \$50 million in assets. During his tenure, HUD rated LCHA’s Housing Choice Voucher Program as a high performer and the agency attracted grants for self-sufficiency programs and energy savings. Mr. Northern is active in the affordable housing industry; he was appointed to the National Association of Housing and Redevelopment Officials’ (“NAHRO”) Board of Governors and is a Public Housing Authorities Directors Association (“PHADA”) trustee.

He holds a Master’s of Public Affairs from Indiana University and a Bachelor’s of Science in Accounting from Ball State University.

Erik Soliván, Vice President – Policy, Research and Enterprise Planning/Acting Executive Vice President – Community Operations and Resident Development

Mr. Soliván leads PHA’s new Office of Policy, Research and Enterprise Planning, which is tasked with managing grant opportunities, developing guidelines and procedures for the agency’s operations and programs, providing a baseline for benchmarking assessment, analyzing legislation and trends in the housing industry, and setting long-term and short term initiatives for the authority.

Before coming to PHA in December 2012, Mr. Soliván was a senior analyst in the Management Consulting Group at Public Financial Management, where he provided financial, technical, operation and policy analysis through the development of multiyear plans for various local government entities. He is a graduate of Haverford College and Rutgers University School of Law.

Joanne Strauss, Executive Vice President – Human Resources

As PHA’s Executive Vice President of Human Resources, Ms. Strauss is ultimately responsible for all business practices and decisions that impact PHA’s employees. Such responsibilities include recruitment and retention, labor and employee relations, employment law, training and performance management programs, and compensation and benefits.

Ms. Strauss joined PHA as an attorney in April 2010. Previously, she served as Assistant City Solicitor with the City of Philadelphia, clerked for the First Judicial District of Pennsylvania, and was also a Hearing Officer for the Chester County Housing Authority. She has a background in labor relations matters, including fact findings. Ms. Strauss received a Juris Doctorate from Nova Southeastern University and is licensed to practice law in New Jersey and Pennsylvania. Ms. Strauss also received a Master’s of Law in Taxation from Villanova University.

Nichole Tillman, Executive Vice President – Communications

Ms. Tillman currently serves as the Executive Vice President - Communications at the Philadelphia Housing Authority where she oversees media relations and other communications and marketing efforts related to the agency’s highly-publicized transition period. She has over 15 years of solid public relations experience.

Ms. Tillman is also a modern day pioneer; she was the first in-house publicist for USA WEEKEND Magazine, the second largest magazine in the country. She made history at the World Famous Harlem Globetrotters where she was the first to secure the team in the world-renowned Macy’s Thanksgiving Day Parade. Ms. Tillman was also instrumental in helping two books reach number one on the New York Times Best-Seller List: “Tuesdays with Morrie” by Mitch Albom and “Talking to Heaven” by James Van Praagh.

Ms. Tillman is a whiz at creating strategic alliances with the media to leverage a tremendous amount of media impressions. She created partnerships with several media powerhouses including Viacom, Disney and Paramount. She also secured working relationships with a variety of organizations to create unique stories for the media.

She is a graduate of Norfolk State University.

Benjamin Walton, Chief of Police and Public Safety

Chief Walton joined the PHA Police Department (“PHAPD”) in April 2012 with over 35 years of experience in law enforcement and the military. Currently, he is overseeing the largest expansion of the PHAPD in years and implementing a revised safety and security plan that will emphasize community policing.

Previously, Chief Walton served as the Deputy Police Chief of Operations for the Daytona Beach Police Department. He also served on the Philadelphia police force for 30 years, rising to the rank of captain. He is a graduate of Chestnut Hill College and Bethune Cookman University. Chief Walton also grew up at PHA’s Raymond Rosen development.

PHA BOARD OF COMMISSIONERS

In accordance with Act 130, in October 2012, Mayor Nutter nominated 9 members to serve as PHA's Board of Commissioners. In January 2013, the Philadelphia City Council confirmed the Mayor's nominations. However, because PHA remains in receivership, the new Commissioners are not expected to assume their roles until April 26, 2013. Below are names and brief biographies of the new Commissioners.



Lynette M. Brown-Sow is the Vice President of Marketing and Government Relations at Community College of Philadelphia. In 1980, she founded L.M. Brown Management Group, a certified minority/female-owned consultant firm that provides professional services to corporations, non-profits, and governmental entities. As an entrepreneur, Brown-Sow helped to create Health Pass, one of the nation's first health insurance organizations (HIO), in the mid-1980s. In 2008, Mayor Michael Nutter appointed her to the Philadelphia Zoning Board of Adjustment, which she chaired from 2010-2013. In 1991, then-Mayor Edward Rendell appointed Brown-Sow to the position of Deputy Mayor of Administration to manage appointees to all boards, commissions, and non-civil service positions.

A member of Cheyney University of Pennsylvania Council of Trustees, her diverse board appointments include The Philadelphia Tribune Co., Inc., Hahnemann University Hospital and Girard College. In 2009, she founded and now chairs the Hardy Williams Education Fund, a nonprofit organization that provides support for educational endeavors, and scholarships for people interested in careers in law, government or social action. She also is chair of the Board of Directors of Youth Advocate Program Inc., an international youth service organization and a member of Board of Directors of YAP Ireland.



Leslie D. Callahan, PhD serves as pastor of St. Paul's Baptist Church in North Philadelphia. She received her Bachelor of Arts in Religion from Harvard/Radcliffe, her Master of Divinity from Union Theological Seminary in the City of New York and her PhD in Religion from Princeton University. Her research interests include religious history in the United States, particularly independent African American Christianity and Pentecostal studies.



Rev. Bonnie Camarda has served as Director of Partnerships for the Salvation Army of Eastern Pennsylvania and Delaware since 1999 as a tireless advocate for the underserved. Rev. Camarda co-chaired the Mayor Nutter's Faith Leaders Advisory Task Force for Community Safety with the goal of maximizing the neighborhoods' spiritual assets, social capital and civic values. She is a non-violent activist encouraging mutual trust and respect through amnesty programs that provide musical instruments to Philadelphia Schools for weapons turned in to authorities. An avid supporter of education, Rev. Camarda serves as Moderator for the Faith and Community Partnerships of the School District of Philadelphia. She is also the past president of the Hispanic Clergy of Philadelphia, which she helped co-found.



Hon. Nelson A. Diaz has served as a Judge for the Philadelphia Court of Common Pleas and as City Solicitor of Philadelphia. He was appointed by President Clinton to be the General Counsel for the U.S. Department of Housing and Urban Development, where he focused on reforming public and mixed-use housing programs and served on the President's Commission on White House Fellowships. A national leader who has worked for three U.S. Presidents, Judge Diaz made history as the first Latino lawyer and judge in Pennsylvania. Judge Diaz has been honored with the Thurgood Marshall College Fund Award of Excellence and several civil rights and management awards from HUD. Recently, he was named a winner of the Lifetime Achievement Award by *The Legal Intelligencer*, honoring attorneys who represent the best the Pennsylvania legal community has to offer. He is currently a board member of Exelon and a partner at Dilworth Paxson, LLP.



Shellie R. Jackson is a parent, a PHA resident and possesses a lifelong commitment to public service. As an election judge, Ms. Jackson is keenly aware of the rules, regulations, and documentation required for enforcement and the barriers to full community participation in civic matters. She is also passionate about the need for a strong representative voice to empower community residents. Ms. Jackson is a dynamic role model who values education, promotes self-sufficiency and advances the need for homeownership opportunities.



Joan Markman, Esq. is Chief Integrity Officer for the City of Philadelphia. She serves as the city's compliance officer, monitoring government practices and procedures, especially as they relate to contracting and concessions, the sale or lease of city-owned land, and the use of city buildings and equipment. Ms. Markman served as an Assistant United States Attorney from 1987 through 2007. A Philadelphia resident since 1984, she held a key role in the FBI investigation of City Hall during the John F. Street administration, prosecuted numerous fraud and corruption cases, and was counsel in the corruption trial of former City Treasurer Corey Kemp and several City contractors. She has also served as an adjunct professor at the University of Pennsylvania Law School.



Kenneth A. Murphy, Esq. is a partner and vice-chair of the Products Liability and Mass Tort Practice Group at Drinker Biddle. His background encompasses a broad area of legal expertise in federal and state courts in New York, New Jersey and Pennsylvania. He is a former member of the Pennsylvania Bar Association's Minority Committee and current vice-chair of the Philadelphia Bar Association's Judicial Selection and Retention Commission. He is also a member of the International Association of Defense Counsel and the Defense Research Institute.



Vernell Tate is an elected PHA resident leader serving as a representative voice to the PHA Board of Commissioners on issues including Low Income Housing Tax Credit site development, site maintenance, major system repairs, and security system improvements. Possessing excellent technological skills, she worked with PHA to ensure responsiveness to site-based quality of life issues, helped convert a former day care center into a state-of-the-art computer laboratory, and extended its use to resident leaders from other sites for computer classes. For the past 30 years, Ms. Tate has been with the U.S. National Archives and Records Administration.



Herbert Wetzel is the Executive Director of Housing and Community Development for the Philadelphia City Council. He is also a founding member of the board of directors and former executive director of the Greater Germantown Housing Development Corporation. Mr. Wetzel has a long history of community development activities and during the past 20 years, he established a small business in the Germantown section of Philadelphia to create neighborhood-based economic development, and also served as Director, Deputy Executive Director and, upon appointment by former Mayor John Street, Executive Director of the Philadelphia Redevelopment Authority.

CAPITAL DEVELOPMENT PLANS

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

Additional information on the PHA Capital Investment Strategy are summarized in Table 5 of the MTW Year 13 Plan in Appendix C. It provides a multi-year projection of planned investments for PHA developments and facilities, subject to funding availability.

Priority Projects:

Partnership Initiatives

EPPI Redevelopment

Johnson Homes Comp Mod

Markoe Street Phase III

Blumberg Redevelopment

Point Breeze Neighborhood

LEB Community Center

Norris Apartments

R. Allen / Spring Garden School

Scattered Site Replacement

Queen Lane Apts.

Queen's Row

Strawberry Mansion

Total Estimated Cost: \$464,450,050

SEQUESTRATION

Since more than 90% of PHA's funding comes from the federal government, PHA is facing fiscal issues as a result of the sequestration of federal funding. Sequestration is a term used to describe mandatory spending cuts in the federal budget. It is an automatic, across the board spending cut in the face of annual federal budget deficits. Sequestration began on March 1, 2013.

PHA estimated that the automatic budget reduction at the federal level will result in an estimated loss of \$32 million in federal subsidies to the agency. Even though PHA is in sound fiscal condition, this reduction in federal support will force the agency to maintain its current programs with less resources and, in some cases, will result in cuts to PHA programs.

In response to sequestration, PHA implemented the following changes:

- Several contracts with vendors will be cancelled or reduced and, where appropriate, work will be performed "in-house."
- Furloughs (5 unpaid leave days)
- Froze all overtime indefinitely unless the overtime is related to an emergency or relates to health and safety
- Suspended the 3 percent one-time bonus for non-represented employees, slated for April 2013
- Hiring and wage freeze, except for critical positions
- Collect debt and rent more aggressively
- Aggressively attain or build other income-producing sites
- Concentrate efforts to sell scattered sites
- Reduced staffing and overhead expenditures

PHA's priorities focus on the following:

- Safeguard its fiscal future
- Continue to help residents and advance its mission

In March 2013, PHA sent letters to staff, residents, and stakeholders regarding the impact of sequestration. A copy of the Sequestration Letters are included in Appendix F.

AWARDS AND ACHIEVEMENTS

Over the past year, PHA has been recognized for both operational and capital achievements.

Homeowners Association of Philadelphia County (“HAPCO”) Public Service Award: HAPCO chose two Philadelphia Housing Authority executives to receive the organization’s Public Service Award. They were honored based on their efforts to address long-standing problems and concerns of landlords who take part in the Housing Choice Voucher program.

National Association of Homebuilders Multifamily Pillars of Industry Awards: In July 2012, PHA’s Paschall Village development in Southwest Philadelphia, was selected as a finalist in the Best Affordable Apartment Community category.

Pennsylvania Association of Housing and Redevelopment Authorities (“PAHRA”) Awards: In September 2012, Paschall Village was recognized with the Bellamy Award from PAHRA. This is the top award for design and construction that only one housing authority can win. Pennsylvania has 89 housing authorities.

American Planning Association Awards: PHA was recognized by the Pennsylvania Chapter of the American Planning Association with the “Opportunity and Empowerment Award” for its Spring Garden II Scattered Site development in Center City Philadelphia. The award recognizes a development that demonstrates improved quality of life for low and moderate income residents, with an emphasis on how creative housing, economic development, and private investments are used in or with a comprehensive development plan.

Nan McKay & Associates, Inc. (“NMA”) Housing Awards: PHA won the “Pioneer in Housing Award” in recognition of its commitment to tackling critical environmental and energy issues with an entrepreneurial approach to financing development, and was particularly recognized for sustainable development. The award is part of the NMA Housing Awards, honoring agencies that build bridges to the future and create real change in their communities and the affordable housing industry. NMA, which provides training, consulting, and products to subsidized housing agencies, reviewed award applications from across the country.



Paschall Village, Southwest Philadelphia.

CONCLUSION

With the presentation of this report, the Philadelphia Housing Authority is pleased to have met the requirements set forth Act 130 Section 24.1, regarding an annual review of its operations, administration, management, finances, legal affairs, housing production and development, and other relevant activities.

APPENDIX A

Recovery Plan Progress Report – April 2013

PHA Recovery Plan: Progress Report



The following provides a summary of PHA's Recovery Plan progress through April 26, 2013. The Recovery Plan defines the required actions that must be completed in order to transition PHA back to local control. The Recovery Plan subtasks will be expanded as needed to include additional actions resulting from the Administrative Receiver's assessment of PHA operations.

ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
Task Area 1: Restructure PHA senior management team to promote accountability and oversight of all operational areas.	Designate Acting Directors for key operational areas (OGC, OAC, HR)	Acting Directors were appointed for the Office of General Counsel, Human Resources and Office of Audit and Compliance	Q1 2011	Complete
	Finalize restructuring plan based on completed operational assessments	A draft plan was developed and reviewed with the Board. Restructuring recommendations were presented to the Board as part of the Recovery Plan submission in June 2011.	Q3 2011	Complete
	HUD Board review and approval of restructuring plan	Board review occurred in June 2011 as part of the Recovery Plan review and approval process.	Q3 2011	Complete
	Begin recruitment activities for key positions	Recruitment activities are ongoing for key positions. Additional recruitment will be conducted as needed based on final restructuring plan. As noted below, the General Counsel, Director of OAC and Deputy Executive Director for Finance positions have been filled.	Q1 2011	Complete
	Finalize senior team assignments	The Administrative Receiver/Executive Director has made permanent or interim appointments for key positions. Additional recruitment efforts are ongoing.	Q4 2011	On schedule
Task Area 2: Implement standards to minimize use of	Designate Acting General Counsel	An Acting General Counsel was appointed to oversee the Office of General Counsel	Q1 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
outside legal counsel; restructure and staff internal Legal Department.		until the appointment of a permanent General Counsel.		
	Enhance oversight on use of outside counsel	Year to date expenditures for outside counsel reflect a substantial decrease compared to prior year expenditures. Procedures have been put in place to enhance monitoring and oversight of all outside counsel activities.	Q1 2011	Complete
	Conduct assessment of legal department staffing, needs, procedures	An independent expert (Gordon Cavanaugh, Esquire) was engaged to conduct an assessment.	Q2 2011	Complete
	Findings and recommendations report	A report of findings and recommendations was submitted.	Q2 2011	Complete
	Review findings and recommendations with HUD Board	The report on findings and recommendations was reviewed by the Administrative Receiver and the Board. Corrective actions will be incorporated as appropriate into the Management Action Plan.	Q2 2011	Complete
	Develop action plan	A plan to complete restructuring of the Office of General Counsel was included in the assessment, and was finalized with some modifications by the General Counsel.	Q3 2011	Complete
	Implement action plan	Barbara Adams was appointed General Counsel in July 2011. Deputy General Counsel positions were filled in Q4 2011. Enhanced monitoring of outside counsel activities and expenditures is ongoing.	Q4 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
		Additional recruitment and other related activities are ongoing and will be included in the Management Action Plan.		
Task Area 3: Establish rigorous ethics, Equal Employment Opportunity policies and workplace standards; revise and implement HR policies and procedures and provide agency-wide training.	Revise policies and procedures related to ethics, EEO, sexual harassment, and gift giving	Revised policies and procedures were developed and approved by the Board for the following areas: EEO, Ethical Standards including prohibited conduct, Gifts and Gratuities, Whistleblower Protection, Outside Employment standards, Political Activity, Fraud, Drug Free Workplace, Computer Use, Employment of Relatives	Q1 2011	Complete
	Conduct training for all staff on revised sexual harassment, ethics, grievance policies, and procedures	A training contractor was hired to conduct training on all above-referenced policy areas. Training materials were developed, and staff training was conducted in Q4 2011. Additional training sessions for new employees and absentees were conducted in January 2012.	Q4 2011 (REV)	Complete
	Designate Ethics Officer	The Acting General Counsel was assigned to serve as Ethics Officer on an interim basis. Effective August 1, 2011, on an ongoing basis the role will be filled by the permanent General Counsel.	Q1 2011	Complete
	Terminate policy that required landlord paid IREM training	Section 8 landlords are no longer required to participate in IREM training. PHA developed a new, no-cost landlord training program that was implemented beginning in July 2011.	Q1 2011	Complete
	Develop employee handbook	An employee handbook was developed and	Q2 2012	Complete

ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
		approved by the Board in Q2 2012. Handbooks have been distributed to employees.	(REV)	
	Assess all remaining HR policies and procedures	An independent expert (Paulette Campbell) was engaged to work with the Acting Human Resources Director to review and revise all HR policies and procedures.	Q3 2011	Complete
	Revise all other HR policies and procedures	The revision of HR policies and procedures is underway.	Q4 2012 (REV)	Complete
	HUD Board review and approval of HR policies	Board review and approval of the Employee Handbook which defines PHA's HR policies occurred in June 2012.	Q4 2012 (REV)	Complete
	Implement agencywide training on revised HR Manual	A training plan for additional HR policy areas will be finalized upon completion of the revised HR policies and procedures.	Q1 2013 (REV)	Complete
Task Area 4: Implement industry best practices in Human Resources through establishment of fully-functioning Human Resources Department.	Designate Acting HR Director	An Acting Director of Human Resources was appointed to oversee all HR activities until appointment of a permanent Director. A permanent Director of Human Resources was appointed in June 2012.	Q1 2011	Complete
	Negotiate changes to pension system	New union contracts incorporated significant changes to pension benefits, helping to stabilize agency finances in the future.	Q3 2011	Complete
	Conduct assessment of HR Department staffing and procedures	An independent expert (Paulette Campbell) was engaged to work with the Acting Human Resources Director to review and revise HR Department staffing and procedures.	Q2 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
	Findings and recommendations report	A report of findings and recommendations was submitted.	Q2 2011	Complete
	Review findings and recommendations with HUD Board	The report was reviewed by the Administrative Receiver and Board. Corrective actions will be incorporated as appropriate into the Management Action Plan.	Q2 2011	Complete
	Develop action plan	A draft action plan was submitted to address key findings and recommendations. The action plan is subject to modification upon designation of a permanent Director of Human Resources.	Q2 2011	Complete
	Implement action plan	Other recommendations from assessment will be incorporated into Management Action Plan.	Q2 2013 (REV)	Complete
Task Area 5: Prevent and rout out fraud, waste and abuse; improve internal accountability and Board oversight by establishing Office of Audit and Compliance (OAC).	Establish Office of Audit and Compliance (OAC) including merger of PHA IG and Quality Control functions	The Office of Audit and Compliance was established in Q1 2011.	Q1 2011	Complete
	Assign Acting OAC Director	An Acting Director was assigned to oversee the Office of Audit and Compliance.	Q1 2011	Complete
	Recruit and orient Director of Audit and Investigations	Kelvin Jeremiah was appointed Director of Audit and Compliance in August 2011. Mr. Jeremiah was subsequently appointed Interim Executive Director of PHA. Janea Jordan was appointed Acting Director of OAC in June 2012.	Q3 2011	Complete
	Conduct assessment of internal audit and compliance staffing,	An independent expert (Bronner Group) was engaged to conduct the OAC	Q2 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
	needs and procedures	assessment. They have worked with OAC staff to define, develop and communicate the structure, functions and mission of the OAC.		
	Findings and recommendations report	A report of findings and recommendations was submitted.	Q2 2011	Complete
	Review findings and recommendations with HUD Board	The report on findings and recommendations was reviewed by the Administrative Receiver and the Board. Corrective actions will be incorporated as appropriate into the Management Action Plan.	Q2 2011	Complete
	Conduct a risk assessment and develop an initial risk-based audit plan	OAC has completed the risk assessment and has developed a comprehensive risk-based audit plan which is currently being implemented.	Q3 2011	Complete
	Develop comprehensive policy and procedures for OAC operations	Based on assessment, policies and operating procedures have been established and implemented for OAC functions. OAC has developed policies and procedures for internal audits and its investigations department. Additionally, OAC developed corruption prevention guidebooks for employees and contractors.	Q4 2011	Complete
Task Area 6: Assess and make modifications, as needed, to PHA's construction management and development	Complete draft of Physical Needs Assessments	Draft PNAs have been prepared. A portfolio-wide real estate assessment will also be conducted as part of the Management Action Plan.	Q4 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
operations to ensure appropriate cost controls and compliance with all federal requirements.	Conduct initial assessment of issues, risks, compliance	An independent expert (TAG Associates) was engaged to conduct an assessment of PHA's Construction and Development activities.	Q2 2011	Complete
	Review and finalize recommendations	A report of findings and recommendations was submitted.	Q2 2011	Complete
	Review recommendations with HUD Board	The report was reviewed by the Administrative Receiver and Board. Corrective actions will be incorporated as appropriate into the Management Action Plan.	Q2 2011	Complete
	Implement revised construction change authorization process	Based on assessment, a revised process has been established to ensure that construction field changes related to scope and budget are reviewed, approved and incorporated into formal change orders.	Q3 2011	Complete
	Modify Construction Manager evaluation criteria and selection process	Based on assessment, changes have been made to evaluation criteria to focus on past performance and team capacity in the award of project specific construction task orders. The composition of the evaluation panels has also been modified to ensure impartiality and fairness in the evaluation and selection process.	Q4 2011	Complete
Task Area 7: Assess and make modifications, as needed, to PHA's financial management and budget policies and procedures to promote transparency,	Restructure spending priorities for FY12 budget	The Administrative Receiver submitted and obtained Board approval for the FY12 budget. The budget reflects significant changes to PHA priorities in the areas of legal spending, HCV voucher utilization,	Q2 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
implement industry best practices, and ensure compliance with all federal requirements.		and front-line maintenance services.		
	Conduct initial assessment of issues, risks, compliance	Independent experts including Grant Thornton, Blosky and Associates and Bronner Group were engaged to conduct an assessment of PHA's financial management and budget operations.	Q3 2011	Complete
	Review and finalize recommendations	Findings and recommendations were submitted.	Q4 2011 (REV)	Complete
	Review recommendations with HUD Board	Findings and recommendations were reviewed with the Board in Q4 and will be refined over time by new CFO. Corrective actions will be incorporated as appropriate into the Management Action Plan.	Q4 2011 (REV)	Complete
	Establish and implement an allocation plan to allocate costs to appropriate programs and entities in compliance with OMB Circular A-87	Allocation plan has been established. Implementation of the allocation plan will occur over a multi-year period.	Q4 2011	Complete
	Update accounting policies and procedures	Based on findings and recommendation, updates to policies and procedures are being made. Implementation will occur in Q1 2012	Q4 2011	Complete
	Develop and implement revised organization and staffing plan for Finance and Budget	A revised organizational plan has been developed. Elias Rosario, new Deputy Executive Director for Finance/CFO, started work at PHA on November 21, 2011.	Q4 2011	Complete
	Implement other corrective actions	Other initiatives and corrective actions will be incorporated into the Management Action Plan.	Q1 2012	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
Task Area 8: Assess and make modifications, as needed, to PHA's contracting, procurement, and material management policies and procedures to ensure appropriate cost controls and compliance with all federal requirements.	Conduct assessment of procurement and contracting processes	A prior assessment of contracts administration and procurement conducted by Calyptus Consulting was reviewed by senior staff.	Q3 2011	Complete
	Review and finalize recommendations	Recommendations from the Calyptus assessment were reviewed and updated as needed.	Q4 2011	Complete
	Review recommendations with HUD Board	Report and recommendations were submitted to Board in September 2011.	Q4 2011	Complete
	Develop corrective action plan based on approved recommendations	A plan was developed and is underway to update policies and procedures. Additional actions will be incorporated as appropriate into the Management Action Plan.	Q4 2011	Complete
	Implement corrective actions	Work plan activities are underway involving Contracts and Procurement staff with assistance of Calyptus Consulting. A revised Procurement Policy was adopted by the Board in Q2 2012. Additional tasks will be incorporated as appropriate into the Management Action Plan.	Q2 2012 (REV)	Complete
Task Area 9: Assess and make modifications, as needed, to ensure that PHA subsidiary operations operate in support of PHA's mission, comply with applicable federal requirements, and operate in a transparent and accountable	Discontinue PIAHP subsidiary operations	The Administrative Receiver discontinued all PIAHP operations and ordered the refund of all employee contributions.	Q2 2011	Complete
	Conduct initial assessment of issues, risks, compliance for TSSI, PHADC, PAPMC	An independent expert (TAG Associates) was engaged to conduct an assessment of PHA's PHADC and PAPMC subsidiaries. An independent expert (Kroll) was engaged	Q2 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
manner.		to conduct an assessment of TSSI.		
	Review and finalize recommendations	Reports of findings and recommendations were submitted by each firm.	Q2 2011	Complete
	Review recommendations with HUD Board	The reports were reviewed by the Administrative Receiver and Board. Corrective actions will be incorporated as appropriate into the Management Action Plan.	Q2 2011	Complete
	Develop corrective action plan	Draft action plans were submitted to address key findings and recommendations. In addition to corrective actions noted below, other actions will be incorporated as needed into Management Action Plan.	Q3 2011	Complete
	Review and update appointments to Boards of HDCs	All HDC Board appointments were reviewed and are now updated.	Q3 2011	Complete
	Review and compile past PHADC transactions for period prior to 2005 and present for audit confirmation by independent audit firm	Completed in September 2011.	Q3 2011	Complete
	Establish and implement shared services agreement for PHADC and update agreement with PAPMC	Based on assessment, a shared services agreement with PHADC and updates to the PAPMC agreement were presented to and approved by the Board.	Q3 2011	Complete
	Implement other approved corrective actions	The Administrative Receiver announced that PHA would not continue to fund TSSI activities, and that PHA would take over	Q4 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
		grant activities currently administered by TSSI. Other recommendations will be incorporated as appropriate into the Management Action Plan.		
Task Area 10: Address and resolve all outstanding and pending findings from OIG and other external reviewers.	Respond to and address findings of the HUD OIG audit of PHA legal services	HUD has issued a letter confirming closure of 8 of the 10 findings of the HUD OIG. Legal services invoices were submitted in June 2012 to enable HUD to consider findings 1B and 1C. HUD has determined that approximately \$7.9 million was “unsupported, not necessary or reasonable.” Accordingly, PHA is expected to reimburse HUD’s program for the unsupported/disallowed cost.	Q2 2013 (REV)	Partially complete
	Respond to and address findings of the HUD OIG audit of PHA Housing Choice Voucher program	PHA submitted responses to the 2010 audit. File audit findings were successfully addressed and closed out. PHA implemented a new Quality Control procedure to address ongoing issues related to participant files. In September 2011, HUD notified PHA that this matter has been closed out.	Q3 2011	Complete
	Respond to and address findings of the HUD OIG audit of PHA scattered site rehabilitation	PHA submitted responses to the audit findings in July 2011, and will continue to work with HUD to resolve all findings and recommendations. On July 19, 2012, HUD informed PHA that the remaining 2 findings have been closed.	Q2 2012	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
	Prepare corrective action plans as required to address findings of pending OIG, KPMG reviews	<p>The HUD OIG submitted its conflict of interest audit findings in September 2011. In January 2012, PHA submitted its formal response to HUD. In May 2012, HUD approved PHA's response, closing out all audit findings. Also, as a proactive measure, on July 28, 2011, the Administrative Receiver presented and obtained Board approval for a formal policy and procedures related to Financial Disclosure Statements. As of December 2012, there are no outstanding OIG matters requiring follow up, other than the legal services issue noted above.</p> <p>KPMG's forensic audit is completed and the report is under review by HUD. PHA will respond to and develop an appropriate corrective action plan to address any findings or deficiencies cited by KPMG.</p>	Q2 2013 (REV)	Partially complete; PHA will promptly follow up and respond to the KPMG findings.
Task Area 11: Work with HUD, Mayor, and Controller to return PHA to local governance.	Finalize plan/timetable for return to local governance	<p>The Recovery Plan was approved by the Board on June 30, 2011. The Recovery Plan defines the actions needed to return PHA to local governance. A monthly progress report has been developed to report to the Board on progress in meeting all milestones.</p> <p>The Mayor of Philadelphia filed legislation</p>	Q3 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
		to reconstitute the PHA Board into a nine-member Board appointed by the Mayor. See also status note below regarding Pennsylvania legislature's approval of new PHA Board structure.		
	Revise PHA bylaws to reflect best practices	In June 2012, the Pennsylvania legislature approved amendments to the PA Housing Authorities law to change the composition of the PHA Board to one containing nine members appointed by the Mayor of Philadelphia and approved by the City Council. The Governor signed this provision in July. Draft by-laws have been prepared which reflect this new statute and generally modernize the PHA bylaws.	Q3 2012 (REV)	Complete
	HUD Board review and approval of bylaw changes	PHA's General Counsel has advised that, pursuant to PHA's existing bylaws, the revised bylaws will need to be adopted by the newly appointed Board members upon PHA's return to local control. The HUD-appointed board has adopted the revised bylaws pending the appointment and assumption of office of the new Board.	Q4 2012 (REV)	Complete
	Develop Board orientation and training program	In March 2012, the Cooperative Endeavor Agreement (CEA) was extended until approval by HUD and the Mayor of Philadelphia of the return of PHA to local control. A new Board has been appointed by the Mayor and approved by the City Council. Board training/orientation has	Q2 2013 (REV)	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
		been completed. The new Board will take office and assume the board governance of PHA . Accordingly, the CEA will be terminated and PHA will return to local control on April 26, 2013.		
	New Board appointments made	In December 2012, the Mayor submitted a list of proposed appointments to the new PHA Board for City Council approval. The City Council has approved the Mayor's nominees on January 24, 2013.	Q1 2013	Complete
	Commence recruitment of Executive Director	The Board appointed Michael Kelly as the PHA Executive Director commencing on August 8, 2011. Michael Kelly has vacated the position on June 15, 2012. Kelvin Jeremiah has been appointed President & Chief Executive Office on March 14, 2013.	Q1 2013	Complete
	Hire Executive Director	The Board appointed Michael Kelly as the PHA Executive Director commencing on August 8, 2011. Kelvin Jeremiah was subsequently appointed President & Chief Executive Officer (CEO) on March 14, 2013.	Q4 2011	Complete
Task Area 12: Provide a roadmap for PHA operations through development of comprehensive Management Action Plan which incorporates recommendations from Administrative Receiver's	Organize internal working groups to develop MAP draft	The MAP process began in September 2011. Working groups are continuing to meet through Q2 2012 to develop MAP strategies and recommendations.	Q3 2011 (REV)	Complete
	Prepare draft and final plans	As appropriate, MAP-related activities were incorporated into the FY13 MTW Annual Plan.	Q2 2013 (REV)	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
assessments of PHA operational areas.	Review and obtain HUD Board approval for MAP	A final MAP document will be presented as part of the Administrative Receiver's petition to end the Cooperative Endeavor Agreement and return PHA to local control.	Q2 2013 (REV)	On schedule
	Implement agreed upon activities		Ongoing through 2013	On schedule

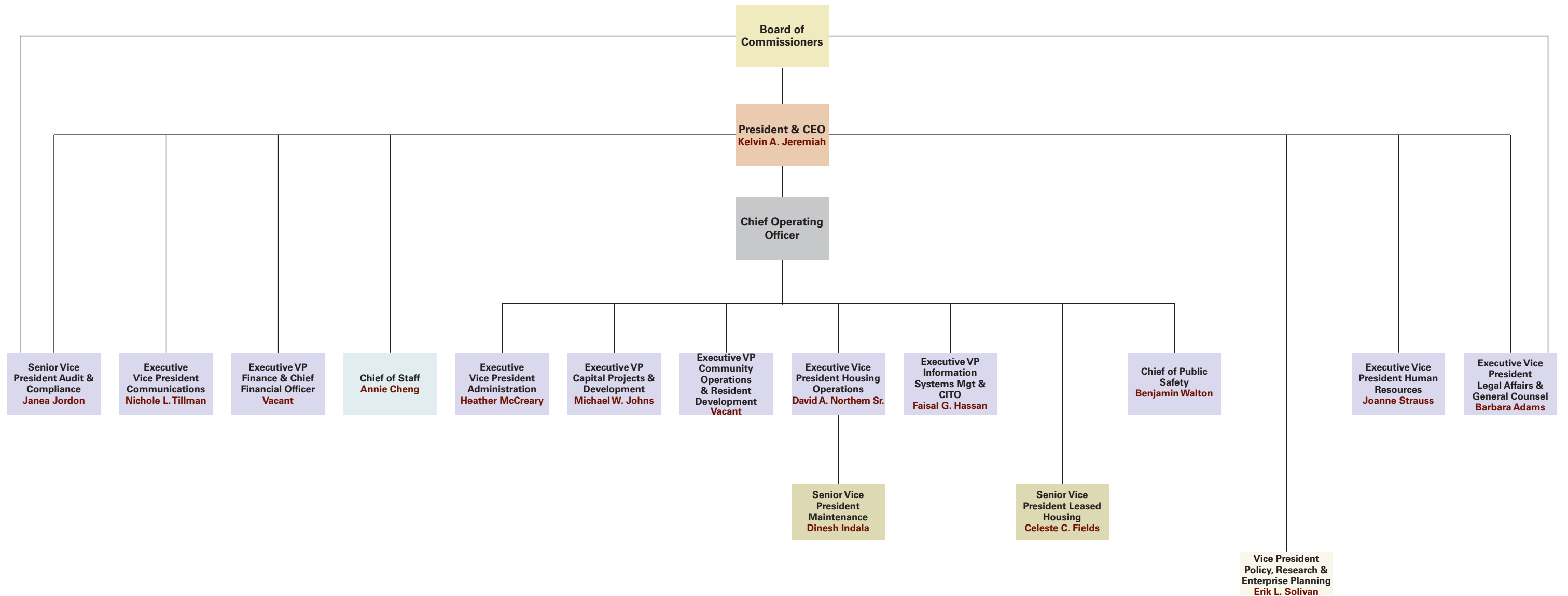
APPENDIX B

PHA Executive Team Roster



Philadelphia Housing Authority
Building Beyond Expectations

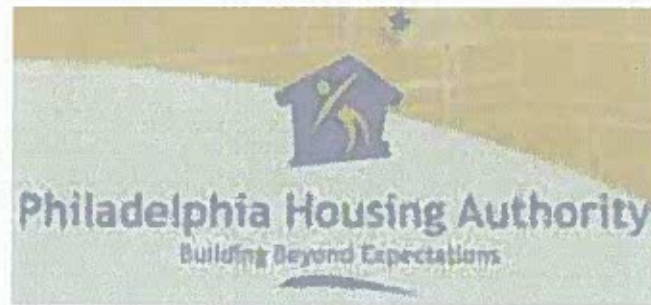
Senior Staff



APPENDIX C

Moving to Work – Year 11 Report

PHILADELPHIA HOUSING AUTHORITY



MOVING TO WORK ANNUAL REPORT YEAR ELEVEN

**PHA FISCAL YEAR 2012
APRIL 1, 2011-MARCH 31, 2012**

FIRST SUBMISSION JUNE 29, 2012

REVISION SUBMITTED AUGUST 10, 2012

PHILADELPHIA HOUSING AUTHORITY
MOVING TO WORK ANNUAL REPORT – YEAR ELEVEN

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I. INTRODUCTION

This Annual Report provides information on activities completed by the Philadelphia Housing Authority (PHA) under the Moving to Work Demonstration Program (MTW) during MTW Year 11. It covers PHA's Fiscal Year 2012, i.e. the period from April 1, 2011 to March 31, 2012.

PHA has been an MTW agency since April 2001. Pursuant to the Amended and Restated MTW Agreement (MTW Agreement) executed in October 2008, and subsequently amended to allow for "broader uses of authority," PHA will continue to be in the MTW Demonstration through 2018. The MTW Agreement describes both the authorities granted to PHA under MTW and the requirements for participation.

MTW is a demonstration program authorized by Congress, through which participating agencies are given the flexibility to waive certain statutes and U.S. Department of Housing and Urban Development (HUD) regulations in order to design and test approaches for providing housing assistance that address one or more of the following 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.

The three objectives listed above are referred to as "MTW statutory objectives." PHA's Annual Report includes information on both: "MTW Activities," i.e. initiatives which promote one or more statutory objectives and that require use of authority granted to PHA under its MTW Agreement; and, "non-MTW Activities," i.e. all other activities that do not specifically require MTW authority to implement. Organizing the Report into MTW and non-MTW activities is a HUD requirement; however, it should be noted that the funding flexibility allowed under the MTW Agreement impacts most areas of PHA operations.

A. Overview of MTW Activities

This Annual Report provides details on PHA's major MTW and related activities during the Plan year. As discussed in last year's Annual Report, in March 2011, the PHA Board of Commissioners agreed to transfer operation and management of the PHA to HUD. HUD, PHA, the Mayor and the City Controller executed a Cooperative Endeavor Agreement specifying the terms of HUD's control and a framework for appointing a new Board and returning PHA to local control which was originally estimated to occur within a one year period. HUD's then-Chief Operating Officer, Estelle Richman, was named to serve as the PHA Board and Michael Kelly was appointed Administrative Receiver. Subsequently, Karen Newton Cole replaced Ms. Richman as the HUD-designated PHA Board of Commissioner. Mr. Kelly was appointed as PHA Executive Director in August 2011, while also continuing to serve as HUD Administrative Receiver.

In March 2012, the Cooperative Endeavor Agreement was extended for a term until HUD and the Mayor determine that PHA has built sufficient capacity to be self-supportive.

The Cooperative Endeavor Agreement requires the Administrative Receiver to develop and implement a Recovery Plan to address PHA's operations and governance. The Recovery Plan includes those tasks which must be completed in order to return PHA to local governance. It focuses on resolving those areas which led to HUD's takeover of PHA, including addressing and resolving OIG and other external audit findings. The majority of Recovery Plan activities were completed as of March 31, 2012. Key accomplishments during the Plan year relating to the Recovery Plan include:

- PHA substantially completed the restructuring and staffing of the Office of General Counsel, Office of Audit and Compliance and Human Resources Department.
- Agency-wide mandatory training was conducted on PHA's revised ethics, sexual harassment, and related policies.
- A new employee handbook was developed for publication in FY 2013. Significant progress was made in revising PHA's overall HR policies and procedures handbook.
- New procedures were established to improve controls and documentation of construction field changes to scope and/or budget.
- A revised Procurement Policy was developed for Board review and adoption in FY 2013.
- Substantial progress was made in resolving and closing out findings from prior Office of Inspector General audits of PHA operations. Additional information may be found in Chapter VIII.A of this report.
- Work proceeded on development of a new agency-wide Management Action Plan including establishment of internal working groups and development of initial draft plans. The Management Action Plan will address both MTW and non-MTW issues and tasks and, as appropriate, refocus activities on PHA's core mission.

In addition to its Recovery Plan activities, PHA undertook a wide array of MTW initiatives during MTW Year 11 as described herein. Significant activities and accomplishments during the Plan year include:

- PHA effectively oversaw the expenditure of over \$237 million in capital funds on programs to improve conditions at public housing sites and to develop new housing options throughout the City.
- PHA moved forward with an aggressive construction program, including completing new construction and occupying 101 new construction units at Mantua Square; completing new construction and occupying 100 rental units at Paschall Village; and, completing substantial rehabilitation and conversion of 53 rental units at Plymouth Hall.

- In addition to these completed projects, PHA made substantial progress towards redevelopment of a new 51-unit low-rise community on the site of the demolished Norris Homes high-rise building.
- In late 2011, PHA conducted two successful auctions, resulting in the sale of approximately 484 distressed and vacant properties. This effort is part of PHA's efforts to reduce blight, improve Philadelphia's neighborhoods, and reposition its scattered site inventory.
- Hundreds of PHA residents participated in one or more Community Partners employment and training initiatives sponsored by PHA.
- Previously approved rent simplification and streamlining initiatives continued to be implemented in both the public housing and Housing Choice Voucher program portfolios.

The remaining sections of the MTW Annual Report provide further details on PHA's activities over the past year. As described in Chapter VI, PHA continued to effectively implement approved MTW initiatives organized into the following programs: Neighborhood Development and Revitalization; Services Enriched Housing for Seniors and People with Disabilities; Simplification and Streamlining of Rent, Recertification and Inspection Processes for HCV and Public Housing; HCV Program Participation; Unit Based Leasing and Development; Self Sufficiency, Homeownership and Family Supportive Services; Housing Opportunities for the Homeless; and Streamline the Admissions and Transfer Process. MTW initiatives which are currently on hold are described in Chapter V.

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

Public Housing/HCV Inventory

PHA's public housing inventory includes units for families, seniors and people with disabilities located at conventional and scattered site properties including properties managed by Alternately Management Entities (AMEs) and the Philadelphia Asset and Property Management Corporation (PAPMC). PHA's Public Housing units and authorized vouchers (projected and actual) are presented below in Tables 1 and 2:

Table 1 – MTW Public Housing Unit Inventory

	Projected as of March 2012	Actual as of March 31, 2012
MTW Public Housing Units*	16,015	15,527
Public Housing Units Available for Occupancy**	13,638	14,003

*Actual reflects unit count in PIC system. PHA does not have any Non-MTW Public Housing units.

**Available for Occupancy units exclude units that are vacant and not available for occupancy including units: undergoing modernization as defined in 24 CFR 990.145; approved for disposition or demolition; approved for non-dwelling uses; vacant due to litigation as defined in 24 CFR 990.145; damaged and vacant due to casualty losses; and, vacant due to circumstances beyond PHA's control as defined in 24 CFR 901.5.

As of March 31, 2012, PHA's inventory of public housing units was 15,527, which is 488 fewer than projected in the Annual Plan due primarily to vacant and distressed scattered site disposition activity. Units available for occupancy totaled 14,003 as of March 31, 2012, which is 365 more than projected in the Annual Plan.

Table 2 - Housing Choice Voucher (HCV) Authorized

	Projected Authorized as of March 2012	Actual Authorized as of March 31, 2012
MTW Tenant Based HCV Vouchers	14,850	14,850
MTW Activity Vouchers	3,000	3,000
MTW Authorized Subtotal	17,850	17,850
Non-MTW HCV Vouchers*	1,152	1,153
Section 8 Mod Rehab/SRO	700	700
Non-MTW Authorized Subtotal	1,852	1,853
Total	19,702	19,703

*Non-MTW Vouchers as of March 31st include: Family Unification Program, VASH, Designated Housing, Tenant Protection and Mainstream.

There are no changes over 10% in the Public Housing and Housing Choice Voucher Program inventory.

Public Housing Units Added to Inventory and Under Construction

During MTW Year Eleven, PHA planned to add approximately 323 units to the public housing inventory. PHA also planned to rehab or convert 78 units and to modernize 50 units. In the Year Eleven Plan, PHA noted that actual figures may change as a result of construction and reoccupancy schedules. As of March 31, 2012, PHA had completed construction of 319 units including 122 units with accessible features. An additional 17 units were substantially modernized as part of the Markoe Street development. The change in the number of units completed was a result of normal deviations in the construction schedule. The remaining units will be completed in the coming year. Following are brief descriptions of completed and in-process developments:

- **Mantua Redevelopment:** PHA completed construction and occupied all 101 planned rental units at Mantua. Unit amenities include solar photovoltaic panels, Energy Star construction and appliances, off street parking, washers/dryers, and modern kitchens with electric range and garbage disposal. Six units are handicap-accessible.
- **CBMO 902 – CBMO 910:** PHA completed construction of 80 new rental units and occupied 72 at locations throughout the City. An additional 36 units were completed during MTW Year Ten as part of this initiative. (Of these 36 units completed, 8 units in CBMO 903 are now planned to be converted to 4 units. A revised development plan was submitted to HUD on 02/29/12 reflecting this unit conversion). These new affordable rental units are constructed with Structural Insulated Panels. 101 of the 116 units are handicap-accessible. Table 3 shows completed units by CBMO area.
- **Markoe Street Development:** PHA completed new construction of 6 rental units and substantially rehabilitated an additional 17 row-house affordable rental units as part of the Markoe Street development project. Unit amenities include modern kitchens with range and refrigerators, central air conditioning, ceiling fans, and washer/dryer hook-ups. Two units are handicap-accessible.
- **Paschall Redevelopment:** Construction and occupancy was completed on 100 walk up and townhome affordable rental units and a community center. Unit amenities include off-street parking, geothermal central heating and air conditioning, solar photovoltaic panels, solar hot water, storm water harvesting system, and Energy Star certified units, washers and dryers, and modern kitchens with electric range and garbage disposal. Twelve units are handicap-accessible.
- **Plymouth Hall:** Construction was completed on the rehabilitation/conversion of 72 existing efficiency and one-bedroom units vacant due to fire damage into 53 new efficiency, and one-bedroom rental apartment units, community room, common laundry, and vegetative green roof with accessible deck. Fifteen units are handicap accessible.

Table 3 provides a summary of planned versus actual unit additions during the Plan year by development including bedroom size, type and accessible features if applicable. PHA utilized MTW flexibility in the development process.

Table 3 – Planned vs. Actual Additions to Public Housing Inventory

AMP #	Development	Total # of Units Planned	Actual # of Units Completed as of 3/31/12	Completed Bedroom Sizes				Units with Accessible Features
				OBR	1BR	2BR	3+BR	
45	Mantua Redevelopment	101	101	0	25	45	31	12
902	CBMO 902	12	12	12	0	0	0	9
903	CBMO 903	4	0	0	0	0	0	0
905	CBMO 905	20	20	20	0	0	0	17
906	CBMO 906	20	20	20	0	0	0	17
907	CBMO 907	20	20	20	0	0	0	20
908	CBMO 908	4	4	4	0	0	0	4
909	CBMO 909	20	20	20	0	0	0	14
910	CBMO 910	16	16	16	0	0	0	16
902	Markoe Street Development	6	6	0	0	6	0	1
173/174	Paschall Redevelopment	100	100	0	12	52	36	12
Total New Construction		323	319	112	37	103	67	122
Substantial Rehab/Conversion								
79	Plymouth Hall	53	53	47	6	0	0	15
	Citywide SS*	25	0					0
Total Substantial Rehab		78	53	47	6	0	0	15
Modernization								
902	Markoe Street Development	17	17	0	0	9	8	1
	Citywide SS*	33	0	0	0	0	0	0
Total Modernization		50	17	0	0	9	8	1

*Existing units to be rehabilitated or modernized.

Public Housing Unit Demolition/Disposition Activity

As noted in Table 1, PHA's inventory changed at the end of MTW Year 11 as a result of demolitions and/or disposition that occurred. Table 4 below provides a summary of demolitions/disposition activity by development:

Table 4 –Public Housing Unit Demolition/Disposition Activity

AMP #	Development	Units to be Disposed/Demolished	Justification	Status
14	Norris Apartments	179	Demolition of ten story high-rise apartment building with 157 rental units and two story low-rise buildings with 22 rental units, and new construction of 51 two & three story townhouse rental units, with disposition to limited partnerships under long term ground leases pursuant to mixed finance transactions	Demolition completed. Tax credits awarded July 2010. Construction under way.
44	Liddonfield	463	Demolition of 463 rental units, pursuant to a HUD approved demolition of 51 units and mandatory conversion of 412 units.	Demolition and mandatory conversion approval received from HUD. Demolition completed. RFP issued.
24	Queen Lane Apartment	120	Demolition of high-rise apartment building to develop 55 new two & three story townhouse rental units, with disposition to limited partnerships under long term ground leases pursuant to mixed finance transactions	Tax Credit Application submitted. Demolition/Disposition application to be submitted.
901	Scattered Sites	41	Potential up to 41 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative to create a more sustainable occupied scattered site portfolio, and to stabilize communities by reducing the number of PHA-owned vacant structures that are considered beyond PHA potential for repair	Disposition approval received.*
902	Scattered Sites	95	Potential up to 95 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description	Disposition approval received.*
903	Scattered Sites	37	Potential up to 37 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.*
904	Scattered Sites	94	Potential up to 94 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.*
905	Scattered Sites	92	Potential up to 92 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.*
906	Scattered Sites	139	Potential up to 139 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.*
907	Scattered Sites	76	Potential up to 76 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.*
908	Scattered Sites	142	Potential up to 142 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.*
909	Scattered Sites	198	Potential up to 198 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.*
910	Scattered Sites	225	Potential up to 225 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.*
Total Units		1,901		

* PHA sold 484 scattered site properties at auctions in 2011. Closings are in process.

Significant Capital Expenditures

During Year Eleven, PHA expended over \$237 million in capital funds (including ARRA funds) on a wide array of projects summarized below. PHA's capital planning and development strategies are designed to support, rehabilitate and modernize existing PHA sites and to revitalize neighborhoods throughout the City. 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 flexibility has been a critical element in PHA's modernization and development efforts. As documented in prior MTW Annual Plans and Reports, PHA has been enormously successful in these efforts.

PHA's capital activities for Year Eleven include Mixed Finance, ARRA and prior year CFP projects that are implemented over multiple fiscal years. The Capital Fund, Replacement Housing Fund, ARRA and/or other sources such as program income, bonds and other mixed-financing programs fund these development activities. Table 5 below summarizes PHA's capital activities during the Plan year.

Table 5 - MTW Year Eleven Capital Expenditures

Development Name	Scope of Work	Budgeted Capital Expenditures	Actual Capital Expenditures 4/1/11 to 3/31/12	ARRA Funds Expended 4/1/11 to 3/31/12	Total Expended from 4/1/11 to 3/31/12	% of all Expenditures from 4/1/11 to 3/31/12
PHA-Wide	Security Upgrades	9,971,811	0	0	0	0.00%
PHA-Wide Scattered Site Replacement units	New Development	28,480,000	5,202,321	19,464,915	24,667,236	86.61%
PHA-Wide Scattered Sites Vacancy Reduction	Vacancy Reduction	36,470,137	4,020,136	31,450,000	35,470,136	97.26%
PHA-Wide MEP Upgrade/Enhancement	Building Infrastructure Systems Upgrade/Enhancement	26,599,191	0	26,598,612	26,598,612	100.00%
PHA-Wide Sprinkler Upgrade	High-rise Sprinkler Standpipes Improvements	7,000,000	0	6,124,426	6,124,426	87.49%
Plymouth Hall Major Rehab	Renovation and Reconfiguration of Existing Bldg.	14,489,108	8,195,532	6,923,705	15,119,237	104.35%
Third Party Capital Requests	New Development	500,000	0	0	0	0.00%
Millcreek Extension ¹	New Development	8,000,000	0	0	0	0.00%
Warnock ¹	New Development	29,345,425	29,345,425	0	29,345,425	100.00%
Mantua ¹	New Development	33,424,493	14,460,849	10,000,000	24,460,849	73.18%
Paschall ¹	New Development	30,759,164	16,935,635	13,315,000	30,250,635	98.35%
PHA-Wide	Accessibility Improvements	500,000	500,000	0	500,000	100.00%
PHA-Wide	Energy	500,000	0	0	0	0.00%

Development Name	Scope of Work	Budgeted Capital Expenditures	Actual Capital Expenditures 4/1/11 to 3/31/12	ARRA Funds Expended 4/1/11 to 3/31/12	Total Expended from 4/1/11 to 3/31/12	% of all Expenditures from 4/1/11 to 3/31/12
	Conservation					
PHA-Wide	Sparkle Plus	2,300,000	0	0	0	0.00%
PHA-Wide	Energy Conservation	3,000,000	0	0	0	0.00%
PHA-Wide-Scattered Sites	Accessibility Improvements	5,000,000	4,305,209	0	4,305,209	86.10%
Belmont-Mantua Scattered Site ¹	New Development	1,700,000	0	0	0	0.00%
Blumberg	Upgrades to Non-dwelling Spaces	6,000,000	484,730	0	484,730	8.08%
Administrative Building ²	Demolition and New Development	20,000,000	0	0	0	0.00%
Wilson Park	Accessibility Improvements	7,556,026	440,000	4,747,146	5,187,146	68.65%
Harrison Plaza	Accessibility Improvements	5,183,007	1,530,000	1,306,245	2,836,245	54.72%
Fairhill	Accessibility Improvements	7,489,325	3,400,000	2,873,700	6,273,700	83.77%
Johnson Homes	Accessibility Improvements	8,482,540	4,040,000	3,111,250	7,151,250	84.31%
Wilson Park	Upgrades to Non-dwelling Spaces	3,000,000	2,801,000	0	2,801,000	93.37%
Norris Apartments	New Development	13,000,000	14,836,930	0	14,836,930	114.13%
Community Center ³	New Development	6,000,000	0	0	0	0.00%
Queen Lane	New Development	15,000,000	0	0	0	0.00%
Liddonfield	Demolition	3,977,170	3,977,170	0	3,977,170	100.00%
TOTAL		333,727,397	114,474,937	125,915,000	240,389,936	72.03%

¹ Capital Funding needs for Mixed-Finance Developments

² Funding provided from non-federal sources. The Administrative Building project has been placed on hold.

³ Community Center has been placed on hold.

Project-Based Units

A total of 1,773 vouchers were projected to be project-based by the end of MTW Year 11. As of March 31, 2012, PHA has 1,787 HCV vouchers under project-based contracts or commitments including projects under the MTW Unit Based Voucher program as shown in Table 6.

Table 6 - Unit-Based Voucher Units

Project Name/Sponsor	Target Population	Current (4/1/2011- 3/31/2012)
1260 (Spruce/Ritner/7th/Chestnut)	Family/very low income	33
1260 (Mercy/3rd St/McKean/9th/4th/Reed)	Family/very low income	28
1260 (Rhawn/Academy)	Family/very low income	21
1260 (Snyder/Frankford/Benner/Spruce)	Family/very low income	10
1260 (Wingate/Blakiston/Reed)	Family/very low income	15
1260 Housing	Family/very low income	53
1260 Northeast (Inglis Accessible)	Accessible/very low income	11
4th and Diamond St (WCRP)	Family/very low income	32
Art Apartments	Family/very low income	30
Ascension Manor *	Accessible/very low income	32
Asociacion Puertorriquenos En Marcha **	Family/very low income	20
Belmont Affordable Housing IV	Family/very low income	4
Bernice Elza Homes	Emancipated teens	6
Bethesda Project (Bainbridge	Men/very low income	20
Bethesda Project (Spruce)	Men/very low income	13
Bethesda Project (South)	Men/very low income	5
Boriquen Asso II/Jardines	Family/very low income	22
Brentwood Parkside Assoc.	Family/very low income	22
Chatham Apts. Assoc., LP	Family/very low income	18
Diamond I	Family/very low income	14
Diamond II	Family/very low income	6
Diamond III	Family/very low income	20
Dignity Housing	Family/very low income	54
Dignity III: (BOSS)	Family/very low income	8
Dignity: Enhanced Services Project (Nedro)	Family/very low income	4
Dunlap Apartment	Family/very low income	35
Edgewood Manor	Family/very low income	33
Fattah Homes I	Homeless/very low income	6
Fattah Homes II	Homeless/very low income	6
Fourth Street ACCESS	Family/very low income	24
Hammil Mills	Senior/very low income	40
Help Philadelphia II Assoc.	Homeless	50
HELP USA *	Homeless	14
Imani Homes	Accessible/very low income	24
Imani Homes V	Homeless/very low income	11
Imani II	Family/very low income	6
Imani III	Family/very low income	6
Imani IV	Family/very low income	8
Inglis House *	Accessible/very low income	19
Inglis House - Part 1	Family/very low income	6
Inglis House - Part 2	Family/very low income	18
Inglis House - (New)	Accessible/very low income	40
Johnnie Tillmon, Somerset, Villanueva, Lillia Crippen	Family/very low income	16
Justin Associates/Locust Towers	Family/very low income	25
Kate's Place (Project H.O.M.E)	Homeless/very low income	30
Lehigh Park Apts. II	Family/very low income	25
Liberty Resources & Partners *	Accessible/very low income	7

Project Name/Sponsor	Target Population	Current (4/1/2011- 3/31/2012)
LIH	Family/very low income	16
Mascher Street Townhouses (WCRP)	Family/very low income	12
Monument Mews	Family/very low income	60
National Temple/1260 Housing - 1500 Gratz St	Family/very low income	40
National Temple/1260 Housing - 1700 N. 16 St	Family/very low income	49
NPCH - N. 11th St	Family/very low income	16
Parkside Preservation Project (Belmont)	Family/very low income	12
Parkside Preservation Project (Parkside-Ph I)	Family/very low income	8
Parkside Preservation Project (Parkside-Ph II)	Family/very low income	30
PEC – Jannie’s Place	Homeless/very low income	6
PEC (Pennrose, LLC) - Cloister III	Homeless/families	18
PEC/RBM	Family/very low income	9
Powelton Height	Family/very low income	30
Praveen Chestnut *	Accessible/very low income	3
Regent St Assoc	Family/very low income	80
Sartain Apartment	Family/very low income	35
Sheila Brown	Family/very low income	9
Somerset Apartments (WCRP)	Family/very low income	44
South 55th Street	Family/very low income	18
Susquehanna II	Family/very low income	47
Tioga Gardens	Family/very low income	18
Travelers Aid Kirkbride Center	Homeless/very low income	22
Trevor’s Place/Freedom Village	Homeless/very low income	16
Walnut Park Plaza	Senior/very low income	224
Walnut Thompson	Family/very low income	35
SUB-TOTAL		1787
Not Leased/Vacant		62
TOTAL UNDER LEASE		1725

*New project-based commitment awarded during the Plan year.

** Commitment made, no contract awarded to date

B. Leasing Information – Projected vs. Actual

Table 7 below provides a summary of projected versus actual leasing activity for the Public Housing and HCV Programs for MTW Year 11. As of March 31, 2012, public housing occupancy of 13,475 households represents a 96.51% adjusted occupancy rate. For the HCV program, PHA had 1,725 project-based units under lease, which are part of the MTW Tenant Based Voucher total shown in Table 7.

Table 7 - Leased/In Use for MTW Year 11

	Projected Leased/In use as of March 2012	Actual/In use as of March 31, 2012
Public Housing Units	13,638	13,475
MTW Tenant Based HCV Vouchers	14,850	14,847
MTW Activity Vouchers	3,000	3,000
Non-MTW HCV Vouchers	1,153	746
Section 8 Mod Rehab/SRO	700	596
TOTAL	33,341	32,664

Explanation of Projected versus Actual Variance

- Projected leasing for Non-MTW vouchers was 1,153, compared to actual leasing of 746. The variance is due to several factors: a) Two recent HUD opt-out increments were issued to PHA where clients still have vouchers and are not leased up; b) Two older HUD opt-out increments were issued to PHA where clients have refused to take vouchers; and, c) Referrals from the VA have slowed down leasing of VASH vouchers. PHA will continue to work to resolve these leasing issues during FY 2013.
- Projected leasing for the Section 8 Mod Rehab/SRO program was 700, compared to actual leasing of 596. The variance is due to several factors: a) The Church Lane contract opted-out causing a reduction of 66 units; b) Ongoing turnover has created 67 vacancies that PHA is working with owners to fill; and, c) An additional one unit decrease was caused by a decrease of one unit to an existing contract.
- Projected leasing for public housing was 13,638 compared to actual leasing of 13,475. The variance is due primarily to PHA's ongoing review of the scattered site inventory as part of the asset repositioning initiative. Vacant units that require significant investment to reoccupy are being carefully evaluated to assess their long-term viability. Units that are not viable over the long term without substantial investment will be considered for disposition through sale or other means.

C. Waiting List Information

PHA continued to implement its waiting lists in accordance with the HCV Administrative Plan and Admissions and Continued Occupancy Policy as applicable. PHA conventional public housing allows applicants the option of selecting specific sites or being placed on a "first available" central waiting list. PAPMC and AME sites maintain site-based waiting lists. The HCV Waiting List has been closed since March 2010. Public housing waiting lists remain open except for those listed below:

DEVELOPMENT	CLOSE DATE
Norris Apartments	09/01/10
Haverford Homes	09/01/10
Richard Allen	09/01/10
Arch Homes	09/01/10
Queen Lane Apartments	09/01/10
Hill Creek	09/01/10
Oxford Village	09/01/10
Whitehall Apartments	09/01/10
Haddington Homes	09/01/10
Champlost Homes	09/01/10
Morton Homes	09/01/10
Westpark Plaza	09/01/10
Abbottsford Homes	09/01/10
Cecil B Moore	09/01/10
Ludlow	09/01/10
Francisville	09/01/10
Fairhill Square	09/01/10
Germantown/Hunting Park	09/01/10
Kingsessing	09/01/10
Mantua	09/01/10
Haddington	09/01/10
Paschall Village I	09/08/11
Paschall Village II	09/08/11

Across all programs, including PAPMC sites, PHA has 139,678 households on waiting lists as of the end of the Plan year. Table 8A provides statistics for the 46,334 households on PHA's conventional and scattered site public housing waiting lists, and the 56,466 households on the Housing Choice Voucher program waiting list as of March 31, 2012. Table 8B provides statistics for the 36,878 households on PAPMC waiting lists.

PHA applicants are overwhelmingly extremely low or very low income, i.e. 88% of all applicants for all programs have incomes less than or equal to 30% of Area Median Income (AMI), and an additional 9% have incomes equal to or less than 50% of AMI. In terms of race, 85% of applicants are African-American, 8.6% are White, 4.6% are Asian/Pacific Islander or Native American, and 1.8% "other" races. In terms of ethnicity, 8.2% of all applicants are Hispanic.

Demand continues to be highest for small bedroom units, reflecting a general trend towards smaller family sizes. For conventional public housing, 43% of applicants require efficiencies or 1BR units and 33% require 2BR units. For PAPMC sites, 41% require efficiencies or 1BR and 35% require 2BR units. While demand for smaller units

is high, it should be noted that there are over 20,000 households on PHA's conventional public housing and PAPMC waiting lists that require 3BR or greater units. Elderly households constitute 12% of all applicants, and disabled households are 7.2% of applicants.

Table 8A – Public Housing and Housing Choice Voucher Program Waiting List Characteristics

Unit Size Need of Applicants on the Waiting List as of March 31, 2012						
Household Type	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Efficiency	17,508	38%	27,814	49%	45,322	44%
One Bedroom	2,374	5%	2,640	5%	5,014	5%
Two Bedroom	15,291	33%	15,561	28%	30,852	30%
Three Bedroom	8,697	19%	8,673	15%	17,370	17%
Four Bedroom	2,120	5%	1,565	3%	3,685	4%
Five Bedroom	297	0%	193	0%	490	0%
Six Bedroom	47	0%	20	0%	67	0%
Program Totals	46,334	100%	56,466	100%	102,800	100%
Type of Households on the Waiting List as of March 31, 2012						
Household Type	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Family	37,546	81%	46,544	82%	84,090	80%
Elderly	5,990	13%	4,561	8%	10,551	12%
Disabled	2,798	6%	5,361	10%	8,159	8%
Program Totals	46,334	100%	56,466	100%	102,800	100%
Income of Households on the Waiting List as of March 31 st 2012						
	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Below 30% Median Income	41,826	90%	48,722	86%	90,548	88%
Between 30% and 50% Median Income	3,501	8%	5,996	11%	9,497	9%
Between 50% and 80% Median Income	670	2%	1,041	2%	1,711	2%
Over 80% Median Income	337	0%	707	1%	1,044	1%
Program Totals	46,334	100%	56,466	100%	102,800	100%
Race of Households on the Waiting List as of March 31, 2012						
Race	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
African-American	38,705	84%	47,013	84%	85,718	83%
White	4,740	10%	5,111	9%	9,851	10%
Asian/Pacific Islander & Native American	1,974	4%	3,419	6%	5,393	5%
Other	915	2%	923	1%	1,838	2%
Program Totals	46,334	100%	56,466	100%	102,800	100%
Ethnicity of Households on the Waiting List as of March 31, 2012						
Race	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Hispanic	4,865	10%	4,534	8%	9,399	9%
Non-Hispanic	41,469	90%	51,932	92%	93,401	91%
Program Totals	46,334	100%	56,466	100%	102,800	100%

Table 8B – PAPMC Development Public Housing Waiting List Characteristics

Unit Size Need of Applicants on the Waiting List as of March 31st 2012		
Household Type	PAPMC	
	#	%
Efficiency	13,616	37%
One Bedroom	1,617	4%
Two Bedroom	12,780	35%
Three Bedroom	7,295	20%
Four Bedroom	1,441	4%
Five Bedroom	127	0%
Six Bedroom	2	0%
Program Totals	36,878	100%
Type of Households on the Waiting List as of March 31st 2012		
Household Type	PAPMC	
	#	%
Family	28,565	77%
Elderly	6,410	17%
Disabled	1,903	6%
Program Totals	36,878	100%
Income of Households on the Waiting List as of March 31st 2012		
	PAPMC	
	#	%
Below 30% Median Income	32,922	89%
Between 30% and 50% Median Income	3,344	9%
Between 50% and 80% Median Income	370	1%
Over 80% Median Income	242	1%
Program Totals	36,878	100%
Race of Households on the Waiting List as of March 31st 2012		
Race	PAPMC	
	#	%
African-American	32,883	90%
White	2,217	6%
Asian/Pacific Islander & Native American	1,157	3%
Other	621	1%
Program Totals	36,878	100%
Ethnicity of Households on the Waiting List as of March 31st 2012		
Race	PAPMC	
	#	%
Hispanic	2,096	7%
Non-Hispanic	34,782	93%
Program Totals	36,878	100%

III. NON-MTW RELATED INFORMATION

A. Budget vs. Actual Sources and Uses of Other HUD or Federal Funds

Table 9 provides information on budget versus actual sources and uses of Other Non-MTW funds. A narrative description of planned versus actual differences follows the table.

Table 9 – FY 2012 Budget vs. Actual Sources and Uses of Other Non-MTW Funds

REVENUE (SOURCES)	BUDGETED	ACTUALS	VARIANCE
Grants	\$173,924	\$164,608	-5.36%
Program Income	4,431,075	5,150,031	16.23%
Non-MTW Vouchers	6,296,356	6,321,928	0.41%
Mainstream	294,208	248,884	-15.41%
VASH	568,812	1,030,079	81.09%
MOD/SROs	3,263,704	3,193,328	-2.16%
Interest/Misc Income	0	294,994	0.00%
Administrative Fees	1,629,053	1,756,482	7.82%
TOTAL REVENUE	\$16,657,132	\$18,190,813	9.21%
EXPENSES (USES)			
Administration and General Expense	\$1,754,588	\$2,092,746	19.27%
Operations and Maintenance	48,389	0	-100.00%
Housing Assistance Payments	10,423,080	8,933,919	-14.29%
Capital Projects	4,431,075	-425,337	-109.60%
TOTAL EXPENSE	\$16,657,132	\$10,601,327	-36.36%
OPERATING INCOME/(LOSS)	0	\$7,589,486	
Reserve Buildup	0	\$6,110,190	
NET INCOME/(LOSS)	0	\$13,699,676	

Variances between projected and actual sources of non-MTW funds can be attributed to various factors, including the following:

- Program income increased due to receipt of solar grant associated with the Mantua & Paschall development projects.
- An additional 50 vouchers awarded in the VASH program increased anticipated revenues.

Variances between projected and actual uses of non-MTW funds can be attributed to the following:

- Budgeted capital projects - Delays in the Queen Lane redevelopment project due to historical clearance issues caused the project to be redesigned. Funds will be allocated in the upcoming fiscal year.

- Leasing less than projected levels in the VASH and FUP programs resulted in reduction of anticipated housing assistance payments.

B. Description of Non-MTW Activities

Over eleven years as a participant in the MTW Demonstration, PHA has incorporated MTW flexibility into virtually all areas of its operations. However, as part of HUD's revised reporting requirements established in the MTW Agreement and the related HUD Form 50900, PHA is required to separately organize and describe its "MTW activities" and "non-MTW activities." "MTW activities" include those initiatives that promote one or more statutory objectives and that require use of authority granted to PHA under its MTW Agreement. MTW activities are discussed in Chapters V and VI.

Selected highlights from PHA's extensive non-MTW activities over the Plan year are briefly noted below. While these initiatives do not directly require MTW authority to implement, most have a direct, supportive relationship to other MTW activities and in some cases utilize MTW block grant funding flexibility. Use of single fund flexibility is described in Chapter VII.

Recovery Plan Activities

- Substantially completed the restructuring and staffing of the Office of General Counsel, Office of Audit and Compliance and Human Resources Department.
- Conducted agency-wide mandatory training on PHA's revised ethics, sexual harassment, and related policies.
- Developed a new employee handbook for publication in FY 2013. Significant progress was made in revising PHA's overall HR policies and procedures handbook.
- Established new procedures to improve controls and documentation of construction field changes to scope and/or budget.
- Developed a revised Procurement Policy for Board review and adoption in FY 2013.
- Made substantial progress in resolving and closing out findings from prior HUD Office of Inspector General audits of PHA operations. Additional information may be found in Chapter VIII.A of this report.
- Work proceeded on development of a new agency-wide Management Action Plan including establishment of internal working groups and development of initial draft plans. The Management Action Plan will address both MTW and non-MTW issues and tasks and, as appropriate, re-focus activities on PHA's core mission.

Public Housing Portfolio

- Successfully completed occupancy of new PAPMC housing sites including Mantua I and II and Paschall Village I and II.
- Performed UPCS inspections on 100% of public housing units.
- Implemented Integrated Pest Management program at conventional sites.
- Completed lease revisions and obtained Board approval for roll out of lease in FY 2013.
- Conformed to required investor and funding source requirements including timely submission of cost certifications for all Low Income Housing Tax Credit sites.
- Continued training and asset management initiatives including activities to ensure full LIHTC program compliance at Alternately Managed Entity (AME) sites.
- Continued to develop, implement and refine an asset repositioning strategy for scattered site units in order to generate revenue and reduce operating expenses. See previous note regarding successful auction results from 2011.

Housing Choice Voucher Program

- Revised quality control initiatives to include HCV Manager QC reviews as well as QC reviews by the Office of Audit and Compliance.
- Conducted Housing Fairs and other efforts to improve the quality and expand the geographic distribution of housing units available to HCV participants.
- Developed and implemented an improved voucher utilization tool which includes a feature to update utilization forecasts based on screening results, voucher success and terminations.
- Improved tenant briefing and orientation, including development and implementation of a briefing video and improved briefing guide.
- Updated Reasonable Rent determination process and added an automated rent burden analysis component to assist staff in analyzing rents.
- Conducted training to review revised policies, procedures and regulatory requirements including training on the new Administrative Plan, Rent Determination, HQS Enforcement, File Organization and Tracking.
- Updated the HCV Administrative Plan and provided staff with training on new and revised policies.
- Developed and implemented a new, no-cost landlord training program to provide owners with information on the requirements and responsibilities of the HCV program.

- Implemented an improved method for tracking and obtaining overdue portability payments and transactions which resulted in greater efficiency and financial management of the portability program.
- Streamlined the network of Community-Based Housing Choice Voucher offices by relocating the Germantown office to the site of the central HCV Administration Office. PHA continues to evaluate the neighborhood office strategy and intends to make further changes to centralize operations in the coming months to reduce cost and promote operational efficiency.

Public Safety Activities

- PHA Investigations Unit provided assistance to all internal and external agencies, federal, state and local as requested. The unit conducted Workers' Compensation investigations to ensure the integrity of claims made. The unit processed Police Record Checks for conventional and scattered sites and continued to assist HCVP in processing Investigations to deter illegal occupancy.
- Continued to expedite the process of criminal record checks on all applicants and household members. PHA also conducted criminal record checks at recertification.
- Implemented internal COMSTAT crime statistics meetings, similar to those used by the City of Philadelphia Police Department, to facilitate continuous review and response to public safety issues. Additionally, PHA partnered with other law enforcement agencies to ensure accurate reporting of crimes occurring in and around our communities.
- Implemented the D.A.R.E. and G.R.E.A.T. programs to incorporate health and public safety concerns into youth programs.
- Provided support for resident-police partnerships through the Police Advisory Board, Town Watch programs, and participation with the Citizens Crime Commission of Delaware Valley. Public Safety unit worked with residents, management and outside agencies to enhance the flow of communication and information between all stakeholders.

Resident and Community Services

- Completed Healthy Homes grant objectives, with the enrollment of 259 families and service to over 145 families.
- Collaborated with the City of Philadelphia's Department of Public Health in the pursuit and award of a 5-year Community Transformation Grant from the Center for Disease Control in an effort to move PHA toward Smoke Free Public Housing. The grant will allocate approximately \$100,000/year toward resident education, awareness and smoking cessation.

- Implemented a Summer Food program at 19 conventional sites, and served over 46,000 meals over a 10 week time frame.
- Identified and secured additional supportive service program funds to enhance resident-oriented programs. This task area is even more critical in light of the continued reductions in PHA federal operating subsidy funding. Efforts have focused on workforce development, technology and broadband adoption, and nutrition and health programming. Over the past year, PHA has concluded several new grants in support of resident services. In addition to those previously referenced, these grants include: a \$552,500 grant with the City of Philadelphia Mayor's Office of Community Service (MOCS) to provide access to residents for the Pre-Apprenticeship Program; a \$96,000 grant from Drexel University in support of the Freedom Rings (BTOP) initiative in connecting PHA residents to technology training, 5,000 free netbook computers, and subsidized Internet service; and a \$127,000 grant from the State of Pennsylvania's Department of Education in support of Summer Food programming.
- Implemented a new after school educational program for youth ages 13-18 in support of STEM academic preparation, homework support, study skills, career exploration, mentoring and addressing civic issues faced by the youth in our developments. This new program is currently in place at 4 sites, serving approximately 75 youth on a daily basis. PHA has also implemented, through a partnership with the City of Philadelphia's PhillyRising Collaborative, the Philadelphia Youth Music Program. The program was launched with a concert event hosted by PHA and supported by Philadelphia's Mayor Michael Nutter, and has since expanded to providing at risk youth with access to a comprehensive music program. The program includes training on instruments, recording equipment, recording methodology, and mentoring by the members of the Philadelphia Chapter of the Grammy Association. Currently, 35 youth have been actively participating in the program. Over the next year, PHA will continue to expand these programs to offer youth added support in the development of an entrepreneurship program as well as integration into a higher education preparation and awareness program.
- Supported residents in the area of technology. This support has been targeted at the recruitment and implementation of computer training programs, which have resulted in residents becoming eligible for receiving a free netbook computer. As a result of these efforts, PHA had recruited 3,565 residents, enrolled and ensured graduation from an 8-hour training program for 2,000 residents, and distributed 1,852 Netbooks to PHA families as of the end of MTW Year 11. This effort will continue in the coming year, with the goal of distributing 5,000 Netbooks to PHA families. In support of these new educated netbook owners, PHA has converted 9 of its Neighborhood Network labs into Wi-Fi Hot Spots, thus allowing residents to access the Internet at PHA community centers via their new netbooks.
- Continued to implement the highly successful Section 3 job placement program with ongoing emphasis on construction opportunities and alternative options for vendors to meet obligations. PHA was able to achieve approximately 447 Section 3 new hires from construction contracts, as well as 228 Section 3 new hires from PHA internal hiring, a

64.2% rate. Within its contracting efforts, PHA was able to award approximately \$4,884,000 to Section 3 Business Concerns in construction work, an 11.7% rate of all awards. In addition, PHA awarded approximately \$598,000 to non-construction vendors, for a rate of 3.7% of all non-construction awards.

Strategic Management

- PHA continued its Performance Management Initiative, which leveraged cross-functional teams of staff in support of site-level improvement programs and also focused on performance, until November 2011 at which time the focus changed to providing monitoring and support for the Recovery Plan initiatives.
- OSM staff provided support to PHA senior staff in the ongoing development of an agency-wide Management Action Plan.
- PHA provided an array of employee training programs designed to upgrade skills and to maximize staff understanding of policies, procedures and systems. A high priority was placed on training for new policies developed as part of the Recovery Plan.

Information Systems Management

- A number of technical projects were undertaken to improve PHA's network and automated systems. PHA upgraded the Oracle Portal to version 9.1, which provides advanced functionality and allows for better integration with all enterprise applications. Also, PHA upgraded Oracle PeopleSoft Tools to version 8.51, an upgrade which provides advanced programming tools and allows consistent coding and ease of integration with all enterprise applications. PHA also upgraded Network Software and SQL Databases to take advantage of the enhanced security and user interfaces provided by the new PeopleSoft Upgrade.
- PHA implemented the Oracle PeopleSoft Budgeting module version 9.1. This upgrade provides enhanced functionality allowing budgeting roles on the lowest level of management to input information for approval and implementation. The analytical tool provides vision into budgets with intuitive reports and views.
- PHA continued to enhance the Enterprise Performance Management (EPM) software. This software provides key business performance indicators via an Executive Dashboard.

IV. LONG-TERM MTW PLAN

During the first year of the MTW program, PHA established five (5) broad objectives for the MTW Demonstration Program, which provides a framework for long-term MTW implementation efforts. These objectives are:

- 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.

PHA intends to continue and expand the use of MTW flexibility in promoting PHA's long-term strategic objectives, emphasizing the overarching importance of three core principles: 1) Building a culture of respect within the organization; 2) Refocusing on a "back to basics" approach that emphasizes excellence in property management, maintenance and front-line services; and, 3) Strengthening the agency's commitment to transparency and accountability at all levels of PHA operations.

A comprehensive planning process is currently underway to develop a Management Action Plan (MAP) that will refine and revise as needed PHA's long-term MTW goals and objectives, while promoting the core principles noted above. As PHA adjusts its work plans to respond to the recently announced federal funding reductions, the flexibility afforded by the MTW Demonstration is more critical than ever. As part of the MAP implementation process, intensive efforts will be made to identify new, more efficient modes of operation that will help to sustain and expand the revitalization of PHA's public housing stock and Philadelphia's neighborhoods.

V. PROPOSED ACTIVITIES

As part of the Annual Report process, HUD requires PHA to report on MTW activities that were approved by HUD but not implemented by PHA. The following table summarizes previously approved MTW activities that have not yet been implemented or that PHA has elected to discontinue.

Table 10 – Approved MTW Activities Not Implemented

MTW Activity	Description	Status
Partnership Program Initiative	PHA will use its MTW authority to expand housing options and service models for special needs and other targeted groups in partnership with universities, state and local government and other stakeholders.	This activity was first authorized in Year Ten; however, PHA has not yet implemented any partnerships that require use of this authority. PHA intends to continue to maintain this as an approved MTW activity. During Year 11, PHA commenced planning to identify potential partners and strategies for this initiative.
Scattered Site Income Tiering	PHA intends to implement income-based preferences at scattered site properties. The policy includes selection and admission of established percentages of applicants from the Waiting Lists by income tier in order to achieve PHA's deconcentration goals.	This activity was first authorized in Year Ten, but not implemented. PHA has elected to discontinue this initiative effective as of the end of MTW Year 10.
Expanding Use of Low-Income Housing Tax Credit (LIHTC)	In appropriate circumstances, PHA will use its broader use of funds authority to purchase, finance and/or develop properties using its MTW block grant funds and LIHTCs.	This activity was first authorized in Year Ten, but not implemented. PHA continues to explore opportunities to implement this initiative.
Establish an Energy Service Company (ESCO)	PHA may use an ESCo structure as authorized under its MTW Agreement to finance some of the energy efficiency improvements it intends to make to various public housing properties.	Introduced in Year Nine, but not yet implemented. PHA continues to evaluate the feasibility of using an ESCo to finance some of its energy efficiency improvements.
Assisted Living	PHA has been working in partnership with DPW and many other advocates within the Commonwealth to draft regulations for the Commonwealth of Pennsylvania's new law regulating assisted living residences.	Introduced in Year Eight, but not implemented. Sufficient services funding is not currently available to implement this initiative.
Home Care Services	Home Care Services for seniors will be available to eligible residents living at the Nellie Reynolds Garden development and other PHA sites.	Introduced in Year Eight, but not implemented. PHA has determined that services can be more efficiently delivered to residents by other providers. PHA elected to discontinue this activity as of the end of MTW Year 10.

MTW Activity	Description	Status
Transitional Housing Facilities	PHA intends to form partnerships to provide shelter space and transitional housing. The transitional housing facilities, which would be constructed using a variety of Federal, state and local funds including Low Income Housing Tax Credits, will provide a residence and services to homeless families for a period that is anticipated to be 12 to 18 months.	This activity was first authorized in Year Six; however, PHA has not yet implemented any partnerships that require use of this authority. PHA intends to continue to maintain this as an approved MTW activity
Utility Allowances	PHA intends to further modify the utility allowance policy to require tenants receiving either heat or electric utility allowances to enroll and participate in the PECO Customer Assistance Plan, LIHEAP and any other applicable programs that offer reduced rates, energy usage grants or other financial incentives to low income households.	This activity was first authorized in Year Eight, but not implemented. PHA will continue to evaluate the feasibility of implementing this activity.
Term Limits	PHA has implemented a seven-year limit on participation in the Housing Choice Voucher program for household members who are able to work.	Approved and implemented in Year Three. However, as noted in the Year 10 Annual Plan, PHA determined that terminations will be held in abeyance in light of current economic conditions. Subsequently, PHA has elected to discontinue this activity as noted in the MTW Year 12 Annual Plan.
HCV HQS Enforcement	PHA implemented alternative HQS enforcement timetables.	PHA has discontinued this activity, and now enforces all HQS compliance in conformance with 24 CFR Part 982, i.e. emergency conditions must be corrected within 24 hours of the inspection, and routine conditions must be corrected within 30 days of inspection.
Streamlined Acquisition Process	PHA is authorized to develop public housing through several financing methods, including the mixed-finance approach, which involves the use of both private financing and public housing development funds. According to public housing regulations, PHA and its partners may select among several ownership structures for mixed finance transactions.	Introduced in MTW Year Four, but not implemented. PHA continues to explore alternate opportunities to use this activity.
Service Orders	PHA implemented alternative service order timetables for the public housing program.	PHA has discontinued this activity, and now requires repair or abatement of emergency service orders within 24 hours and routine service orders within 30 days.

VI. ONGOING MTW ACTIVITIES

This section of the Annual Report summarizes PHA's ongoing MTW activities for MTW Year 11. MTW initiatives discussed in this chapter have been previously submitted and approved by HUD. Under the original MTW Agreement, PHA was not required to report on baseline and benchmarks for MTW initiatives. Under the revised Standard MTW Agreement and the revised Attachment B, PHA is required to establish baseline and benchmarks for all MTW initiatives effective with the June 2011 submission of the Year Ten Annual Report. For initiatives approved and implemented prior to MTW Year 10, the baseline was generally determined based on PHA's data as of April 1, 2010. Benchmarks generally reflect production goals for the period beginning April 1, 2010 and beyond. Note that the baseline and benchmarks presented herein do not fully reflect the substantial activity that occurred in prior years; however, this information has previously been reported to HUD in PHA's prior MTW Annual Plans and Reports.

MTW Activity: Neighborhood Development and Revitalization Initiatives

PHA utilizes MTW authority to substantially increase housing choices for residents and applicants. PHA is continuing to implement an ambitious program of new construction, substantial rehabilitation and modernization designed to revitalize PHA public housing developments, replace distressed housing lost to demolition and lack of capital funds, and improve Philadelphia's neighborhoods. The components of this activity are:

- Design Standards - Approved and implemented in Year Three and is ongoing
- Total Development Cost Limits and Housing Cost Caps - Approved and implemented in Year Three and is ongoing
- Streamlined Mixed-Finance Development Process - Approved and implemented in Year Three and is ongoing
- Streamlined Acquisition Process - Introduced in Year Four, but not yet implemented (See Chapter V)
- Strategy for Development - Approved and implemented in Year Four and is ongoing
- Site and Neighborhood Standards – Approved and implemented in Year Three and is ongoing

A. Activities continued from the prior Plan year(s)

The following activities are ongoing:

- Design Standards
- Total Development Cost Limits and Housing Cost Caps
- Streamlined Mixed-Finance Development Process
- Strategy for Development
- Site and Neighborhood Standards

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Design Standards	Creation of energy efficient and environmentally safe affordable housing incorporating market-driven amenities.	# of new units developed	All new units developed after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Develop or rehabilitate up to 400 units over 5 years.	Total # of units developed from 4/1/10 to 3/31/12: 470. This total includes 98 units from Year 10 (see Year 10 Report for details) plus 319 new construction units and 53 substantial rehab units in Year 11 per Table 3.

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Total Development Cost Limits and Housing Cost Caps	Creation of MTW TDC/HCC schedules which reflect construction and development costs in the City of Philadelphia. PHA has conducted studies to document the need for revised TDC/HCC schedules in order to reflect local costs. PHA will periodically update this information and submit to HUD when modifying the schedules.	# of new units developed	All new units developed after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Develop or rehabilitate up to 400 units over 5 years.	Total # of units developed from 4/1/10 to 3/31/12: 470. This total includes 98 units from Year 10 (see Year 10 Report for details) plus 319 new construction units and 53 substantial rehab units in Year 11 per Table 3
Streamlined Mixed-Finance Development Process	Streamlined administrative functions, maximized management efficiencies and implemented less onerous reporting functions, such as tax-credit compliance etc.	Length of time from funding award to project closing	PHA will identify a baseline for this in the coming months based on industry average closing times.	Reduce closing times by 15% over industry average.	TBD
Strategy for Development	Ability to quickly address the need for emergency demolition through streamlined demolition approval process.	Time to process emergency demolition applications	The average time for processing is approximately 120 days.	Reduce average processing time by 30 days, i.e. complete processing in 90 days	PHA submitted 5 requests for emergency demolition approval to HUD in the Plan year, all for properties previously approved by HUD for disposition. Demo approvals were received in 90 days or less.
Alternate Site and Neighborhood Standards	Creation of new affordable housing units which reflect neighborhood conditions in Philadelphia and are consistent with PHA's development strategy	# of new units developed that meet PHA's defined MTW Site and Neighborhood Standards	All new units developed after April 1, 2010 that meet PHA's defined MTW Site and Neighborhood Standards will be counted. The baseline as	Develop or rehabilitate up to 400 units over 5 years that meet PHA's MTW Site and Neighborhood Standards	Total # of units developed from 4/1/10 to 3/31/12 that meet PHA's MTW Site and Neighborhood Standards is 470. This total includes 98 units from Year 10

Components	Impact	Metric	Baseline	Benchmark	Outcomes
			of April 1 is assumed to be zero.		(see Year 10 Report for details) plus 319 new construction units and 53 substantial rehab units in Year 11 per Table 3.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

N/A

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver
Design Standards	Attachment C, Section C (12)	Sec. 4, 5 and 9 of 1937 Act 24 CFR §§ 941.202, 941.203, 941.401, & 941.403
Total Development Cost Limits and Housing Cost Caps	Attachment C, Section C (16)	Sec. 6(b) of 1937 Act 24 CFR § 941.306
Streamlined Mixed-Finance Development Process	Attachment C, Section C(7)(a) Attachment D, Section III (A)(I)	Sec. 4, 5, 9, 24, 32, and 35 of 1937 Act 24 CFR § 941
Strategy for Development	Attachment C, Section B(1); Attachment D, Section II (A) and	Sec. 8 and 9 of 1937 Act 24 CFR §§ 905, 941, 982, & 990
Alternate Site and Neighborhood Standards	Attachment C, Section D(7)(c) Attachment D, Section III(B)(2)	24 CFR §§ 941.202(b)-(d) & 983.57

The above MTW waivers have been essential to PHA's ability to develop high-quality, new and rehabilitated public housing units in a cost-effective and efficient manner, using standards and data that reflects the local Philadelphia housing market. Housing choices within PHA's portfolio have been substantially increased and improved.

MTW Activity: Service Enriched Housing for Seniors and People with Disabilities

PHA is collaborating with the Commonwealth of Pennsylvania and other local providers to develop and implement a range of service-enriched housing options for seniors and people with disabilities. The components of this activity are:

- Assisted Living – Introduced in Year Eight, but not implemented due to lack of available state and other funding (See Chapter V)
- Adult Day Care – Approved and implemented in Year Ten and is ongoing
- LIFE Programs – Approved and implemented in Year Six and is ongoing
- Nursing Home Transition – Approved and implemented in Year Nine and is ongoing
- Accessible Unit Retrofitting and Development – Approved and implemented in Year Nine and is ongoing
- Definition of Elderly – Approved and implemented in Year Three and is ongoing

A. Activities continued from the prior Plan year(s)

The following activities are ongoing:

- Adult Day Care
- LIFE Programs
- Nursing Home Transition
- Accessible Unit Retrofitting and Development
- Definition of Elderly

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Adult Day Care	Provision of care and companionship to seniors who require assistance with Activities of Daily Living and or supervision during the day. The program provides alternative care that enhances self-esteem and encourages socialization.	# of eligible elderly participants served	All participants served after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Overall capacity is 52 clients. A benchmark of serving 50% of capacity (26 clients) is established for first year operations; 75% of capacity (39 clients) for second year; and 95% or greater of capacity (49 clients) for the third and subsequent years.	From 4/1/11 to 3/31/12: 43 participants served, i.e. 83% of capacity. From 4/1/10 to 3/31/11: 33 participants served, i.e. 63% of capacity.
LIFE Programs	Individualized approach to provision of healthcare and social services to qualified seniors. The program delivers all needed medical, supportive services, and entire continuum of care and services to	# of eligible PHA elderly residents served at LIFE sites	All PHA resident participants served after April 1, 2010 will be counted. The baseline as of April 1 is assumed	For first year of tracking, 10% (n=135) of potential enrollees (n=1,356) will be PHA residents. Starting in third year of tracking, 15% (n=203) of enrollees will be PHA residents.	As of March 31 2012, 135 PHA residents were enrolled in LIFE programs, which represents 10% of enrollees.

Components	Impact	Metric	Baseline	Benchmark	Outcomes
	seniors with chronic care needs.		to be zero.		This is a 6 person increase over the prior year enrollment reported in the Year 10 Annual Report.
Nursing Home Transition	Development of new housing opportunities for persons transitioning out of nursing homes, increase access to affordable housing and enhance independent living for both seniors and for non-elderly disabled households.	# of eligible elderly/disabled participants leased up	All new participants served after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Lease up 75 participants over a 2-year period	As of 3/31/12: 94 participants leased up.
Accessible Unit Retrofitting and Development	Development of new accessible units and retrofitting of existing units to make additional housing opportunities available to people with disabilities and otherwise comply with Attachment E to MTW Agreement.	# of accessible units	All new units developed or retrofitted after December 31, 2008. The baseline as of that date is assumed to be zero.	152 units annually	From 4/1/11 to 3/31/12: 152 units completed.
Definition of Elderly	Modify the definition of elderly to include individuals/families age 55 to 61 years, as well as 62 and older	# of eligible elderly participants served; track number aged 55-61 years	All new participants served after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Occupy 100% of designated elderly units with eligible elderly families. PHA has 2,156 units approved by HUD for elderly designation.	As of 3/31/12: 2,156 or 100% of designated units are occupied by families that meet PHA's MTW definition of elderly.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Listed below are authorizations that are utilized in implementation of this initiative.

Activity	Authorization	MTW Waiver
Adult Day Care	Attachment C, Section B(1); Attachment C, Section C (2) & (10); Attachment D, Section II (A)	Sec. 3, 6, 7, 8, 9, 16 & 31 of 1937 Act 24 CFR §§ 945 subpart C, 960 subparts B, D, E & G, 982 & 990
LIFE Programs	Attachment C, Section B(1); Attachment C, Section C (2) & (10); Attachment D, Section II (A)	Sec. 3, 6, 7, 8, 9, 16 & 31 of 1937 Act 24 CFR §§ 945 subpart C, 960 subparts B, D, E & G, 982 & 990
Nursing Home Transition	Attachment C, Section B(1); Attachment C, Section C (2) & (10); Attachment D, Section II (A)	Sec. 3, 6, 7, 8, 9, 16 & 31 of 1937 Act 24 CFR §§ 945 subpart C, 960 subparts B, D, E & G, 982 & 990
Accessible Unit Retrofitting and Development	Attachment D, Section II (A) (2), Attachment E	Sec. 8 and 9 of 1937 Act
Definition of Elderly	Attachment C, Section B (3)	Sec. 3(b)(3) & (G) of 1937 Act 24 CFR § 5.403

The above MTW authorizations and waivers have enabled PHA to develop programs that increase the housing options, services, and resources to seniors, who are able to age in place, and persons with disabilities.

MTW Activity: Simplification and Streamlining of Rent, Recertification and Inspection Processes for Public Housing and HCV

PHA is implementing a series of initiatives in the public housing and HCV programs designed to streamline administrative processes, reduce paperwork burdens on residents, and encourage families to work and increase their incomes. The components of this activity are:

- Two and Three-Year Recertification – Approved and implemented in Year Three and is ongoing
- Ceiling Rents – Approved and implemented in Year Three and is ongoing
- Rent Calculation Method – Approved and implemented in Year Three and is ongoing
- Payment Standards – Approved and implemented in Year Seven and is ongoing
- Reasonable Rent – Approved and implemented in Year Seven and is ongoing
- Property Specific Rent Policies – Approved and implemented in Year Six and is ongoing
- Community Service – Approved and implemented in Year Ten and is ongoing
- Utility Allowances – Introduced in Year Eight, but not implemented (See Chapter V)
- HCV HQS Enforcement – Approved and implemented in Year Three, but has been discontinued (See Chapter V)
- Service Orders – Approved and implemented in Year Eight but discontinued in Year 11 in response to HUD comments. PHA no longer utilizes MTW flexibility in its service order policies.

A. List activities continued from the prior Plan year(s)

The following activities are ongoing:

- Two and Three-Year Recertification
- Ceiling Rents
- Rent Calculation Method
- Payment Standards
- Community Service Policies
- Reasonable Rent
- Property Specific Rent Policies

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Two and Three-year Recertification	Reduced administrative and paperwork burdens on staff and residents and overall reduction in amount of time to process recertifications. Note that PHA	Cumulative reductions in annual processing time based on all rent simplification activities	Processing time for recertification, rent calculation and related activities is estimated at approximately 2 hours per participant. Total processing time if	Reduction in processing time by 25% (n=14,025) over annual recertification process. The estimated processing time without this initiative	PHA estimates that approximately 14,025 staff hours are saved annually through the rent simplification process. (Estimated at approximately \$361,000 per year.) Savings help to fund economic self sufficiency and related

Components	Impact	Metric	Baseline	Benchmark	Outcomes
	continues to inspect all units annually and upon request.		done annually is estimated to be 56,100 hours (2 hours X 28,055 recertifications).	is 56,100 staff hours.	support activities.
Ceiling Rents	By utilizing a "cap" or maximum rent for higher income families, PHA promotes income mixing at its developments. Note that PHA is currently re-evaluating the efficacy and impact of this activity.	# of residents at ceiling rents	All ceiling rents processed after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Ceiling rent levels correctly calculated for greater than 98% of residents electing this option.	As of 3/31/12, 502 conventional/scattered site residents and 37 PAPMC residents elected ceiling rents, and all rents were calculated correctly per PHA policy.
Rent Calculation Method	Reduced administrative and paperwork burdens on staff and residents and overall reduction in amount of time to process recertifications.	Cumulative reductions in annual processing time based on all rent simplification activities	Processing time for recertification, rent calculation and related activities is estimated at approximately 2 hours per participant. Total processing time if done annually is estimated to be 56,100 hours (2 hours X 28,055 recertifications).	Reduction in processing time by 25% over annual recertification process	See note above in Two and Three-Year Recertifications.
Payment Standards	Reduced administrative and paperwork burdens on staff and residents.	Cumulative reductions in annual processing time based on all rent simplification activities	Processing time for recertification, rent calculation and related activities is estimated at approximately 2 hours per participant. Total processing time if done annually is estimated to be 56,100 hours. (2 hours X 28,055 recertifications).	Reduction in processing time by 25% over annual recertification process	See note above in Two and Three-Year Recertifications.
Community Service Policies	Reduced administrative and paperwork	Reductions in annual processing	Processing time for recertification,	Reduction in processing time by 25%	See note above in Two and Three-Year Recertifications.

Components	Impact	Metric	Baseline	Benchmark	Outcomes
	burdens on staff and residents.	time	rent calculation and related activities is estimated at approximately 2 hours per participant. Total processing time if done annually is estimated to be 56,100 hours (2 hours X 28,055 recertifications).	over annual recertification process	
Reasonable Rent	Reduced administrative and paperwork burdens on staff and residents.	Reductions in annual processing time	Processing time for recertification, rent calculation and related activities is estimated at approximately 2 hours per participant. Total processing time if done annually is estimated to be 56,100 hours (2 hours X 28,055 recertifications).	Reduction in processing time by 25% over annual recertification process	See note above in Two and Three-Year Recertifications.
Property Specific Rent Policies	Reduced administrative and paperwork burdens on staff and residents.	Reductions in annual processing time	Processing time for recertification, rent calculation and related activities is estimated at approximately 2 hours per participant. Total processing time if done annually is estimated to be 56,100 hours (2 hours X 28,055 recertifications).	Reduction in processing time by 25% over annual recertification process	See note above in Two and Three-Year Recertifications.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective
N/A

D. Identify any new indicators if benchmarks or metrics have been revised
N/A

E. Describe revisions if data collection methodology has changed

PHA will work to identify improved methods to track dollar savings for efficiency measures.

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Listed below are authorizations that are utilized in implementation of this initiative.

Activity	Authorization	MTW Waiver
Two and Three-year Recertification	Attachment C, Section C (4) & D (1) (c) Attachment D, Section II (E)	Sec. 3(a)(1) & 3(a)(2) & 8(o)(5) of 1937 Act 24 CFR §§ 960.257, 966.4 & 982.516
Ceiling Rents	Attachment D, Section II (D)	24 CFR § 960.253
Rent Calculation Method	Attachment D, Section II (D)	24 CFR § 5.611 & 960.253
Payment Standards	Attachment C, Section D (2)(c)	Sec. 8(o)(10) of 1937 Act 24 CFR § 982.507
Reasonable Rent	Attachment C, Section D (2)(a)	Sec. 8(o)(1), (2), (3), (10) & (13)(H)-(I) of 1937 Act 24 CFR §§ 982.503, 982.508, & 982.518
Property Specific Rent Policies	Attachment C, Section D (2)(a)	Sec. 8(o)(1), (2), (3), (10) & (13)(H)-(I) of 1937 Act 24 CFR §§ 982.503, 982.508, & 982.518

The MTW authorizations and waivers above create administrative efficiencies that enable PHA to target its resources in an efficient and effective manner, thereby providing better services and housing to PHA clients and landlords.

MTW Activity: HCV Program Participation

To encourage family economic self-sufficiency, PHA has implemented a number of requirements for participation in its local HCV Program in addition to the standard regulatory eligibility provisions. The components of this activity are:

- Term Limits – Approved and implemented in Year Three, but discontinued pursuant to the Year 12 Annual Plan.
- Moving to Work Family Agreement Addendum – Approved and implemented in Year Three and is ongoing.
- Family Economic Development Action Plan – Approved and implemented in Year Three and is ongoing
- Tenant Responsibility Training – Approved and implemented in Year Three and is ongoing. This training has been incorporated in the tenant briefing session

A. List activities continued from the prior Plan year(s)

All the activities listed above are still ongoing except for Term Limits which has been discontinued.

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Moving to Work Family Agreement Addendum (MTWFAA)	Enhance compliance with HCV program rules and regulations	% of participants that signed the MTW Agreement	All participants after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	98% or greater of MTW participants sign MTWFAA	As of 3/31/12 11,310 participants have signed the MTW Agreement which represented 100% of eligible participants. 969 Agreements were signed this fiscal year. This exceeded the 98% benchmark.
Family Economic Development Action Plan	Increase the number of non-working households that are moving towards self-sufficiency	% of participants referred to, enrolled in, graduating from educational, employment or other self sufficiency programs including Community Partner programs	All participants processed after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	2,000 referrals or more annually (subject to funding availability); 500 program enrollments annually; greater than 50% graduation rate	In FY 2012, there were 2,693 referrals, 1,101 enrollments, 520 graduates from the various programs and 87 direct placements.
Tenant Responsibility Training	Enhance compliance with HCV program rules and	% of clients that participated in the training at initial lease-up and	All participants processed after April 1, 2010 will be counted. The	98% or greater of clients participate in training	In FY 2012, 1,542 clients (new lease up and moves) participated in the

Components	Impact	Metric	Baseline	Benchmark	Outcomes
	regulations	moves	baseline as of April 1 is assumed to be zero.		training. This represents 100% of new lease up and move clients.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective
For the Family Economic Development Action Plan, PHA exceeded the annual benchmarks for referrals and enrollments; however, the graduation benchmark of 50% or greater was not achieved. PHA achieved a 47.2% graduation rate. PHA will continue to work with its partners to improve services and increase graduation rates.

D. Identify any new indicators if benchmarks or metrics have been revised
N/A

E. Describe revisions if data collection methodology has changed
N/A

F. New authorizations used
No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver
Moving to Work Family Agreement Addendum (MTWFAA)	Attachment C, Section D(3)(b); Attachment D, Section IV (A)(d)	24 CFR § 982, subpart E
Family Economic Development Action Plan	Attachment C, Section D (3)(b); Attachment D, Section IV (A)(d)	24 CFR § 982, subpart E
Tenant Responsibility Training	Attachment D, Section IV (A)(2)(e)	24 CFR § 982.301

The above MTW authorizations and waivers enable PHA to create program requirements that facilitate resident self-sufficiency and improve their ability to be good tenants and neighbors.

MTW Activity: Unit Based Leasing and Development Program

Expanding the supply of affordable housing in Philadelphia continues to be a major objective of the PHA MTW demonstration program. Under PHA's Unit-Based Voucher Program ("UBV" or the "Unit-Based Program"), PHA negotiates contracts with for-profit and nonprofit private sector housing providers for unit-basing.

A. List activities continued from the prior Plan year(s)

Unit Based Leasing and Development Program – Approved and implemented in Year Three and is ongoing

B. Impact of the activity compared against the proposed benchmarks and metrics

Component	Impact	Metric	Baseline	Benchmark	Outcomes
Unit-Based Leasing and Development Program	Increased housing choices to eligible low income households.	# of Unit-Based Units	As of 3/31/2010: 1,657 units under contract	Increase # of units by 500 over 5 years	As of 3/31/12: 1,787 units under contract. This represents a slight decrease of 8 units over the prior year; however, it represents an increase of 130 over the baseline.

C. Provide a narrative explanation if benchmarks were not achieved or the activity was determined ineffective

PHA established a five year benchmark for this initiative of increasing the number of units by 500. Over the past two years, a total of 130 additional units have been added when factoring in various contract terminations, etc. PHA has issued an RFP for additional units which should help to increase the overall unit total in the coming year.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver
Unit-Based Leasing and Development Program	Attachment D, Section IV (B); Attachment C, Section D (1) (a), (e)- (g), D(2), (a)-(c), D (3), D (4), D (6) & D (7)	Section 8(o)(13) 24 CFR 983 subparts A, B, D, E, F, G, H

The MTW authorizations and waivers used for the unit-based leasing program enable PHA to develop project-based requirements that reflect local needs, thereby increasing housing opportunities for low-income families. They also create administrative efficiencies.

MTW Activity: Comprehensive Self Sufficiency, Homeownership and Family Supportive Services for Residents

A primary objective of PHA's MTW demonstration program is to support resident economic self-sufficiency including expanding the number of public housing and voucher participants who become first-time homebuyers. Building on its existing network of social service programs and partners, PHA will continue to operate an MTW Family Program. PHA will continue to expand the existing network of collaborative working relationships with other local service providers, arrange for the provision of services to family members and develop and implement new and innovative programs to bridge identified service gaps. Participating families will receive case management and other support services during the term of their agreement, including housing-related services and other incentives to encourage continued participation in the Family Support Program. The components of this activity are:

- Service Coordination – Approved and implemented in Year Four and is ongoing
- Self Sufficiency Offices and Community Centers – Approved and implemented in Year Four and is ongoing
- Community Partners - Approved and implemented in Year Four and is ongoing
- Affordable Homeownership - Approved and implemented in Year Four and is ongoing

A. List activities continued from the prior Plan year(s)

All the activities listed above are ongoing.

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Service Coordination	Increased number of PHA residents enrolled in educational, employment, training, health, homeownership, recreational, cultural and social services programs.	# of referrals, # of enrollments, # of graduates and # of direct placements	As of 3/31/10: There were 1,205 referrals, 827 enrollments, 527 graduates from the various programs and 106 direct placements.	To increase all four metrics by 10% annually, subject to funding availability	As of 3/31/12: There were 7,261 referrals, 5,768 enrollments, 4,057 graduates from the various programs and 78 direct placements. PHA attributes the success in exceeding established benchmarks to the strength of the working relationships between PHA staff and Community Partner training/educational providers. Also, PHA implemented an extensive outreach plan for its Homeownership educational events, and provided a new program for technology training. Note that PHA will review and potentially revise these benchmarks in the coming year.

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Self Sufficiency Offices and Community Centers	Increased number of community center-based events for residents that emphasize education, nutrition, health, access to community resources and job assistance.	# of events, # of attendees	As of 3/31/10; events baseline is 43; attendees baseline is 785.	To increase both metrics by 10% annually subject to funding availability	As of 3/31/12: PHA conducted 984 events which were attended by 15,361 attendees. These figures dramatically exceeded PHA's benchmarks.
Community Partners	Provision of expanded supportive services to PHA households and enhancement of employment and training opportunities to HCV and public housing households to assist households in obtaining living wage jobs.	# of referrals, # of enrollments, # of graduates and # of direct placements	As of 3/31/10: There were 1,205 referrals, 827 enrollments, 527 graduates from the various programs and 106 direct placements	To increase all four metrics by 10% annually subject to funding availability	As of 3/31/12: There were 1,459 referrals, 384 enrollments, 302 graduates from the various programs and 57 direct placements. These numbers reflect the impact of our delay in renewing and acquiring new contracts for our Community Partners Program. PHA released new RFPs for partners early in the FY with new career targets and new requirements for partners. The review and approval process took a majority of the FY, and resulted in approximately 6 months with no active partners. This delay was warranted, as it allowed PHA to identify new partners with proven track records, in new targeted areas which were aligned to market forces, and also allowed all our partners now to be on performance based contracts. As such, we are already beginning to see increased graduation results, and placement results, which should continue into the next FY.
Affordable Homeownership	Increased number of	# of participants	All new homeowners	Additional 25 homeowners	From 4/1/11 to 3/31/12: 48 participants became

Components	Impact	Metric	Baseline	Benchmark	Outcomes
	MTW Family Program participants who became homeowners, expanded housing choices for low-income participants, and contributed to neighborhood stabilization through increased homeownership.	who became homeowners	after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	annually	homeowners. Of this total, 35 homeowners came from PHA's HCV Homeownership program; 2 homeowners came from PHA's 5-h sales program; 10 sales from MLK Plaza; and, 1 resale of a re-possessed unit.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective
N/A

D. Identify any new indicators if benchmarks or metrics have been revised
N/A

E. Describe revisions if data collection methodology has changed
N/A

F. New authorizations used
No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver
Service Coordination	Attachment C, Section B(1) & D(3)(b); Attachment D, Section IV (A)(1)(d)	Sec. 8 & 9 of the 1937 Act 24 CFR § 982, subpart E
Self Sufficiency Offices and Community Centers	Attachment C, Section B(1) & D(3)(b); Attachment D, Section IV (A)(1)(d)	Sec. 8 & 9 of the 1937 Act 24 CFR § 982, subpart E
Community Partners	Attachment C, Section B(1) & D(3)(b); Attachment D, Section IV (A)(1)(d)	Sec. 8 & 9 of the 1937 Act 24 CFR § 982, subpart E
Affordable Homeownership	Attachment C, Section B(1) & D(8)(a); Attachment D, Section III (B)(1)	Sec. 4, 5, 8, 9, 24, 32, & 35 of the 1937 Act 24 CFR 941

The MTW authorizations and waivers described above enable PHA to create programs and requirements that improve self-sufficiency and homeownership rates among clients. Clients obtain life skills and training that better prepares them for tenancy, homeownership, and economic self-sufficiency.

MTW Activity: Increase Housing Opportunities for the Homeless

PHA is collaborating with the City of Philadelphia to provide a range of housing opportunities for homeless individuals and families as part of the ten-year Blueprint to End Homelessness Program. The components of this activity are:

- Blueprint/Good Neighbors Make Good Neighborhoods – Approved and implemented in Year Three and is ongoing
- Transitional Housing Facilities – Introduced in Year Six, but not yet implemented (See Chapter V)

A. List activities continued from the prior Plan year(s)

Blueprint/Good Neighbors Make Good Neighborhoods initiative is ongoing

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Blueprint/Good Neighbors Make Good Neighborhoods	Reduce number of homeless persons located in the Philadelphia area	# of homeless households housed in HCV/PH	All participants under lease after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	To house 500 homeless households annually during the course of the program	For the period 4/01/12 to 3/31/12: In total, 275 homeless households were provided housing.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

PHA has established an annual goal of housing 500 homeless households through the Blueprint program. While PHA has largely met this annual goal since inception of the program, the number of homeless households served was fewer for FY 2012 due to lower than projected attrition/turnover in PHA units, and the need to use available units to house relocated public housing residents from Norris Homes and Paschall Apartments. Norris Homes is still under construction, while Paschall was completed during FY 2012. PHA remains committed to the Blueprint goals and the attainment of target benchmarks in the future, subject to the availability of units.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver
Blueprint/Good Neighbors Make Good Neighborhoods	Attachment C, Section B(1), C(2) & D (3)	Sec. 3, 8, 9, & 16(b) of the 1937 Act 24 CFR §§ 5.603, 5.609, 5.611, 5.628, 960.206, & 982.201

The MTW authorizations and waivers above enabled PHA to work closely with the City of Philadelphia to improve housing opportunities and outcomes for homeless families.

MTW Activity: Streamline the Admissions and Transfer Process

PHA has established a number of MTW policies designed to streamline the admissions and transfer policies for both public housing and HCV programs. The components of this activity are:

- MTW Transfers – Approved and implemented in Year Four and is ongoing
- Restriction on Elective Moves – Approved and implemented in Year Seven and is ongoing

A. List activities continued from the prior Plan year(s)

All the activities listed above are ongoing

B. Impact of the activity, compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
MTW Transfers	To support witness protection activities, domestic violence prevention and other needs	# of transfers between HCV program and public housing	All transfers processed after April 1, 2010 will be counted. The baseline as of April 1, 2010 is assumed to be zero.	No more than 100 transfers annually.	For the year ending 3/31/12: 16 Housing Choice Vouchers were utilized to transfer clients from Public Housing Units to the HCV program.
Restriction on Elective Moves	Reduction in processing times associated with unnecessary elective moves as defined in the MTW Annual Plan and PHA's Administrative Plan.	# of moves per year	All elective moves after April 1, 2010 will be counted. The baseline is 1,489, which is the number of HCV moves processed in the year preceding approval of this initiative, i.e. the period from April 1, 2006 to March 31, 2007.	To reduce # of moves by 25% annually compared to # of moves prior to implementation of the policy, adjusted for changes in the size of the HCV program	For the year ending 3/31/12: 1,266 total moves occurred compared to 880 in the prior fiscal year and 1,489 in the baseline year. This reflects a 15% decrease in the number of moves from the baseline year.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

N/A

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver
MTW Transfers	Attachment C, Section D (4) & C (1)	Sec. 6(r) and 8(o) of the 1937 Act 24 CFR §§ 903.7, 960 subpart B, 982 subpart E, & 982.305
Restriction on Elective Moves	Attachment D, Section IV(A)(2)(b) & (e)	Sec. 8(o)(7) of the 1937 Act 24 CFR §982.353

The MTW authorizations and waivers above enabled PHA to assist clients in need of expeditious transfers between PHA programs and to create administrative efficiencies by limiting the need for unnecessary, elective moves within the HCV program.

VII. SOURCES AND USES OF FUNDING

A. Budget vs. Actual Sources and Uses of MTW funds

Table 11 provides information on budgeted versus actual sources and uses of MTW funds for Fiscal Year 2012 (MTW Year 11). A narrative description of planned versus actual differences follows the table.

Table 11 – FY 2012 Budget vs. Actual Sources and Uses of MTW Funds

REVENUE (SOURCES)	BUDGET	ACTUALS	VARIANCE
Operating Subsidy	117,825,443	113,495,919	-3.67%
Capital/Replacement Housing Fund	76,043,142	48,436,843	-36.30%
Housing Choice Voucher Program	177,023,352	184,563,302	4.26%
Dwelling Rental Income	23,801,694	23,137,467	-2.79%
Miscellaneous Income	972,098	2,532,794	160.55%
TOTAL REVENUE	395,665,729	372,166,325	-5.94%
EXPENSES USES			
Administrative	33,870,172	39,620,653	16.98%
Tenant Services	997,438	655,940	-34.24%
Utilities	30,255,829	24,837,348	-17.91%
Maintenance	36,939,769	56,243,413	52.26%
Protective Services	5,753,370	5,638,340	-2.00%
General Expense	43,928,515	63,858,414	45.37%
Capital Improvements/Additions/Replacements	982,919	2,575,679	162.04%
Tenant Based Voucher Assistance	126,529,800	112,675,177	-10.95%
Family Programs	8,547,593	6,584,287	-22.97%
Quality of Life Program	978,145	865,131	-11.55%
Management Improvements	10,000,000	5,255,880	-47.44%
Capital Activities	20,500,000	8,272,069	-59.65%
Capital/Replacement Housing Projects	76,043,142	48,436,843	-36.30%
TOTAL EXPENSE	395,326,692	375,519,174	-5.01%
OPERATING INCOME/LOSS	339,037	-3,352,849	
Carryover Reserve*		78,009,161	
Capital Activities Expended from Carryover Reserve		37,231,427	
Adjusted Carryover Reserve		40,777,734	
NET INCOME/(LOSS)	339,037	37,424,885	
<i>*Adjusted Carryover Reserve Balance @ 03/31/2011</i>			

Explanation of Significant Variances: Sources (Budget/Actual)

- Miscellaneous Income – Miscellaneous income increased due to the sale of scattered sites properties during FY 2012.
- Capital/Replacement Fund – Capital/Replacement Fund decreased due to delays on the Queen Lane Redevelopment Project due to historical clearance issues which caused the project to be redesigned. Funds will be allocated in the upcoming fiscal year.

Explanation of Significant Variances: Uses (Budget/Actual)

- Administrative and General Expenses – Administrative (increase of 16.98%) and General Expenses (increase of 45.37%) increased due to the addition of the Human Resources Department, Office of Audit and Compliance and Office of the General Counsel as part of the Recovery Plan, and additional subsidies given to support tax credit site operating costs.
- Utilities – A combination of milder weather conditions and the impact of PHA's recently completed energy improvement projects resulted in a 17.91% decrease over projected utility expenses.
- Maintenance – Maintenance expenses increased by 52% over projected costs due to a greater focus on rehabilitating and maintaining PHA properties.
- Tenant Services – Tenant services expenses decreased by 34.24% due to timing differences for proposed expenditures for tenant supportive services, recreational activities and community activities.
- Family Programs – The variance is due to timing differences for proposed expenditures for tenant supportive services contracts for the Adult Basic Education and GED, Financial Literacy training, Certified Nursing and Apprentice programs.
- Capital/Replacement Fund – Capital/Replacement Fund decreased due to delays on the Queen Lane Redevelopment Project due to historical clearance issues which caused the project to be redesigned. Funds will be allocated in the upcoming fiscal year.
- Management Improvement– The variance is due to the reallocation of funds to support the focus on rehabilitating and maintaining PHA properties.

B. Budget vs. Actual Sources and Uses of State or Local funds

Table 12 provides information on FY 2012 budgeted versus actual sources and uses of state and local funds.

Table 12 – FY 2012 Budget vs. Actual Sources and Uses of State and Local Funds

REVENUE (SOURCES)	BUDGETED	ACTUALS	VARIANCE
Summer Food Program	\$107,779	\$127,547	18.34%
Housing Coordinator Initiative	296,160	126,113	-57.42%
Tenant Based Rental Assistance	1,069,110	519,730	-51.39%
TOTAL REVENUE	\$1,473,049	\$773,391	-47.50%
EXPENSES (USES)			
Administrative and General	\$403,939	\$253,661	-37.20%
Housing Assistance Payments	1,006,560	457,180	-54.58%
Administrative Fees	62,550	62,550	0.00%
TOTAL EXPENSE	\$1,473,049	\$773,391	-47.50%
OPERATING INCOME/(LOSS)	\$0	\$0	
Reserve Buildup		\$0	
NET INCOME/(LOSS)	\$0	\$0	

Explanation of Significant Variances: Sources and Uses (Budget/Actual)

Tenant Based Rental Assistance – Revenue was 51% less than projected as a result of reduced leasing under the State-funded program which resulted in lower reimbursements.

C. Central Office Cost Center

This section is not applicable to PHA in light of the Local Asset Management Plan described below.

D. Cost Allocation Plan

Pursuant to its MTW Agreement, PHA has developed a Local Asset Management Plan that describes the agency's cost allocation plan and other technical components of PHA's local asset management strategy. HUD approved PHA's Local Asset Management Plan as part of the MTW Year 11 Annual Plan and prior submissions.

E. Use of Single Fund Flexibility

Under the MTW Program, PHA is authorized to establish an MTW Block Grant budget. PHA's MTW budget focuses on five core areas:

1. Reform of the Housing Choice Voucher Program
2. Revitalization of neighborhoods where PHA residents and PHA-eligible residents reside

3. Development of a Family Program to provide comprehensive self-sufficiency services to eligible residents
4. Establishment of a Quality of Life Program that fosters community values, resident and landlord participation and improved neighborhoods.
5. Establishment of efficient operating procedures and the implementation of cost-savings strategies

Development of annual budgets structured around these core areas allows PHA to further its mission and to deliver services in a more efficient and effective manner. Table 11 above provides detail on the use of single fund flexibility including MTW Activity Vouchers. Specific single fund flexibility line items include:

- Capital Activity funds in the amount of \$8,272,069 were utilized to support various capital and development projects.
- Family Program funds in the amount of \$6,584,287 were utilized 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; Homeownership Programs; Community Relations police units; Community Partners training and educational programs; staffing for the Partnership and Resource Development unit; and other Economic Development and Self-Sufficiency program activities.
- Management Improvement funds in the amount of \$5,255,880 were utilized to support: functional enhancements and training on PHA's Customer Relations Management software systems; functional enhancements, training and program support for Financial Management systems; Data Warehousing initiative; Energy Management initiatives; GPS monitoring program; and other business process improvements and staff training initiatives.
- Quality of Life funds in the amount of \$865,131 were utilized for Lease Enforcement and Section 8 investigation programs.

F. Reserve Balances

Table 13 provides details on PHA's reserve balance as of March 31, 2012.

Table 13 – Operating Reserve Calculation: For Year Ended March 31, 2012

FDS#	Description	Total State / Local Programs	Total Non-MTW Programs	Total MTW	Total PHA- WIDE
111	Cash	\$ 799,714	\$ 2,684,532	\$ 41,780,080	\$ 45,264,326
114	Cash – Tenant Security Deposits	\$ -	\$ -	\$ 796,195	\$ 796,195
120	Total Receivables	\$ 45,631	\$ 3,639,639	\$ 29,579,826	\$ 33,265,096
131	Investments	\$ -	\$ 2,126,920	\$ 49,889,411	\$ 52,016,331
142	Prepaid expenses and other assets	\$ -	\$ -	\$ 12,964	\$ 12,964
144	Inter-program – due from	\$ 719,395	\$ 1,844,618	\$ 56,088,419	\$ 58,652,432
145	Assets held for sale	\$ -	\$ -	\$ -	\$ -
	Total Current Assets	\$ 1,564,740	\$ 10,295,709	\$ 178,146,895	\$ 190,007,344
310	Total Current Liabilities	\$ (728,178)	\$ (8,321,278)	\$ (94,164,426)	\$ (103,213,882)
343	Current Portion of Long Term Debt	\$ -	\$ -	\$ -	\$ -
	Total Operating Reserves	\$ 554,269	\$ 7,390,888	\$ 102,046,775	\$ 109,991,932
Adjustments to HUD Reserve Calculation					
353	PHASI liability	\$ -	\$ -	\$ (4,022,780)	\$ (4,022,780)
353	Worker's comp liability	\$ -	\$ -	\$ (4,114,942)	\$ (4,114,942)
354	Reservation for compensated absences	\$ -	\$ -	\$ (2,031,702)	\$ (2,031,702)
353	PA State escheat liability payable	\$ -	\$ (12,151)	\$ (179,200)	\$ (191,351)
132	MTW Project Reserves Per Agreement for HAP	\$ -	\$ -	\$ (12,034,431)	\$ (12,034,431)
	Total Adjustments to HUD Reserve Calculation	\$ -	\$ (12,151)	\$ (22,383,055)	\$ (22,395,206)
PHA Adjusted Reserve		\$ 554,269	\$ 7,378,737	\$ 79,663,720	\$ 87,596,726
Obligated Funds for Current Capital Projects Under Contract					
	Security Camera/Lights Installation & Upgrade Project	\$ -	\$ -	\$ (7,530,553)	\$ (7,530,553)
	Queen Lane Demolition	\$ -	\$ -	\$ (2,146,705)	\$ (2,146,705)
	Paschall Homes Redevelopment Project	\$ -	\$ -	\$ (1,171,632)	\$ (1,171,632)
	Door Replacements (various sites)	\$ -	\$ -	\$ (423,331)	\$ (423,331)
	Brick Pointing (various sites)	\$ -	\$ -	\$ (25,125)	\$ (25,125)
	Exterior repairs – asphalt/concrete/fencing at various sites	\$ -	\$ -	\$ (999,876)	\$ (999,876)
	Plumbing Upgrades at Johnson Homes	\$ -	\$ -	\$ (1,140,800)	\$ (1,140,800)
	Elevator Replacement/Repair at Fairhill, Harrison, Johnson & Wilson Park	\$ -	\$ -	\$ (5,694,225)	\$ (5,694,225)
		\$ -	\$ -	\$ (19,132,248)	\$ (19,132,248)
PHA Adjusted Reserve		\$ 554,269	\$ 7,378,737	\$ 60,531,472	\$ 68,464,478

VIII. ADMINISTRATIVE

A. Correction/Elimination of Observed Deficiencies

Progress on the correction of observed deficiencies cited in monitoring visits and physical inspections are identified below:

REAC Inspections – For Fiscal Year 2012, 74 sites had REAC inspections performed. The total points scored for the 73 of these sites which had REAC inspections in the previous year were 517 higher, or an average of 7 points per site. These increases are credited to a variety of reasons including a comprehensive REAC training program to familiarize maintenance and management staff with REAC inspection deficiencies. Other reasons include participation from PHA's Advanced Facilities Management department with full site "pre-REAC" inspections at 13 large properties that focused on site, building systems, building exteriors and common areas. In addition, the Operations and Maintenance department conducted "pre-REAC" inspections inside of units in the months preceding REAC and addressed all issues found. A concerted effort between these departments marked a substantial change from the way REAC has been managed in the past.

As follow up to inspections, the Advanced Facilities Management Department, along with PHA's Office of the General Counsel, submitted pre-appeals and appeals for all sites with appealable issues. Addressing actual maintenance, PHA is partially through a large-scale concrete and asphalt replacement project at several of the larger sites. In addition, the entire agency has placed a stronger emphasis on the creation of service orders to immediately address deficiencies in and outside of units.

Specifically, PHA analyzed the total scores for the 28 lowest scoring conventional sites and all 10 scattered site CBMOs. The conventional sites analyzed are as follows:

Southwark Plaza Mixed Finance	Eight Diamonds
Whitehall Apartments	Neumann North
Schuylkill Falls I	West Park Apartments
Abbottsford Homes	Ludlow Scattered Sites Phase III
Queen Lane	Richard Allen Homes
Mantua Phase I	Richard Allen Phase IIIA
Richard Allen Phase IIIB	Tasker I
Mount Olivet	Norris Apartments
Bartram Village	Tasker IB
Spring Garden Mixed Finance	Hill Creek
Johnson Homes	Harrison Plaza
Morton Homes	Germantown House
Collegeview Homes	Wilson Park
Raymond Rosen Manor	Norman Blumberg Apartments

Once the lowest scoring sites were determined, PHA put together a plan to address those areas which point deductions were attributable to so as to eliminate the major point deductions for the next REAC inspection.

Of the 28 sites, PHA determined it would need major concrete work or possibly to contract out concrete work at Bartram Village, Wilson Park, Blumberg and Scattered Sites 908. It was also determined that major window repairs or replacements will be needed at Eight Diamonds, West Park Apartments, Abbottsford Homes and Collegeview Homes. Fencing contracts or major fence replacements will be needed at Scattered Sites 901, 902, 903, 909 and 910 as well as at Ludlow SS Phase III, Hill Creek, Harrison Plaza, Morton Homes and Blumberg. There were various other recommendations at each of the 28 sites that have been or are currently being handled by way of individual site service orders.

PHA believes that the above measures will have a positive impact on future REAC scores.

OIG Audits through 3/31/2012 – PHA's responses to recent OIG audits are available on the HUD OIG website. These include steps PHA has or will take to resolve the audits. As of the end of MTW Year 11, PHA had closed out the OIG's HCV audit, Limited Conflict of Interest audit and was working with HUD and the OIG to resolve findings on Legal Services audit and Rehabilitation of Scattered Sites audit. Various Standard Operating Procedures, Policies and Procedures have been updated/drafted, approved and implemented in response to the OIG audits performed during this reporting period.

HUD Review of PHA's ARRA funded projects - In response to HUD's Review on one of PHA's ARRA funded projects, PHA has implemented policies and procedures to perform Quality Control of compliance with the Davis Bacon Act. Additionally, PHA is in the process of hiring a Wage Compliance Specialist to assist PHA with ensuring commitment to and compliance with Labor Standards requirements for all associated projects.

B. Agency-directed Evaluations

Not applicable. PHA utilizes internal resources to measure and evaluate MTW activities.

C. Performance and Evaluation Report for Capital Fund activities

See attached. As required by HUD Form 50900, PHA has included reports for those Capital Fund grants that are not included in the MTW Block Grant.

D. Certifications

See attached Board Resolution.

Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No.		PA26P00250108		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2011		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report					
Summary by Development Account		Total Estimated Cost		Total Actual Cost			
Line No.		Original	Revised	Revised 2	Obligated	Expended	
1	Total Non-CFP Funds						
2	1406 Operations	10,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
3	1408 Management Improvements	5,975,314	4,907,965	4,907,965	4,907,965	4,907,965	4,907,965
4	1410 Administrative Costs	5,875,025	6,267,853	5,821,893	5,821,893	5,821,893	5,821,893
5	1411 Audit	0	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0	0
7	1430 Fees and Costs	3,800,000	4,957,645	4,231,553	4,231,553	4,231,553	4,231,553
8	1440 Site Acquisition	100,000	0	0	0	0	0
9	1450 Site Improvements	2,302,377	3,094,597	3,071,698	3,071,698	3,071,698	3,071,698
10	1460 Dwelling Structures	16,457,000	20,683,043	21,928,268	21,135,747	20,827,712	20,827,712
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	0	0
12	1470 Non-Dwelling Space	300,000	16,027	16,027	16,027	16,027	16,027
13	1475 Non-Dwelling Equipment	1,405,000	1,910,356	1,879,681	1,879,681	1,879,681	1,879,681
14	1485 Demolition	300,000	2,941	2,941	2,941	2,941	2,941
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495 Relocation	200,000	53,751	52,500	52,500	52,500	52,500
18	1499 Development Activities	500,000	1,362,072	1,343,724	1,343,724	1,343,724	1,343,724
19	1501 Collateralization or Debt Service	12,000,000	11,962,677	11,962,677	11,962,677	11,962,677	11,962,677
20	1502 Contingency						
21	Amount of Annual Grant (Sum of lines 2-20)	59,214,716	58,218,926	58,218,926	57,426,405	57,118,370	57,118,370
22	Amount of Line 21 Related to LBP Activities						
23	Amount of Line 21 Related to Section 504 Compliance						
24	Amount of Line 21 Related to Security - Soft Costs						
25	Amount of Line 21 Related to Security - Hard Costs						
26	Amount of Line 21 Related to Energy Conservation Measures						

Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority										Grant Type and Number Capital Fund Program Grant No: PA26P00250108										2008	
Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments												
HA-Wide					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended												
000	PHA-Wide	Operating Subsidy	1406		10,000,000	3,000,000	3,000,000	3,000,000	3,000,000												
		Total Operating Subsidy Cost			10,000,000	3,000,000	3,000,000	3,000,000	3,000,000												
000	PHA-Wide	Management Improvements PHA Development Staff Manager	1408		115,000	100,719	100,719	100,719	100,719	PHA Development Staff Manager consist of Salaries & Benefits.											
000	PHA-Wide	Police Officers Salaries and Benefits	1408		2,662,514	2,924,074	2,924,074	2,924,074	2,924,074	Police Officers Salaries and Benefits											
000	PHA-Wide	Computer Software Acquisition, Customization, Installation and Program Implementation Training	1408		2,000,000	920,532	920,532	920,532	920,532												
000	PHA-Wide	Apprenticeship Program Field Training	1408		500,000	52,462	52,462	52,462	52,462	PHA provides additional funding through the MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include: preparing public housing residents for entry into approved apprenticeships in various trades.											
000	PHA-Wide	Lobby Monitors: Program to enhance site security.	1408		622,800	910,179	910,179	910,179	910,179	Lobby Monitors consist of Salaries & Benefits.											
000	PHA-Wide	Staff Development	1408		75,000	0	0	0	0	Provide training opportunities for PHA staff.											
		Total Management Improvement Cost			5,975,314	4,907,965	4,907,965	4,907,965	4,907,965												
000	PHA-Wide	Administrative Costs Administrative Salaries and Benefits	1410		5,875,025	6,267,853	5,821,893	5,821,893	5,821,893												
		Total Administrative Cost	1410		5,875,025	6,267,853	5,821,893	5,821,893	5,821,893												
		Fees and Costs																			
000	PHA-Wide	PHA Technical Salaries	1430		500,000	0	0	0	0												
000	PHA-Wide	A&E, Legal and Consultant Services	1430		2,000,000	4,618,670	3,900,661	3,900,661	3,900,661												
000	PHA-Wide	Master Planning	1430		600,000	11,882	11,882	11,882	11,882												
000	PHA-Wide	Physical Needs Assessment	1430		500,000	0	0	0	0												
000	PHA-Wide	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		200,000	2,690	2,690	2,690	2,690	Environmental Issues: LBP Testing and Asbestos Monitoring											
001	Johnson Homes	Environ issues-LBP/asbestos	1430			13,728	13,728	13,728	13,728	Environmental Issues: LBP Testing and Asbestos Monitoring											
004	Scattered Sites	Environ issues-LBP/asbestos	1430			8,804	8,804	8,804	8,804	Environmental Issues: LBP Testing and Asbestos Monitoring											
005	Scattered Sites	Environ issues-LBP/asbestos	1430			0	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring											
012	Scattered Sites	Environ issues-LBP/asbestos	1430			2,657	2,518	2,518	2,518	Environmental Issues: LBP Testing and Asbestos Monitoring											
014	Norris Apartments	Environ issues-LBP/asbestos	1430			8,121	7,424	7,424	7,424	Environmental Issues: LBP Testing and Asbestos Monitoring											
015	Harrison Plaza	Environ issues-LBP/asbestos	1430			6,135	6,135	6,135	6,135	Environmental Issues: LBP Testing and Asbestos Monitoring											
018	Arch Homes	Environ issues-LBP/asbestos	1430			1,548	1,548	1,548	1,548	Environmental Issues: LBP Testing and Asbestos Monitoring											
020	Spring Garden Apartments	Environ issues-LBP/asbestos	1430			197,407	196,988	196,988	196,988	Environmental Issues: LBP Testing and Asbestos Monitoring											

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Capital Fund Program Grant No:		PA26P00250108		2008	
Development Number/ Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
024	Queen Lane Apartments	Environ issues-LBP/asbestos	1430			3,880	3,880	3,880	Environmental Issues: LBP Testing and Asbestos Monitoring
025	Scattered Sites	Environ issues-LBP/asbestos	1430			423	423	423	Environmental Issues: LBP Testing and Asbestos Monitoring
029	Hill Creek	Environ issues-LBP/asbestos	1430			1,979	1,979	1,979	Environmental Issues: LBP Testing and Asbestos Monitoring
031	Bertram Village	Environ issues-LBP/asbestos	1430			844	844	844	Environmental Issues: LBP Testing and Asbestos Monitoring
032	Oxford Village	Environ issues-LBP/asbestos	1430			1,703	1,703	1,703	Environmental Issues: LBP Testing and Asbestos Monitoring
034	Whitehall Apartments	Environ issues-LBP/asbestos	1430			515	515	515	Environmental Issues: LBP Testing and Asbestos Monitoring
035	Haddington Homes	Environ issues-LBP/asbestos	1430			40,951	40,951	40,951	Environmental Issues: LBP Testing and Asbestos Monitoring
039	West Park Apartments	Environ issues-LBP/asbestos	1430			14,313	8,275	8,275	Environmental Issues: LBP Testing and Asbestos Monitoring
046	Heverford Homes	Environ issues-LBP/asbestos	1430			0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring
049	Morton Homes	Environ issues-LBP/asbestos	1430			4,806	4,434	4,434	Environmental Issues: LBP Testing and Asbestos Monitoring
060	Scattered Sites	Environ issues-LBP/asbestos	1430			419	419	419	Environmental Issues: LBP Testing and Asbestos Monitoring
069	Scattered Sites	Environ issues-LBP/asbestos	1430			3,819	3,819	3,819	Environmental Issues: LBP Testing and Asbestos Monitoring
080	Scattered Sites	Environ issues-LBP/asbestos	1430			4,069	3,790	3,790	Environmental Issues: LBP Testing and Asbestos Monitoring
081	Scattered Sites	Environ issues-LBP/asbestos	1430			1,510	1,510	1,510	Environmental Issues: LBP Testing and Asbestos Monitoring
085	Scattered Sites	Environ issues-LBP/asbestos	1430			1,676	1,676	1,676	Environmental Issues: LBP Testing and Asbestos Monitoring
088	Scattered Sites	Environ issues-LBP/asbestos	1430			1,935	1,935	1,935	Environmental Issues: LBP Testing and Asbestos Monitoring
091	Scattered Sites	Environ issues-LBP/asbestos	1430			1,258	1,258	1,258	Environmental Issues: LBP Testing and Asbestos Monitoring
092	Scattered Sites	Environ issues-LBP/asbestos	1430			1,155	1,155	1,155	Environmental Issues: LBP Testing and Asbestos Monitoring
093	Westpark Plaza	Environ issues-LBP/asbestos	1430			473	473	473	Environmental Issues: LBP Testing and Asbestos Monitoring
097	Scattered Sites	Environ issues-LBP/asbestos	1430			140	140	140	Environmental Issues: LBP Testing and Asbestos Monitoring
		Total Professional Services Costs and Fees			3,800,000	4,957,645	4,231,553	4,231,553	
		Site Acquisition							
000	PHA-Wide	Acquire properties below TDC	1440		100,000	0	0	0	0
		Total Site Acquisition Costs			100,000	0	0	0	0
		PHA-Wide Site Improvements							

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Capital Fund Program Grant No:		PA26P00250108		2008	
Development Number/ Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
000 PHA-Wide	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	250,000	0	0	0	0
001 Johnson Homes	700174	504 Site Improvements	1450			22,722	22,722	22,722	504 Exterior Improvements, Ramps, Exterior Glides
003 Richard Allen	700174	504 Site Improvements	1450			5,268	5,268	5,268	504 Exterior Improvements, Ramps, Exterior Glides
004 Scattered Sites	700174	504 Site Improvements	1450			45,170	41,845	41,845	504 Exterior Improvements, Ramps, Exterior Glides
005 Scattered Sites	700174	504 Site Improvements	1450			870	870	870	504 Exterior Improvements, Ramps, Exterior Glides
010 Raymond Rosen	700174	504 Site Improvements	1450			11,792	11,792	11,792	504 Exterior Improvements, Ramps, Exterior Glides
012 Scattered Sites	700174	504 Site Improvements	1450			24,288	24,195	24,195	504 Exterior Improvements, Ramps, Exterior Glides
013 Wilson Park - Sen	700174	504 Site Improvements	1450			16,925	16,345	16,345	504 Exterior Improvements, Ramps, Exterior Glides
014 Norris Apartments	700174	504 Site Improvements	1450			10,936	10,936	10,936	504 Exterior Improvements, Ramps, Exterior Glides
015 Harrison Plaza	700174	504 Site Improvements	1450			4,058	4,058	4,058	504 Exterior Improvements, Ramps, Exterior Glides
023 Liddoufield Home	700174	504 Site Improvements	1450			5,765	5,540	5,540	504 Exterior Improvements, Ramps, Exterior Glides
024 Queen Lane Apart	700174	504 Site Improvements	1450			1,086	1,086	1,086	504 Exterior Improvements, Ramps, Exterior Glides
029 Hull Creek	700174	504 Site Improvements	1450			13,698	13,697	13,697	504 Exterior Improvements, Ramps, Exterior Glides
032 Oxford Village	700174	504 Site Improvements	1450			26,838	25,602	25,602	504 Exterior Improvements, Ramps, Exterior Glides
035 Haddington Home	700174	504 Site Improvements	1450			11,531	11,531	11,531	504 Exterior Improvements, Ramps, Exterior Glides
049 Morton Homes	700174	504 Site Improvements	1450			34,376	34,153	34,153	504 Exterior Improvements, Ramps, Exterior Glides
050 Blumberg Apts	700174	504 Site Improvements	1450			6,650	6,650	6,650	504 Exterior Improvements, Ramps, Exterior Glides
061 Paschall Apartments	700174	504 Site Improvements	1450			530	530	530	504 Exterior Improvements, Ramps, Exterior Glides
065 College View	700174	504 Site Improvements	1450			6,875	6,875	6,875	504 Exterior Improvements, Ramps, Exterior Glides
069 Scattered Sites	700174	504 Site Improvements	1450			54,201	53,889	53,889	504 Exterior Improvements, Ramps, Exterior Glides
080 Scattered Sites	700174	504 Site Improvements	1450			9,293	9,293	9,293	504 Exterior Improvements, Ramps, Exterior Glides
081 Scattered Sites	700174	504 Site Improvements	1450			4,609	4,609	4,609	504 Exterior Improvements, Ramps, Exterior Glides
085 Scattered Sites	700174	504 Site Improvements	1450			11,839	11,654	11,654	504 Exterior Improvements, Ramps, Exterior Glides

Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority									
Grant Type and Number: Capital Fund Program Grant No: PA26P00250108									
Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
088	Scattered Sites	504 Site Improvements	1450			19,322	19,024	19,024	19,024
091	Scattered Sites	504 Site Improvements	1450			3,465	3,465	3,465	3,465
092	Scattered Sites	504 Site Improvements	1450			18,355	18,355	18,355	18,355
097	Scattered Sites	504 Site Improvements	1450			5,008	4,268	4,268	4,268
114	Gladys B Jacobs	504 Site Improvements	1450			3,369	3,369	3,369	3,369
135	Scattered Sites - 117 H	504 Site Improvements	1450			10,824	10,634	10,634	10,634
000	PHA-Wide	Underground Storage Tank Removal & Inspections	1450	Varies	50,000				removal/inspection of underground tanks.
000	PHA-Wide	PCB Removal & Disposal	1450	Varies	30,000				PCB Removal & Disposal
000	PHA-Wide	Install Back Flow Preventors	1450	4 sites	50,000				Install Back Flow Preventors
000	PHA-Wide	Landscaping including Tree Trimming/Tree Removal	1450	Varies	100,000				Landscaping including Tree Trimming/Tree Removal
000	PHA-Wide	Asphalt/Paving	1450	Varies	0	0	0	0	0
001	Johnson Homes	Asphalt/Paving	1450			23,335	23,335	23,335	asphalt repair/replacement of driveways
013	Wilson Park - Sen	Asphalt/Paving	1450			9,810	9,810	9,810	asphalt repair/replacement of driveways
015	Harrison Plaza	Asphalt/Paving	1450			7,285	7,285	7,285	asphalt repair/replacement of driveways
020	Spring Garden Ap	Asphalt/Paving	1450			36,155	36,155	36,155	asphalt repair/replacement of driveways
030	Abbottford Home	Asphalt/Paving	1450			35,555	35,555	35,555	asphalt repair/replacement of driveways
031	Barran Village	Asphalt/Paving	1450			71,935	71,935	71,935	asphalt repair/replacement of driveways
034	Whitehall Apartm	Asphalt/Paving	1450			16,295	16,295	16,295	asphalt repair/replacement of driveways
035	Haddington Home	Asphalt/Paving	1450			30,460	30,460	30,460	asphalt repair/replacement of driveways
042	Champlott Homes	Asphalt/Paving	1450			7,285	7,285	7,285	asphalt repair/replacement of driveways
049	Morton Homes	Asphalt/Paving	1450			21,760	21,760	21,760	asphalt repair/replacement of driveways
000	PHA-Wide	Concrete and Pavement	1450	200,000 cy	300,000	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	Concrete and pavement	1450	38613 cy		25,742	25,742	25,742	concrete repair/replacement of sidewalks, walkways and curbs
003	Richard Allen	Concrete and pavement	1450	23076 cy		15,384	15,384	15,384	concrete repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	Concrete and pavement	1450	17420 cy		11,614	11,614	11,614	concrete repair/replacement of sidewalks, walkways and curbs
013	Wilson Park - Sen	Concrete and pavement	1450	30008 cy		20,006	20,006	20,006	concrete repair/replacement of sidewalks, walkways and curbs
014	Norris Apartments	Concrete and pavement	1450	27318 cy		18,212	18,212	18,212	concrete repair/replacement of sidewalks, walkways and curbs
015	Harrison Plaza	Concrete and pavement	1450	174345 cy		116,230	116,230	116,230	concrete repair/replacement of sidewalks, walkways and curbs
018	Arch Homes	Concrete and pavement	1450	29649 cy		19,766	19,766	19,766	concrete repair/replacement of sidewalks, walkways and curbs

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority				Grant Type and Number Capital Fund Program Grant No: PA26P00250108		2008			
Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
020 Spring Garden Ap	701099	Concrete and pavement	1450	64872 cy		43,248	40,473	40,473	concrete repair/replacement of sidewalks, walkways and curbs
023 Liddonfield Home	701099	Concrete and pavement	1450	12243 cy		8,162	8,162	8,162	concrete repair/replacement of sidewalks, walkways and curbs
024 Queen Lane Apart	701099	Concrete and pavement	1450	19634 cy		13,090	13,090	13,090	concrete repair/replacement of sidewalks, walkways and curbs
029 Hill Creek	701099	Concrete and pavement	1450	250994 cy		167,330	167,330	167,330	concrete repair/replacement of sidewalks, walkways and curbs
030 Abbottsford Home	701099	Concrete and pavement	1450	9738 cy		6,492	6,492	6,492	concrete repair/replacement of sidewalks, walkways and curbs
031 Barrman Village	701099	Concrete and pavement	1450	62177 cy		41,451	41,445	41,445	concrete repair/replacement of sidewalks, walkways and curbs
032 Oxford Village	701099	Concrete and pavement	1450	22573 cy		15,049	15,049	15,049	concrete repair/replacement of sidewalks, walkways and curbs
034 Whitehall Apartm	701099	Concrete and pavement	1450	17576 cy		11,717	11,717	11,717	concrete repair/replacement of sidewalks, walkways and curbs
035 Haddington Home	701099	Concrete and pavement	1450	41674 cy		27,783	27,783	27,783	concrete repair/replacement of sidewalks, walkways and curbs
039 West Park Apartm	701099	Concrete and pavement	1450	38025 cy		25,351	25,351	25,351	concrete repair/replacement of sidewalks, walkways and curbs
042 Champlost Homes	701099	Concrete and pavement	1450	11768 cy		7,846	7,846	7,846	concrete repair/replacement of sidewalks, walkways and curbs
046 Haverford Homes	701099	Concrete and pavement	1450	1467 cy		979	979	979	concrete repair/replacement of sidewalks, walkways and curbs
049 Morton Homes	701099	Concrete and pavement	1450	33982 cy		22,655	22,655	22,655	concrete repair/replacement of sidewalks, walkways and curbs
050 Blumberg Apts	701099	Concrete and pavement	1450	36418 cy		24,279	24,279	24,279	concrete repair/replacement of sidewalks, walkways and curbs
055 Fairhill Apartment	701099	Concrete and pavement	1450	25323 cy		16,883	16,883	16,883	concrete repair/replacement of sidewalks, walkways and curbs
061 Paschall Apartment	701099	Concrete and pavement	1450	24826 cy		16,551	16,551	16,551	concrete repair/replacement of sidewalks, walkways and curbs
062 Cassie L Holley	701099	Concrete and pavement	1450	6303 cy		4,202	4,202	4,202	concrete repair/replacement of sidewalks, walkways and curbs
063 Katie B Jackson	701099	Concrete and pavement	1450	7169 cy		4,780	4,780	4,780	concrete repair/replacement of sidewalks, walkways and curbs
065 College View	701099	Concrete and pavement	1450	817 cy		545	545	545	concrete repair/replacement of sidewalks, walkways and curbs
066 Holmcrest Home	701099	Concrete and pavement	1450	6602 cy		4,401	4,401	4,401	concrete repair/replacement of sidewalks, walkways and curbs
076 Emilen Arms	701099	Concrete and pavement	1450	3701 cy		2,468	2,468	2,468	concrete repair/replacement of sidewalks, walkways and curbs
077 Bentley Hall	701099	Concrete and pavement	1450	17143 cy		11,429	11,429	11,429	concrete repair/replacement of sidewalks, walkways and curbs
085 Scattered Sites	701099	Concrete and pavement	1450	3220 cy		2,147	1,370	1,370	concrete repair/replacement of sidewalks, walkways and curbs

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PHA Name: Philadelphia Housing Authority									
Grant Type and Number: Capital Fund Program Grant No: PA26P00250108									
Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
093 Westpark Plaza	701099	Concrete and pavement	1450	9225 cy		6,150	6,150	6,150	concrete repair/replacement of sidewalks, walkways and curbs
114 Gladys B Jacobs	701099	Concrete and pavement	1450	3080 cy		2,054	2,054	2,054	concrete repair/replacement of sidewalks, walkways and curbs
435 Force Account W	701099	Concrete and pavement	1450	39847 cy		26,565	26,565	26,565	concrete repair/replacement of sidewalks, walkways and curbs
907 Ludlow	701099	Concrete and pavement	1450	3449 cy		2,300	2,300	2,300	concrete repair/replacement of sidewalks, walkways and curbs
000 PHA-Wide	701423	Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000				Repair / Replace Exterior Plumbing Lines
000 PHA-Wide	701478	Fencing	1450	Varies	75,000				Repair/replace fencing
000 PHA-Wide	900630	Sparkle-Signage/Awnings	1450	Varies	75,000	0	0	0	Repair/replace signage and awnings
042 Champlost Homes	900630	Sparkle-Signage/Awnings	1450	Varies		747	747	747	Repair/replace signage and awnings
055 Fairhill Apartment	900630	Sparkle-Signage/Awnings	1450	Varies	50,000	3,296	3,296	3,296	Repair/replace signage and awnings
000 PHA-Wide	900635	Sparkle-Lighting/Bollards	1450	Varies	75,000	0	0	0	Repair/replace lighting and bollards
000 PHA-Wide	900660	Sparkle-Iron Fencing	1450	Varies	100,000	0	0	0	repair/replace iron fences
000 PHA-Wide	900675	Sparkle-Siding	1450	Varies	100,000	0	0	0	repair/replace siding
		Total PHA-Wide Site Improvements			1,305,000	1,396,641	1,385,475	1,385,475	
		Scattered Sites Site Improvements							
004 Scattered Sites	700881	Comprehensive Site Improvements	1450	8	100,000	267,353	269,143	269,143	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
005 Scattered Sites	701400	Comprehensive Site Improvements	1450	2	20,000	43,632	43,632	43,632	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
012 Scattered Sites	701401	Comprehensive Site Improvements	1450	14	169,377	227,139	227,139	227,139	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
060 Scattered Sites	701409	Comprehensive Site Improvements	1450	2	20,000	54,185	53,769	53,769	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
067 Scattered Sites	701410	Comprehensive Site Improvements	1450	0	5,000	1,018	1,018	1,018	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
069 Scattered Sites	701411	Comprehensive Site Improvements	1450	6	75,000	330,498	323,212	323,212	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
078 Scattered Sites	701413	Comprehensive Site Improvements	1450	1	8,000	457	457	457	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
080 Scattered Sites	701414	Comprehensive Site Improvements	1450	5	60,000	53,703	53,871	53,871	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
081 Scattered Sites	701415	Comprehensive Site Improvements	1450	5	60,000	121,805	120,238	120,238	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.

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Status of Women

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Capital Fund Program (CFP)

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PHA Name: Philadelphia Housing Authority									
Grant Type and Number: Capital Fund Program Grant No: PA26P00250108									
Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
010 Raymond Rosen	700874	Combustion upgrades	1460			5,253	5,253	5,253	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
013 Wilson Park - Senior	700874	Combustion upgrades	1460			6,505	6,505	6,505	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
014 Norris Apartments	700874	Combustion upgrades	1460			1,258	1,258	1,258	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
020 Spring Garden Apartments	700874	Combustion upgrades	1460			159,298	159,298	159,298	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
029 Hill Creek	700874	Combustion upgrades	1460			49,283	49,283	49,283	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
030 Abbottsford Homes	700874	Combustion upgrades	1460			3,125	3,125	3,125	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
031 Bartram Village	700874	Combustion upgrades	1460			17,148	17,148	17,148	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
050 Blumberg Apts	700874	Combustion upgrades	1460			49,946	47,946	47,946	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
061 Paschal Apartments	700874	Combustion upgrades	1460			9,556	3,622	3,622	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
065 College View	700874	Combustion upgrades	1460			0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
066 Holmcrest Homes	700874	Combustion upgrades	1460			12,410	12,410	12,410	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
114 Gladys B Jacobs	700874	Combustion upgrades	1460			5,265	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
000 PHA-Wide	700875	Electrical Upgrades/Distribution	1460	250 Units	200,000	0	0	0	repair/replace electrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
063 Katie B Jackson	700875	Electrical distribution system	1460			125,665	112,380	112,380	repair/replace electrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
000 PHA-Wide	700878	Plumbing Upgrades	1460	35 Units	100,000	4,306	4,306	4,306	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets, manholes, domestic water tanks, boilers, fixtures and controls.

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PHA Name:

Grant Type and Number	Capital Fund Program Grant No:

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Development Number/ Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Revised 2 Budget	Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget		Obligated	Expended	
000 PHA-Wide	700978	Window Replacement	1460	Various Sites	250,000	0	0			
004 Scattered Sites	700978	Window replacement	1460			4,622	4,269	4,269	0	repair/replace windows
005 Scattered Sites	700978	Window replacement	1460			2,522	2,522	2,522	4,269	repair/replace windows
012 Scattered Sites	700978	Window replacement	1460			235	235	235	2,522	repair/replace windows
020 Spring Garden Apartments	700978	Window replacement	1460				39,650	39,650	235	repair/replace windows
069 Scattered Sites	700978	Window replacement	1460			2,265	2,265	2,265	39,650	repair/replace windows
077 Bentley Hall	700978	Window replacement	1460			0	0	0	2,265	repair/replace windows
080 Scattered Sites	700978	Window replacement	1460			384	384	384	0	repair/replace windows
081 Scattered Sites	700978	Window replacement	1460			5,536	3,409	3,409	384	repair/replace windows
085 Scattered Sites	700978	Window replacement	1460			1,436	1,436	1,436	3,409	repair/replace windows
088 Scattered Sites	700978	Window replacement	1460			9,090	4,235	4,235	1,436	repair/replace windows
091 Scattered Sites	700978	Window replacement	1460			236	0	0	4,235	repair/replace windows
092 Scattered Sites	700978	Window replacement	1460			2,066	1,949	1,949	0	repair/replace windows
097 Scattered Sites	700978	Window replacement	1460			1,226	266	266	1,949	repair/replace windows
135 Scattered Sites - 117 In-Fill Unit	700978	Window replacement	1460			245	0	0	266	repair/replace windows
000 PHA-Wide	701081	Flooring	1460	20,000 sf	100,000	0	0	0	0	repair/replace flooring
000 PHA-Wide	701089	Replace Metal Handrails and Railings	1460	Varies	50,000	0	0	0	0	repair/replace metal railings
004 Scattered Sites	701089	Replace Metal Handrails and Railings	1460			1,150	1,150	1,150	1,150	repair/replace metal railings
088 Scattered Sites	701089	Replace Metal Handrails and Railings	1460			1,150	1,150	1,150	1,150	repair/replace metal railings
000 PHA-Wide	701090	Fire Safety Code Compliance	1460	Varies	250,000	0	0	0	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
013 Wilson Park - Senior	701090	Fire Safety Code Compliance	1460			10,228	10,228	10,228	10,228	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
014 Norris Apartments	701090	Fire Safety Code Compliance	1460			11,451	11,451	11,451	11,451	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
015 Harrison Plaza	701090	Fire Safety Code Compliance	1460			11,354	11,354	11,354	11,354	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
031 Barnum Village	701090	Fire Safety Code Compliance	1460			480	480	480	480	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
039 West Park Apartments	701090	Fire Safety Code Compliance	1460			14,637	14,637	14,637	14,637	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
050 Blumberg Apts	701090	Fire Safety Code Compliance	1460			38,337	38,337	38,337	38,337	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
063 Katie B Jackson	701090	Fire Safety Code Compliance	1460			1,548	1,548	1,548	1,548	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.

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PHA Name:		Grant Type and Number		Capital Fund Program Grant No:		PA26P00250108		2008	
Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expanded
076 Emlem Arms	701090	Fire Safety Code Compliance	1460			842	842	842	842
039 West Park Apartments	701091	Trash Chute Doors	1460			19,999	19,999	19,999	19,999
050 Blumberg Apts	701091	Trash Chute Doors	1460			20,369	20,369	20,369	20,369
055 Fairhill Apartments	701091	Trash Chute Doors	1460			13,333	13,333	13,333	13,333
000 PHLA-Wide	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	100,000	0	0		0
024 Queen Lane Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460			2,051	2,051	2,051	2,051
000 PHLA-Wide	701098	504 Unit modifications	1460	13 Units	200,000	0	0		0
001 Johnson Homes	701098	504 Unit modifications	1460			70,190	70,190	70,190	70,190
003 Richard Allen	701098	504 Unit modifications	1460			19,858	19,858	19,858	19,858
004 Scattered Sites	701098	504 Unit modifications	1460			51,569	49,187	49,187	49,187
010 Raymond Rosen	701098	504 Unit modifications	1460			2,924	2,924	2,924	2,924
012 Scattered Sites	701098	504 Unit modifications	1460			3,660	3,660	3,660	3,660
013 Wilton Park - Senior	701098	504 Unit modifications	1460			25,930	25,930	25,930	25,930
014 Norris Apartments	701098	504 Unit modifications	1460			636	636	636	636
015 Harrison Plaza	701098	504 Unit modifications	1460			73,734	73,445	73,445	73,445
018 Arch Homes	701098	504 Unit modifications	1460			1,206	1,206	1,206	1,206
020 Spring Garden Apartments	701098	504 Unit modifications	1460			1,108	1,108	1,108	1,108
023 Liddonfield Homes	701098	504 Unit modifications	1460			294	294	294	294
024 Queen Lane Apartments	701098	504 Unit modifications	1460			15	15	15	15
029 Hill Creek	701098	504 Unit modifications	1460			120,286	120,025	120,025	120,025
031 Bartram Village	701098	504 Unit modifications	1460			37,567	37,567	37,567	37,567
032 Oxford Village	701098	504 Unit modifications	1460			34,152	34,035	34,035	34,035
034 Whitehall Apartments	701098	504 Unit modifications	1460			8,463	8,463	8,463	8,463
035 Haddington Homes	701098	504 Unit modifications	1460			37,117	37,090	37,090	37,090
042 Champlot Homes	701098	504 Unit modifications	1460			2,185	2,185	2,185	2,185
046 Haverford Homes	701098	504 Unit modifications	1460			873	873	873	873
049 Morton Homes	701098	504 Unit modifications	1460			46,995	46,780	46,780	46,780
050 Blumberg Apts	701098	504 Unit modifications	1460			1,138	1,138	1,138	1,138
065 College View	701098	504 Unit modifications	1460			16,146	15,726	15,726	15,726
066 Holmcrest Homes	701098	504 Unit modifications	1460			2,794	2,794	2,794	2,794

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PHA Name: Philadelphia Housing Authority									
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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
069	Scattered Sites	504 Unit modifications	1460			11,440	10,976	10,976	504 Unit Modification/Fair Housing
076	Enlun Arms	504 Unit modifications	1460			1,165	1,165	1,165	504 Unit Modification/Fair Housing
077	Bentley Hall	504 Unit modifications	1460			2,859	2,859	2,859	504 Unit Modification/Fair Housing
080	Scattered Sites	504 Unit modifications	1460			832	832	832	504 Unit Modification/Fair Housing
081	Scattered Sites	504 Unit modifications	1460			1,992	1,992	1,992	504 Unit Modification/Fair Housing
085	Scattered Sites	504 Unit modifications	1460			1,634	1,634	1,634	504 Unit Modification/Fair Housing
088	Scattered Sites	504 Unit modifications	1460			2,316	2,316	2,316	504 Unit Modification/Fair Housing
091	Scattered Sites	504 Unit modifications	1460			2,466	2,466	2,466	504 Unit Modification/Fair Housing
092	Scattered Sites	504 Unit modifications	1460			5,332	5,332	5,332	504 Unit Modification/Fair Housing
097	Scattered Sites	504 Unit modifications	1460			726	726	726	504 Unit Modification/Fair Housing
114	Gladya B Jacobs	504 Unit modifications	1460			41,310	41,310	41,310	504 Unit Modification/Fair Housing
135	Scattered Sites - 117	504 Unit modifications	1460			13,011	12,851	12,851	504 Unit Modification/Fair Housing
	In-Fill Unit								
157	Ludlow Phase III	504 Unit modifications	1460			0	0	0	504 Unit Modification/Fair Housing
501	712 North 16th Street	504 Unit modifications	1460			10,846	10,846	10,846	504 Unit Modification/Fair Housing
901	Haddington	504 Unit modifications	1460			4,896	4,896	4,896	504 Unit Modification/Fair Housing
902	Mantua	504 Unit modifications	1460			21,825	21,825	21,825	504 Unit Modification/Fair Housing
903	Kingessing	504 Unit modifications	1460			2,914	2,914	2,914	504 Unit Modification/Fair Housing
904	Germentown/Hunting Park	504 Unit modifications	1460			1,714	1,714	1,714	504 Unit Modification/Fair Housing
905	Fairhill Square	504 Unit modifications	1460			35,041	35,041	35,041	504 Unit Modification/Fair Housing
906	Francisville	504 Unit modifications	1460			3,573	3,573	3,573	504 Unit Modification/Fair Housing
907	Ludlow	504 Unit modifications	1460			60,417	60,417	60,417	504 Unit Modification/Fair Housing
908	Susquehanna	504 Unit modifications	1460			4,001	4,001	4,001	504 Unit Modification/Fair Housing
909	Strawberry Mansion	504 Unit modifications	1460			20,744	20,744	20,744	504 Unit Modification/Fair Housing
910	Oxford Jefferson	504 Unit modifications	1460			18,786	18,786	18,786	504 Unit Modification/Fair Housing
000	PHA-Wide	Elevator Upgrades	1460	4-6 Elevators	275,000				repair/replace elevators
000	PHA-Wide	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000				Contracted security for units under renovation.
000	PHA-Wide	Comprehensive Unit Modernization	1460	360 Units	1,000,000	13,163	13,163	13,163	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
001	Johnson Homes	Comprehensive Unit Modernization	1460			456,715	450,215	450,215	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
003	Richard Allen	Comprehensive Unit Modernization	1460			0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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PHA Name: Philadelphia Housing Authority									
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Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	
004	Scattered Sites	Comprehensive Unit Modernization	1460			1,221,165	0	0	Expend
010	Raymond Rosen	Comprehensive Unit Modernization	1460			1,221,237	1,221,237	1,221,237	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
012	Scattered Sites	Comprehensive Unit Modernization	1460			0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
013	Wilson Park - Senior	Comprehensive Unit Modernization	1460			543,954	543,954	543,954	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
014	Nomis Apartments	Comprehensive Unit Modernization	1460			950,847	950,774	950,774	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
015	Harrison Plaza	Comprehensive Unit Modernization	1460			292,241	292,241	292,241	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
018	Arch Homes	Comprehensive Unit Modernization	1460			39,580	39,580	39,580	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
020	Spring Garden Apartments	Comprehensive Unit Modernization	1460			180,774	179,314	179,314	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
023	Liddenfield Homes	Comprehensive Unit Modernization	1460			336	336	336	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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PHA Name: Philadelphia Housing Authority									
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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
024	Queen Lane Apartments	Comprehensive Unit Modernization	1460			167,434	167,434	167,434	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
025	Scattered Sites	Comprehensive Unit Modernization	1460			0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
029	Hill Creek	Comprehensive Unit Modernization	1460			270,044	270,044	270,044	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
030	Abbottsford Homes	Comprehensive Unit Modernization	1460			4,654	4,654	4,654	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
031	Barram Village	Comprehensive Unit Modernization	1460			375,346	374,706	374,706	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
032	Oxford Village	Comprehensive Unit Modernization	1460			142,113	142,113	142,113	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
034	Whitehall Apartments	Comprehensive Unit Modernization	1460			35,855	35,189	35,189	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
035	Haddington Homes	Comprehensive Unit Modernization	1460			5,014	14,850	14,850	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
039	West Park Apartments	Comprehensive Unit Modernization	1460			234,732	234,122	234,122	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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PHA Name: Philadelphia Housing Authority									
Grant Type and Number: Capital Fund Program Grant No: PA26P00250108									
Development Number/ Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
042	701431	Comprehensive Unit Modernization	1460			39,158	39,158	39,158	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
046	701431	Comprehensive Unit Modernization	1460			0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
049	701431	Comprehensive Unit Modernization	1460			675,818	675,818	675,818	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
050	701431	Comprehensive Unit Modernization	1460			1,323,805	1,323,805	1,323,805	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
055	701431	Comprehensive Unit Modernization	1460			205,817	204,782	204,782	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
061	701431	Comprehensive Unit Modernization	1460			8,957	8,957	8,957	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
062	701431	Comprehensive Unit Modernization	1460			0	12,141	12,141	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
063	701431	Comprehensive Unit Modernization	1460			14,774	14,774	14,774	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
066	701431	Comprehensive Unit Modernization	1460			636	636	636	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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Grant Type and Number Capital Fund Program Grant No: PA36P00250108										2008	
PHA Name: Philadelphia Housing Authority	Development Number / Name HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
069	Scattered Sites	701431	Comprehensive Unit Modernization	1460			9,149	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
076	Enlen Arms	701431	Comprehensive Unit Modernization	1460			9,149	9,149	9,149	9,149	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
077	Bentley Hall	701431	Comprehensive Unit Modernization	1460			5,695	3,661	3,661	3,661	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
080	Scattered Sites	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
091	Scattered Sites	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
093	Westpark Plaza	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
113	Wilson Park - Family	701431	Comprehensive Unit Modernization	1460			0	10,710	10,710	10,710	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
114	Gladys B Jacobs	701431	Comprehensive Unit Modernization	1460			11,588	11,588	11,588	11,588	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
117	Raymond Rosen - 117	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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PHA Name:		Grant Type and Number		Capital Fund Program Grant No:		2008	
Philadelphia Housing Authority		PA26P00250108					
Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Status of Work Comments
					Original Budget	Revised Budget	
129	Cambridge Plaza II	Comprehensive Unit Modernization	1460			1,012	Expend 1,012
132	Suffolk Manor	Comprehensive Unit Modernization	1460			72	72
134	Richard Allen IIIB	Comprehensive Unit Modernization	1460			52	52
135	Seatt Sites - 117 In-Fill Unit	Comprehensive Unit Modernization	1460			75,035	75,035
138	Mount Olivet	Comprehensive Unit Modernization	1460			1,651	1,651
139	Greater Grays Ferry Estates I	Comprehensive Unit Modernization	1460			1,528	1,528
144	Greater Grays Ferry II-B	Comprehensive Unit Modernization	1460			540	540
145	Lucien E. Blackwell I	Comprehensive Unit Modernization	1460			298	298
149	Martin Luther King IV	Comprehensive Unit Modernization	1460			773	773

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PHA Name:		Grant Type and Number		Capital Fund Program Grant No:		PA26P00250108		2008	
Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Comments
150	Lucien E. Blackwell II	Comprehensive Unit Modernization	1460					46	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
152	Germantown House	Comprehensive Unit Modernization	1460			6,326	6,326	6,326	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
158	Nellie Reynolds Garden	Comprehensive Unit Modernization	1460			1,076	1,076	1,076	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
000	PHA-Wide	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	300,000				Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
000	PHA-Wide	Roof Repair/Replacement	1460	250 Units	100,000	4,924	4,924	4,924	repair/replace roof including but not limited to taring, flashing, tiles and materials.
004	Scattered Sites	Roof repair/replacement	1460	5 Units		2,030	1,506	1,506	repair/replace roof including but not limited to taring, flashing, tiles and materials.
005	Scattered Sites	Roof repair/replacement	1460	3 Units		1,546	683	683	repair/replace roof including but not limited to taring, flashing, tiles and materials.
069	Scattered Sites	Roof repair/replacement	1460	3 Units		1,441	561	561	repair/replace roof including but not limited to taring, flashing, tiles and materials.
081	Scattered Sites	Roof repair/replacement	1460	1 Units		750	750	750	repair/replace roof including but not limited to taring, flashing, tiles and materials.
085	Scattered Sites	Roof repair/replacement	1460	3 Units		1,495	1,495	1,495	repair/replace roof including but not limited to taring, flashing, tiles and materials.
088	Scattered Sites	Roof repair/replacement	1460	5 Units		2,041	1,584	1,584	repair/replace roof including but not limited to taring, flashing, tiles and materials.
091	Scattered Sites	Roof repair/replacement	1460	1 Units		750	750	750	repair/replace roof including but not limited to taring, flashing, tiles and materials.
092	Scattered Sites	Roof repair/replacement	1460	1 Units		187	187	187	repair/replace roof including but not limited to taring, flashing, tiles and materials.
097	Scattered Sites	Roof repair/replacement	1460	1 Units		561	561	561	repair/replace roof including but not limited to taring, flashing, tiles and materials.
000	PHA-Wide	Trash Chute Doors	1460	Varies	0	0	0	0	taring, flashing, tiles and materials.
		Total PHA-Wide Dwelling Unit Improvements			3,775,000	8,912,594	8,968,628	8,968,628	
004	Scattered Sites	Scattered Sites Dwelling Unit Renovation Modernization	1460	64	4,800,000	5,487,012	6,892,136	6,099,615	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing, drywall; carpentry, electrical and plumbing work; and, appliance.

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Grant Type and Number Capital Fund Program Grant No. PA26P00250108										2008
PHA Name: Philadelphia Housing Authority	Development Number/ Name HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
902	Mantua	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	8,291	8,291	8,291	8,291
										Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	81	81	81	81
										Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
906	Francisville	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	767	767	767	767
										Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
907	Ludlow	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	2,961	2,961	2,961	2,961
										Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
909	Strawberry Mansion	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	3,763	3,763	3,763	3,763
										Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910	Oxford Jefferson	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	1,446	1,446	1,446	1,446
										Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
005	Scattered Sites	700454	Scattered Site Comprehensive Unit Modernization	1460	1	12,000	13,923	13,923	13,923	13,923
										Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
012	Scattered Sites	700455	Scattered Site Comprehensive Unit Modernization	1460	3	210,000	397,145	397,145	397,145	397,145
										Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
025	Scattered Sites	700456	Scattered Site Comprehensive Unit Modernization	1460	1	10,000	88,240	88,240	88,240	88,240
										Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No:		PA26P00250108		2008					
Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated		
060	Scattered Sites	700457	Scattered Site Comprehensive Unit Modernization	1460	1	40,000	41,338	41,338	41,338	41,338	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
067	Scattered Sites	700458	Scattered Site Comprehensive Unit Modernization	1460	1	20,000	13,572	13,572	13,572	13,572	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
069	Scattered Sites	700459	Scattered Site Comprehensive Unit Modernization	1460	3	200,000	297,277	296,121	296,121	296,121	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
080	Scattered Sites	700460	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	463,738	463,738	463,738	463,738	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
081	Scattered Sites	700461	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	78,636	78,636	78,636	78,636	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
078	Scattered Sites	700462	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	31,434	31,434	31,434	31,434	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
085	Scattered Sites	700463	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	77,502	77,502	77,502	77,502	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
087	Scattered Sites	700464	Scattered Site Comprehensive Unit Modernization	1460	1	50,000	50,000	50,000	50,000	50,000	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
088	Scattered Sites	700464	Scattered Site Comprehensive Unit Modernization	1460	0	0	901	901	901	901	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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PHA Name:		Grant Type and Number		Capital Fund Program Grant No:		PAJ6P00250108		2008	
Development Number/ Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
088	Scattered Sites	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	93,433	92,641	92,641	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing, drywall; carpentry, electrical and plumbing work; and, appliance.
091	Scattered Sites	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	207,399	207,399	207,399	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing, drywall; carpentry, electrical and plumbing work; and, appliance.
092	Scattered Sites	Scattered Site Comprehensive Unit Modernization	1460	1	50,000	219,692	219,692	219,692	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing, drywall; carpentry, electrical and plumbing work; and, appliance.
901	Haddington	Stimulus Units	1460	Varies	0	535,215	481,283	481,283	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing, drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mantua	Stimulus Units	1460	Varies	0	329,129	258,676	258,676	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing, drywall; carpentry, electrical and plumbing work; and, appliance.
903	Kingessing	Stimulus Units	1460	Varies	0	761,300	850,345	850,345	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing, drywall; carpentry, electrical and plumbing work; and, appliance.
904	Germantown/Hunting Park	Stimulus Units	1460	Varies	0	107,043	132,171	132,171	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing, drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	Stimulus Units	1460	Varies	0	275,607	342,110	342,110	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing, drywall; carpentry, electrical and plumbing work; and, appliance.
906	Francisville	Stimulus Units	1460	Varies	0	916,343	961,788	961,788	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing, drywall; carpentry, electrical and plumbing work; and, appliance.

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PHA Name: Philadelphia Housing Authority
Grant Type and Number: Capital Fund Program Grant No: PA26P00250108

2008

Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated		
907 Ludlow	700504	Stimulus Units	1460	Varies	0	513,693	381,026	381,026	Expended	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908 Susquehanna	700504	Stimulus Units	1460	Varies	0	58,629	51,115	51,115		Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
909 Strawberry Mansion	700504	Stimulus Units	1460	Varies	0	387,405	478,375	478,375		Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910 Oxford Jefferson	700504	Stimulus Units	1460	Varies	0	107,043	41,023	41,023		Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
		Scattered Site Unit Renovation Total		4	5,842,000	11,770,449	12,939,640	12,167,119	11,859,084	
014 Norris Homes	700875	Conventional Site Dwelling Unit Renovation Electrical Upgrades/Distribution	1460		125,000	0	0	0	0	repair/replace electrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
039 Westpark Apts.	700875	Electrical Upgrades/Distribution	1460		300,000	0	0	0	0	repair/replace electrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
066 Holmecrest	700875	Electrical Upgrades/Distribution	1460		120,000	0	0	0	0	repair/replace electrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
062 Point Breeze	701166	Heating Plant Upgrade	1460		300,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
114 G.B. Jacobs	701166	Heating Plant Upgrade	1460		400,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
035 Haddington	701166	Heating Plant Upgrade	1460		375,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
055 Fairhill	701166	Heating Plant Upgrade	1460		520,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
054 Collegeview	701166	Heating Plant Upgrade	1460		200,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No:		PA26P00250108		2008			
Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments	
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
066	Holmcrest	701166	Heating Plant Upgrade		500,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
001	Johnson Homes	701166	Heating Plant Upgrade		1,300,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
015	Harrison Plaza	701166	Heating Plant Upgrade		1,500,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
066	Morton Homes	701438	Interior Wall Repair		200,000	0	0	0	0	repair interior walls
029	Hill Creek	700979	Canopies	115 Canopies	1,000,000	0	0	0	0	Installation of canopies
			Total Site Specific Dwelling Unit Work Items		6,840,000	0	0	0	0	
			Total Dwelling Construction	1460		20,683,043	21,928,268	21,135,747	20,827,712	
			Non-Dwelling Structures							
000	PHA-Wide	701486	Modernization of Non-Dwelling Space	1 LS	300,000	0	0		0	replacement/repair of security doors and windows
039	West Park Apartments	701486	Modernization of Non-Dwelling Space	1 LS	0	12,787	12,787	12,787	12,787	replacement/repair of security doors and windows
050	Blumberg Apts	701486	Modernization of Non-Dwelling Space	1 LS	0	3,240	3,240	3,240	3,240	replacement/repair of security doors and windows
			Total Non-Dwelling Structures		300,000	16,027	16,027	16,027	16,027	
			Non-Dwelling Equipment							
000	PHA-Wide	700035	Equipment for Security Upgrades	5 Bldgs	200,000	0	0	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
000	PHA-Wide	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	Varies	500,000	632,616	602,406	602,406	602,406	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services
000	PHA-Wide	700614	Telephone Infrastructure Upgrades	10 Sites	500,000	790,349	790,349	790,349	790,349	Telephone equipments including but not limited to network switches.
000	PHA-Wide	700798	Community Space Furniture and Equipment	Varies	30,000	0	0	0	0	replacement of furniture and or equipment for community centers throughout PHA.
000	PHA-Wide	701203	Maintenance Equipment	Varies	100,000	391,122	390,867	390,867	390,867	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment.
000	PHA-Wide	701204	Administrative and Field Office Furniture and Equipment	Varies	75,000	96,270	96,059	96,059	96,059	replacement of furniture and or equipment for administrative and office bldgs. throughout PHA.
			Total Non-Dwelling Equipment		1,405,000	1,910,356	1,879,681	1,879,681	1,879,681	
000	PHA-Wide	700882	Demolition	8-11 Units	300,000	2,941	2,941	2,941	2,941	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition		300,000	2,941	2,941	2,941	2,941	
000	PHA-Wide	700854	Relocation	Varies	200,000	23,038	21,790	21,790	21,790	relocation of tenants

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority									
Grant Type and Number Capital Fund Program Grant No: PA26P00250108									
Development Number/ Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
004	Scattered Sites	Relocation	1495			425	425	425	relocation of tenants
014	Norris Apartments	Relocation	1495			590	590	590	relocation of tenants
023	Liddortfield Homes	Relocation	1495			19,000	19,000	19,000	relocation of tenants
050	Blumberg Apts	Relocation	1495			590	590	590	relocation of tenants
061	Peschall Apartments	Relocation	1495			10,107	10,106	10,106	relocation of tenants
		Total Relocation			200,000	53,751	52,500	52,500	
000	PHA-Wide	New Development	1499	Varies	500,000	0	0		Funding to be used on new development projects.
139	Greater Grays Ferry Estates I	504 unit modification/fair hag	1499	Varies	0	252,440	250,405	250,405	504 unit modification/fair hag
152	Germanatown House	504 unit modification/fair hag	1499	Varies	0	474,427	469,076	469,076	504 unit modification/fair hag
158	Nellie Reynolds Garden	504 unit modification/fair hag	1499	Varies	0	10,205	10,205	10,205	504 unit modification/fair hag
152	Germanatown House	Elevator upgrades	1499	Varies	0	625,000	614,039	614,039	repair elevators
		New Development			500,000	1,362,072	1,343,724	1,343,724	
000	PHA-Wide	Bond Debt Principle	1501		0	6,260,000	6,260,000	6,260,000	bond debt principle payment for Tasker Bond
000	PHA-Wide	Bond Debt Interest	1501		12,000,000	5,702,677	5,702,677	5,702,677	bond debt interest payment for Tasker Bond
		Total Debt Service			12,000,000	11,962,677	11,962,677	11,962,677	
		GRAND TOTAL			59,214,716	58,218,926	58,218,926	57,426,405	57,118,370

Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		Federal FY of Grant: 2009		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2011		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost				
		Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
1	Total Non-CFP Funds					
2	1406 Operations	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
3	1408 Management Improvements	6,590,000	4,320,192	3,744,418	3,744,418	3,744,418
4	1410 Administrative Costs	5,826,101	5,826,101	5,826,101	5,826,101	5,826,101
5	1411 Audit	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0
7	1430 Fees and Costs	3,700,000	3,599,000	1,064,937	1,064,937	1,064,937
8	1440 Site Acquisition	100,000	100,000	0	0	0
9	1450 Site Improvements	4,328,000	6,140,540	2,849,609	2,849,609	2,849,609
10	1460 Dwelling Structures	12,750,000	13,040,269	21,365,302	21,365,302	21,365,302
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	0
12	1470 Non-Dwelling Space	1,900,000	1,020,000	0	0	0
13	1475 Non-Dwelling Equipment	1,205,000	1,045,000	363,371	363,371	363,371
14	1485 Demolition	300,000	100,000	0	0	0
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495 Relocation	200,000	200,000	411,193	411,193	411,193
18	1499 Development Activities	500,000	1,328,000	1,081,005	1,081,005	1,081,005
19	1501 Collateralization or Debt Service	11,901,300	11,901,300	11,914,466	11,914,466	11,914,466
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	59,300,401	58,620,401	58,620,401	58,620,401	58,620,401
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		2009					
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Revised 2	Obligated	Expended
000	PHA-Wide	Operating Subsidy	1406		10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
		Total Operating Subsidy Cost			10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
		Management Improvements							
000	PHA-Wide	PHA Development Staff Manager	1408		115,000	115,000	99,582	99,582	99,582
000	PHA-Wide	Police Officers Salaries and Benefits	1408		1,800,000	1,800,000	2,428,657	2,428,657	2,428,657
000	PHA-Wide	Computer Software Acquisition, Customization, Installation and Program Implementation Training	1408		2,000,000	1,230,192	291,934	291,934	291,934
000	PHA-Wide	Apprenticeship Program Field Training	1408		2,000,000	500,000	157,847	157,847	157,847
015	Harrison Plaza	Lobby Monitors: Program to enhance site security.	1408		600,000	600,000	764,333	764,333	764,333
000	PHA-Wide	Staff Development: Provide training opportunities for PHA staff.	1408		75,000	75,000	0	0	0
000	PHA-Wide	Police Salaries	1408		0	0	2,065	2,065	2,065
		Total Management Improvement Cost			6,590,000	4,320,192	3,744,418	3,744,418	3,744,418
		Administrative Costs							
000	PHA-Wide	Administrative Salaries and Benefits	1410		5,826,101	5,826,101	5,826,101	5,826,101	5,826,101
		Total Administrative Cost	1410		5,826,101	5,826,101	5,826,101	5,826,101	5,826,101
		Fees and Costs							
000	PHA-Wide	Master Planning	1430		600,000	500,000	0	0	0
000	PHA-Wide	A&E, Legal and Consultant Services	1430		2,400,000	2,400,000	1,011,855	1,011,855	1,011,855
000	PHA-Wide	Physical Needs Assessment	1430		500,000	500,000	9,292	9,292	9,292

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		2009							
Development Number /Name Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	Comments	
					Original	Revised	Revised 2	Obligated			Expended
000 PHA-Wide	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			200,000	19,130	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
001 Johnson Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	14,000	876	876	Environmental Issues: LBP Testing and Asbestos Monitoring	
003 Richard Allen	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	600	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
004 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	15,000	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
012 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	8,000	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
013 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	812	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
014 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	21,000	558	558	Environmental Issues: LBP Testing and Asbestos Monitoring	
015 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	16,932	357	357	Environmental Issues: LBP Testing and Asbestos Monitoring	
018 Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	2,000	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
020 Spring Garden	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	2,000	248	248	Environmental Issues: LBP Testing and Asbestos Monitoring	
024 Queen Lane	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	10,812	1,326	1,326	Environmental Issues: LBP Testing and Asbestos Monitoring	
025 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	1,000	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
029 Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	59,790	37,044	37,044	Environmental Issues: LBP Testing and Asbestos Monitoring	
031 Barran Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	2,000	884	884	Environmental Issues: LBP Testing and Asbestos Monitoring	
032 Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
035 Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	4,000	140	140	Environmental Issues: LBP Testing and Asbestos Monitoring	
039 West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	6,812	934	934	Environmental Issues: LBP Testing and Asbestos Monitoring	
046 Haverford Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	2,000	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
049 Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	2,000	140	140	Environmental Issues: LBP Testing and Asbestos Monitoring	
050 Blumberg Apts	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	864	420	420	Environmental Issues: LBP Testing and Asbestos Monitoring	
055 Fairhill Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	812	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
060 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	
063 Katie B Jackson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430			0	2,812	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring	

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		2009						
Development Number / Name Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
					Original	Revised	Revised 2	Obligated	Expended	Comments
069 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring
076 Enlen Arms	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	812	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring
077 Bentley Hall	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	812	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring
081 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring
085 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring
088 Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	1,500	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring
093 Westpark Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring
901 Haddington	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	1,500	866	866	866	Environmental Issues: LBP Testing and Asbestos Monitoring
		Total Professional Services Costs and Fees			3,700,000	3,599,000	1,064,937	1,064,937	1,064,937	
		Site Acquisition								
000 PHA-Wide	700165	Acquire properties below TDC	1440		100,000	100,000	0	0	0	
		Total Site Acquisition Costs			100,000	100,000	0	0	0	
		PHA- Wide Site Improvements								
000 PHA-Wide	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	300,000	73,554	1,623	1,623	1,623	Annual inspections chair lifts and repairs to various sites for 504 accommodations
001 Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	10,400	9,566	9,566	9,566	Annual inspections chair lifts and repairs to various sites for 504 accommodations
004 Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	27,925	16,790	16,790	16,790	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
010 Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	17,471	5,793	5,793	5,793	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
012 Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	8,660	5,710	5,710	5,710	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
013 Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	12,525	7,595	7,595	7,595	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
014 Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	4,300	4,300	4,300	4,300	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
015 Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	8,560	5,085	5,085	5,085	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
020 Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	5,208	0	0	0	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
024 Queen Lane Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	225	225	225	225	Annual inspections chair lifts and repairs to various sites for 504 accommodations.

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		2009						
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
					Original	Revised	Revised 2	Obligated	Expended	
029 Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	8,552	3,564	3,564	3,564	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
035 Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	21,213	20,625	20,625	20,625	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
042 Champlott Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	6,435	6,186	6,186	6,186	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
049 Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	2,922	0	0	0	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
060 Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	1,422	225	225	225	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
061 Paschall Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	839	839	839	839	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
065 College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	7,775	1,125	1,125	1,125	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
069 Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	27,016	14,980	14,980	14,980	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
080 Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	16,002	6,535	6,535	6,535	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
081 Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	12,327	6,574	6,574	6,574	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
085 Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	7,055	2,215	2,215	2,215	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
088 Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	20,521	7,050	7,050	7,050	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
091 Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	3,730	0	0	0	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
135 Scatt Sites - 117 In-Fill Unit	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	6,824	4,190	4,190	4,190	Annual inspections chair lifts and repairs to various sites for 504 accommodations.
001 Johnson Homes	700370	Heating system work	1450	1 LS	0	316,000	0	0	0	
000 PHA-Wide	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	50,000	36,100	0	0	0	inspect/repair/replace underground storage tank
050 Blumberg Apts	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	50,000	363,900	58,288	58,288	58,288	inspect/repair/replace underground storage tank
000 PHA-Wide	700857	PCB Removal & Disposal	1450	1 LS	30,000	21,970	0	0	0	PCB Removal & Disposal
020 Spring Garden	700857	PCB Removal & Disposal	1450	1 LS	30,000	8,030	8,029	8,029	8,029	PCB Removal & Disposal
000 PHA-Wide	700876	Install Back Flow Preventors	1450	4 sites	50,000	9,633	0	0	0	Install Back Flow Preventors
000 PHA-Wide	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	100,000	0	0	0	0	Landscaping including Tree Trimming/Tree Removal
000 PHA-Wide	701097	Asphalt/Paving	1450	10	100,000	29,200	0	0	0	asphalt repair/replacement of driveways
001 Johnson Homes	701097	Asphalt/Paving	1450	40,000 cy	0	4,800	0	0	0	asphalt repair/replacement of driveways

Part II: Supporting Pages

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No. PA26P00250109		2009						
Development Number / Name / HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Revised 2	Obligated	Expended	Comments
004 Scattered Sites	701099	Concrete and Pavement	1450	302 cy	0	907	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
010 Raymond Rosen	701099	Concrete and Pavement	1450	8003 cy	0	24,009	1,846	1,846	1,846	concrete repair/replacement of sidewalks, walkways and curbs
012 Scattered Sites	701099	Concrete and Pavement	1450	185 cy	0	556	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
013 Wilson Park - Senior	701099	Concrete and Pavement	1450	290 cy	0	872	872	872	872	concrete repair/replacement of sidewalks, walkways and curbs
014 Norris Apartments	701099	Concrete and Pavement	1450	3128 cy	0	9,386	463	463	463	concrete repair/replacement of sidewalks, walkways and curbs
015 Harrison Plaza	701099	Concrete and Pavement	1450	100415 cy	0	301,247	5,402	5,402	5,402	concrete repair/replacement of sidewalks, walkways and curbs
018 Arch Homes	701099	Concrete and Pavement	1450	3106 cy	0	9,920	3,427	3,427	3,427	concrete repair/replacement of sidewalks, walkways and curbs
020 Spring Garden Apartments	701099	Concrete and Pavement	1450	100778 cy	0	302,335	8,417	8,417	8,417	concrete repair/replacement of sidewalks, walkways and curbs
024 Queen Lane Apartments	701099	Concrete and Pavement	1450	455 cy	0	1,366	1,366	1,366	1,366	concrete repair/replacement of sidewalks, walkways and curbs
029 Hill Creek	701099	Concrete and Pavement	1450	21098 cy	0	63,295	11,238	11,238	11,238	concrete repair/replacement of sidewalks, walkways and curbs
030 Abbottsford Homes	701099	Concrete and Pavement	1450	388 cy	0	1,164	1,164	1,164	1,164	concrete repair/replacement of sidewalks, walkways and curbs
031 Bartram Village	701099	Concrete and Pavement	1450	4688 cy	0	14,064	8,857	8,857	8,857	concrete repair/replacement of sidewalks, walkways and curbs
032 Oxford Village	701099	Concrete and Pavement	1450	6586 cy	0	19,758	142	142	142	concrete repair/replacement of sidewalks, walkways and curbs
034 Whitehall Apartments	701099	Concrete and Pavement	1450	296 cy	0	890	890	890	890	concrete repair/replacement of sidewalks, walkways and curbs
035 Haddington Homes	701099	Concrete and Pavement	1450	16979 cy	0	50,938	306	306	306	concrete repair/replacement of sidewalks, walkways and curbs
039 West Park Apartments	701099	Concrete and Pavement	1450	15087 cy	0	45,262	5,409	5,409	5,409	concrete repair/replacement of sidewalks, walkways and curbs
042 Champlott Homes	701099	Concrete and Pavement	1450	957 cy	0	2,872	2,872	2,872	2,872	concrete repair/replacement of sidewalks, walkways and curbs
049 Morton Homes	701099	Concrete and Pavement	1450	708 cy	0	2,124	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
050 Blumberg Apts	701099	Concrete and Pavement	1450	3097 cy	0	9,292	2,493	2,493	2,493	concrete repair/replacement of sidewalks, walkways and curbs
054 Parkview Apartments	701099	Concrete and Pavement	1450	674 cy	0	2,024	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
055 Fairhill Apartments	701099	Concrete and Pavement	1450	766 cy	0	2,298	1,987	1,987	1,987	concrete repair/replacement of sidewalks, walkways and curbs
062 Cassie L. Holley	701099	Concrete and Pavement	1450	282 cy	0	848	848	848	848	concrete repair/replacement of sidewalks, walkways and curbs
063 Katie B Jackson	701099	Concrete and Pavement	1450	290 cy	0	870	870	870	870	concrete repair/replacement of sidewalks, walkways and curbs

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		2009						
Development Number / Name Wide Activities	Line Item #	General Description of Major Work Categories	Develop Act No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Revised 2	Obligated	Expended	Comments
066	Holmecrest Homes	Concrete and Pavement	1450	0	0	0	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
076	Emlen Arms	Concrete and Pavement	1450	154 cy	0	464	464	464	464	concrete repair/replacement of sidewalks, walkways and curbs
077	Bentley Hall	Concrete and Pavement	1450	11472 cy	0	34,417	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
080	Scattered Sites	Concrete and Pavement	1450	302 cy	0	907	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
085	Scattered Sites	Concrete and Pavement	1450	105 cy	0	318	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
114	Gladys B Jacobs	Concrete and Pavement	1450	2119 cy	0	6,358	285	285	285	concrete repair/replacement of sidewalks, walkways and curbs
380	Barram Warehouse	Concrete and Pavement	1450	218 cy	0	655	655	655	655	concrete repair/replacement of sidewalks, walkways and curbs
901	Haddington	Concrete and Pavement	1450	19287 cy	0	57,863	49,866	49,866	49,866	concrete repair/replacement of sidewalks, walkways and curbs
902	Mantua	Concrete and Pavement	1450	7715 cy	0	23,145	29,925	29,925	29,925	concrete repair/replacement of sidewalks, walkways and curbs
903	Kingessing	Concrete and Pavement	1450	24190 cy	0	72,573	63,874	63,874	63,874	concrete repair/replacement of sidewalks, walkways and curbs
904	Germantown/Hunting Park	Concrete and Pavement	1450	7804 cy	0	23,413	20,320	20,320	20,320	concrete repair/replacement of sidewalks, walkways and curbs
905	Fairhill Square	Concrete and Pavement	1450	12744 cy	0	38,233	21,508	21,508	21,508	concrete repair/replacement of sidewalks, walkways and curbs
906	Francisville	Concrete and Pavement	1450	7715 cy	0	23,145	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
907	Ludlow	Concrete and Pavement	1450	21216 cy	0	63,649	11,833	11,833	11,833	concrete repair/replacement of sidewalks, walkways and curbs
908	Suquehanna	Concrete and Pavement	1450	7813 cy	0	23,442	6,682	6,682	6,682	concrete repair/replacement of sidewalks, walkways and curbs
909	Strawberry Mansion	Concrete and Pavement	1450	9643 cy	0	28,931	0	0	0	concrete repair/replacement of sidewalks, walkways and curbs
910	Oxford Jefferson	Concrete and Pavement	1450	9643 cy	0	28,931	6,397	6,397	6,397	concrete repair/replacement of sidewalks, walkways and curbs
000	PHA-Wide	Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000	150,000	0	0	0	Repair / Replace Exterior Plumbing Lines
000	PHA-Wide	Fencing	1450	1LS	75,000	75,000	0	0	0	replace chain link fence
000	PHA-Wide	Sparkle-Signage/Awnings	1450	1LS	75,000	131,658	127,708	127,708	127,708	replace/repair signage and or awnings
013	Wilson Park - Senior	Sparkle-Signage/Awnings	1450	1LS	0	3,295	0	0	0	replace/repair signage and or awnings
032	Oxford Village	Sparkle-Signage/Awnings	1450	1LS	0	3,295	0	0	0	replace/repair signage and or awnings
000	PHA-Wide	Sparkle-Lighting/Bollards	1450	1LS	50,000	50,000	0	0	0	replace/repair lighting/bollards

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Development Number / Name Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original	Revised	Revised 2	Obligated	Expanded	Comments
000	PHA-Wide	900640	Sparkle-Grounds/Tree Removal	1450	1LS	50,000	0	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
001	Johnson Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	138,290	65,000	65,000	65,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
003	Richard Allen	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	4,738	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
004	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	118,050	118,050	118,050	118,050	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
005	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	15,244	5,850	5,850	5,850	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
010	Raymond Rosen	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	74,316	65,000	65,000	65,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
012	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	52,491	50,424	50,424	50,424	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
013	Wilson Park - Senior	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	22,569	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
014	Norris Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	58,627	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
015	Harrison Plaza	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	112,035	65,000	65,000	65,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
018	Arch Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
020	Spring Garden Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	17,658	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
024	Queen Lane Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,567	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
029	Hill Creek	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	75,785	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
030	Abbottsford Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	128,887	57,875	57,875	57,875	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
031	Bartram Village	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	128,545	47,008	47,008	47,008	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
032	Oxford Village	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	100,269	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
034	Whitehall Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	19,562	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
035	Haddington Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,630	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
039	West Park Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	0	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
042	Champlott Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	26,508	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
046	Haverford Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up
049	Morton Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	75,037	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up

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Development Number / Name Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost	Status of Work	Comments
					Original	Revised	Revised 2			
050 Blumberg Apts	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	16,129	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
054 Parkview Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
055 Fairhill Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	30,475	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
061 Paschall Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	35,000	35,000	35,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
063 Katie B Jackson	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	8,150	8,150	8,150	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
065 College View	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
066 Holmcrest Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,630	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
069 Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	85,727	73,098	73,098	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
077 Bentley Hall	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	11,753	3,074	3,074	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
080 Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	5,719	5,719	5,719	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
081 Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	50,673	44,274	44,274	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
085 Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	29,197	22,013	22,013	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
088 Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	75,942	65,337	65,337	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
091 Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	13,073	4,088	4,088	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
092 Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	1,094	1,094	1,094	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
093 Westpark Plaza	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	59,880	29,750	29,750	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
097 Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	4,713	4,713	4,713	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
100 Cecil B Moore	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	39,210	29,895	29,895	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
104 Arlene Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	11,678	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
114 Gladys B Jacobs	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	7,878	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
901 Haddington	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	19,000	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
902 Mantua	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,000	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	
903 Kingessing	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	12,000	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.	

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						Original	Revised	Revised 2	Obligated	Expended	Comments
904	Germanstown/Hunting Park	900640	Sparkle-Grounds/Tree Removal	1450	11LS	0	15,000	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
905	Fairhill Square	900640	Sparkle-Grounds/Tree Removal	1450	11LS	0	18,000	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
906	Francisville	900640	Sparkle-Grounds/Tree Removal	1450	11LS	0	4,000	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
907	Ludlow	900640	Sparkle-Grounds/Tree Removal	1450	11LS	0	3,000	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
908	Susquehanna	900640	Sparkle-Grounds/Tree Removal	1450	11LS	0	3,000	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
909	Strawberry Mansion	900640	Sparkle-Grounds/Tree Removal	1450	11LS	0	15,000	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
910	Oxford Jefferson	900640	Sparkle-Grounds/Tree Removal	1450	11LS	0	9,000	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
000	PHA-Wide	900660	Sparkle-Iron Fencing	1450	11LS	75,000	22,459	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
004	Scattered Sites	900660	Sparkle-Iron Fencing	1450	11LS	0	4,608	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
015	Harrison Plaza	900660	Sparkle-Iron Fencing	1450	11LS	0	3,460	23	23	23	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
032	Oxford Village	900660	Sparkle-Iron Fencing	1450	11LS	0	3,571	17	17	17	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
039	West Park Apartments	900660	Sparkle-Iron Fencing	1450	11LS	0	12,704	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
085	Scattered Sites	900660	Sparkle-Iron Fencing	1450	11LS	0	3,198	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
			Total PHA-Wide Site Improvements			1,685,000	4,810,334	1,406,761	1,406,761	1,406,761	
			Scattered Sites Site Improvements								
004	Scattered Sites	700881	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	33	400,000	200,000	260,045	260,045	260,045	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
005	Scattered Sites	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	3	30,000	39,307	82,110	82,110	82,110	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
012	Scattered Sites	701401	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	25	300,000	177,999	205,252	205,252	205,252	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
025	Scattered Sites	701494	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	2	20,000	20,000	19,564	19,564	19,564	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
060	Scattered Sites	701409	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	4	50,000	50,000	55,404	55,404	55,404	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.

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						Original	Revised	Revised 2	Obligated	Expended	Comments
067 Scattered Sites	701410	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	0		5,000	5,000	0	0	0	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
069 Scattered Sites	701411	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	17		200,000	200,000	240,104	240,104	240,104	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
078 Scattered Sites	701413	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1		8,000	8,000	7,702	7,702	7,702	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
080 Scattered Sites	701414	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	5		60,000	60,000	105,650	105,650	105,650	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
081 Scattered Sites	701415	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8		100,000	100,000	110,185	110,185	110,185	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
085 Scattered Sites	701417	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	17		200,000	200,000	143,285	143,285	143,285	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
087 Scattered Sites	701418	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1		10,000	10,000	1,999	1,999	1,999	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
088 Scattered Sites	701419	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8		100,000	100,000	124,747	124,747	124,747	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
091 Scattered Sites	701420	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8		100,000	100,000	63,166	63,166	63,166	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
092 Scattered Sites	701421	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	5		60,000	60,000	23,635	23,635	23,635	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
		Total Scattered Site Improvements		137		1,643,000	1,330,306	1,442,848	1,442,848	1,442,848	
		Conventional Site Improvements									
001 Johnson	700870	Underground Heating	1450			1,000,000	0	0	0	0	
		Total Conventional Site Improvements				1,000,000	0	0	0	0	
		PHA Wide Driveline Structures									
000 PHA-Wide	700179	Environmental Hazard Abatement	1460	Varies		150,000	2,444	614	614	614	Asbestos removal
001 Johnson Homes	700179	Environmental Hazard Abatement	1460	1 LS		0	36,058	181,609	181,609	181,609	Asbestos removal
004 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS		0	10,000	366	366	366	Asbestos removal

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					Original	Revised	Revised 2	Obligated	Expended	Comments
005 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	2,000	0	0	0	Abestos removal
010 Raymond Rosen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	104	104	104	Abestos removal
012 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	7,000	0	0	0	Abestos removal
013 Wilson Park - Senior	700179	Environmental Hazard Abatement	1460	1 LS	0	540	540	540	540	Abestos removal
014 Norris Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	363	363	363	363	Abestos removal
015 Harrison Plaza	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	5,170	5,170	5,170	Abestos removal
020 Spring Garden Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	6,416	6,416	6,416	Abestos removal
024 Queen Lane Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	0	0	0	Abestos removal
025 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	3,000	0	0	0	Abestos removal
029 Hill Creek	700179	Environmental Hazard Abatement	1460	1 LS	0	15,549	638	638	638	Abestos removal
031 Bartram Village	700179	Environmental Hazard Abatement	1460	1 LS	0	1,813	1,813	1,813	1,813	Abestos removal
032 Oxford Village	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,034	1,034	1,034	Abestos removal
035 Haddington Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	149	149	149	Abestos removal
060 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	0	0	0	Abestos removal
067 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	0	0	0	Abestos removal
069 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	8,000	0	0	0	Abestos removal
078 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	1,000	0	0	0	Abestos removal
080 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	5,000	0	0	0	Abestos removal
081 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	5,000	0	0	0	Abestos removal
085 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	0	0	0	Abestos removal
087 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	1,000	0	0	0	Abestos removal
088 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	15,000	5,825	5,825	5,825	Abestos removal
091 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	0	0	0	Abestos removal

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No		PA26P00250109		2009				
Development Number / Name Wide Activities	HA- Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Revised 2	Obligated	Expended	Comments
092 Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	2,000	0	0	0	Asbestos removal
901 Haddington	700179	Environmental Hazard Abatement	1460	1 LS	0	7,875	7,875	7,875	7,875	Asbestos removal
903 Kingessing	700179	Environmental Hazard Abatement	1460	1 LS	0	0	96	96	96	Asbestos removal
904 Germantown/Hunting Park	700179	Environmental Hazard Abatement	1460	1 LS	0	162	162	162	162	Asbestos removal
905 Fairhill Square	700179	Environmental Hazard Abatement	1460	1 LS	0	21	21	21	21	Asbestos removal
906 Francisville	700179	Environmental Hazard Abatement	1460	1 LS	0	410	410	410	410	Asbestos removal
907 Ludlow	700179	Environmental Hazard Abatement	1460	1 LS	0	0	154	154	154	Asbestos removal
908 Susquehanna	700179	Environmental Hazard Abatement	1460	1 LS	0	293	697	697	697	Asbestos removal
909 Strawberry Mansion	700179	Environmental Hazard Abatement	1460	1 LS	0	0	4,271	4,271	4,271	Asbestos removal
910 Oxford Jefferson	700179	Environmental Hazard Abatement	1460	1 LS	0	142	142	142	142	Asbestos removal
000 PHA-Wide	700181	Mold Remediation	1460	Varies	100,000	0	0	0	0	mold removal
001 Johnson Homes	700181	Mold Remediation	1460	1 LS	0	0	6,453	6,453	6,453	mold removal
003 Richard Allen	700181	Mold Remediation	1460	1 LS	0	0	449	449	449	mold removal
004 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	10,000	673	673	673	mold removal
005 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	2,000	0	0	0	mold removal
010 Raymond Rosen	700181	Mold Remediation	1460	1 LS	0	0	4,367	4,367	4,367	mold removal
012 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	7,000	0	0	0	mold removal
013 Wilson Park	700181	Mold Remediation	1460	1 LS	0	0	2,617	2,617	2,617	mold removal
015 Harrison Plaza	700181	Mold Remediation	1460	1 LS	0	0	2,637	2,637	2,637	mold removal
018 Arch Homes	700181	Mold Remediation	1460	1 LS	0	0	188	188	188	mold removal
020 Spring Garden Apartments	700181	Mold Remediation	1460	1 LS	0	0	10,412	10,412	10,412	mold removal
024 Queen Lane Apartments	700181	Mold Remediation	1460	1 LS	0	0	1,938	1,938	1,938	mold removal
025 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	3,000	0	0	0	mold removal

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		2009						
Development Number /Name Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments
					Original	Revised	Revised 2	Obligated	Expended	
029 Hill Creek	700181	Mold Remediation	1460	1 LS	0	0	21,137	21,137	21,137	mold removal
031 Bartram Village	700181	Mold Remediation	1460	1 LS	0	0	13,822	13,822	13,822	mold removal
032 Oxford Village	700181	Mold Remediation	1460	1 LS	0	0	471	471	471	mold removal
034 Whitehall Apartments	700181	Mold Remediation	1460	1 LS	0	0	1,500	1,500	1,500	mold removal
035 Haddington Homes	700181	Mold Remediation	1460	1 LS	0	0	10,947	10,947	10,947	mold removal
039 West Park Apartments	700181	Mold Remediation	1460	1 LS	0	0	2,308	2,308	2,308	mold removal
042 Champlost Homes	700181	Mold Remediation	1460	1 LS	0	0	341	341	341	mold removal
049 Morton Homes	700181	Mold Remediation	1460	1 LS	0	0	1,848	1,848	1,848	mold removal
050 Blumberg Apts	700181	Mold Remediation	1460	1 LS	0	0	656	656	656	mold removal
055 Fairhill Apartments	700181	Mold Remediation	1460	1 LS	0	0	153	153	153	mold removal
060 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	0	0	0	mold removal
066 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	0	132	132	132	mold removal
067 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	0	0	0	mold removal
069 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	8,000	571	571	571	mold removal
076 Emken Arms	700181	Mold Remediation	1460	1 LS	0	0	466	466	466	mold removal
078 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	1,000	0	0	0	mold removal
080 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	5,000	0	0	0	mold removal
081 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	5,000	205	205	205	mold removal
085 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	0	0	0	mold removal
087 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	1,000	0	0	0	mold removal
088 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	5,000	0	0	0	mold removal
091 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	0	0	0	mold removal
092 Scattered Sites	700181	Mold Remediation	1460	1 LS	0	2,000	0	0	0	mold removal

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No:		2009							
Development Number / Name Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original	Revised	Revised 2	Obligated	Expanded	Comments
093	Westpark Plaza	700181	Mold Remediation	1460	1 LS	0	0	874	874	874	mold removal
104	Arlene Homes	700181	Mold Remediation	1460	1 LS	0	0	165	165	165	mold removal
132	Suffolk Manor	700181	Mold Remediation	1460	1 LS	0	0	986	986	986	mold removal
139	Greater Grays Ferry Estates I	700181	Mold Remediation	1460	1 LS	0	0	465	465	465	mold removal
143	Greater Grays Ferry II-A	700181	Mold Remediation	1460	1 LS	0	0	751	751	751	mold removal
145	Lucien E. Blackwell I	700181	Mold Remediation	1460	1 LS	0	0	69	69	69	mold removal
901	Haddington	700181	Mold Remediation	1460	1 LS	0	0	9,997	9,997	9,997	mold removal
902	Mantua	700181	Mold Remediation	1460	1 LS	0	0	5,995	5,995	5,995	mold removal
903	Kingessing	700181	Mold Remediation	1460	1 LS	0	0	11,855	11,855	11,855	mold removal
904	Germantown/Hunting Park	700181	Mold Remediation	1460	1 LS	0	0	6,236	6,236	6,236	mold removal
905	Fairhill Square	700181	Mold Remediation	1460	1 LS	0	0	4,750	4,750	4,750	mold removal
906	Franciaville	700181	Mold Remediation	1460	1 LS	0	0	3,647	3,647	3,647	mold removal
907	Ludlow	700181	Mold Remediation	1460	1 LS	0	0	7,061	7,061	7,061	mold removal
908	Susquehanna	700181	Mold Remediation	1460	1 LS	0	0	8,805	8,805	8,805	mold removal
909	Strawberry Mansion	700181	Mold Remediation	1460	1 LS	0	0	13,606	13,606	13,606	mold removal
910	Oxford Jefferson	700181	Mold Remediation	1460	1 LS	0	0	3,106	3,106	3,106	mold removal
000	PHA-Wide	700874	Combustion Upgrades	1460	500	500,000	198,953	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
020	Spring Garden Apartments	700874	Combustion Upgrades	1460	500	0	19,840	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
029	Hill Creek	700874	Combustion Upgrades	1460	500	0	168,000	162,374	162,374	162,374	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
031	Bartram Village	700874	Combustion Upgrades	1460	500	0	21,926	14,617	14,617	14,617	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109			2009					
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		States of Work	
					Original	Revised	Revised 2	Obligated	Expended	Comments
114 Gladys B Jacobs	700874	Combustion Upgrades	1460	500	0	91,281	91,280	91,280	91,280	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls
000 PHA-Wide	700875	Electrical Upgrades/Distribution	1460	750 Units	400,000	140,714	0	0	0	repair/replace electrical systems including but not limited to panels, transformers, switch
000 PHA-Wide	700878	Plumbing Upgrades	1460	35 Units	100,000	97,621	0	0	0	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets,
029 Hill Creek	700878	Plumbing Upgrades	1460	35 Units	0	2,379	0	0	0	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets,
000 PHA-Wide	700978	Window Replacement	1460	Various Sites	250,000	158,604	0	0	0	repair/replace windows
004 Scattered Sites	700978	Window Replacement	1460	Various Sites	0	0	0	0	0	repair/replace windows
069 Scattered Sites	700978	Window Replacement	1460	Various Sites	0	1,306	1,306	1,306	1,306	repair/replace windows
081 Scattered Sites	700978	Window Replacement	1460	Various Sites	0	270	270	270	270	repair/replace windows
088 Scattered Sites	700978	Window Replacement	1460	Various Sites	0	0	0	0	0	repair/replace windows
000 PHA-Wide	701081	Flooring	1460	20,000 sf	100,000	0	0	0	0	repair/replace floors
000 PHA-Wide	701089	Replace Metal Handrails and Railings	1460	Varies	50,000	50,000	0	0	0	Replace Metal Handrails and Railings
000 PHA-Wide	701090	Fire Safety Code Compliance	1460	Varies	250,000	143,536	0	0	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers,
004 Scattered Sites	701090	Fire Safety Code Compliance	1460	1 LS	0	1,155	1,133	1,133	1,133	repair/replace fire safety systems including but not limited to fire pumps, sprinklers,
013 Wilson Park - Senior	701090	Fire Safety Code Compliance	1460	1 LS	0	760	0	0	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers,
039 West Park Apartments	701090	Fire Safety Code Compliance	1460	1 LS	0	2,502	0	0	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers,
055 Fairhill Apartments	701090	Fire Safety Code Compliance	1460	1 LS	0	643	643	643	643	repair/replace fire safety systems including but not limited to fire pumps, sprinklers,
000 PHA-Wide	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	100,000	25,229	0	0	0	repair/replace HVAC and air conditioning systems.
024 Queen Lane Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	0	2,238	2,069	2,069	2,069	repair/replace HVAC and air conditioning systems.
063 Kaite B Jackson	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	0	60,000	0	0	0	repair/replace HVAC and air conditioning systems.

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No:		2009								
Development Number / Name - HA-Wide Activities		Line Item #	General Description of Major Work Categories		Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
							Original	Revised	Revised 2	Obligated	Expended	Comments
114	Gladys B Jacobs	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades		1460	33 Units	0	12,534	12,485	12,485	12,485	repair/replace HVAC and air conditioning systems.
000	PHA-Wide	701098	504 Unit Modification/Fair Housing		1460	150 Units	1,500,000	20,348	0	0	0	504 Unit Modification/Fair Housing
001	Johnson Homes	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	738	1,642	1,642	1,642	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	0	680	680	680	504 Unit Modification/Fair Housing
004	Scattered Sites	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	4,489	3,166	3,166	3,166	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	1,555	1,899	1,899	1,899	504 Unit Modification/Fair Housing
012	Scattered Sites	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	5,361	4,786	4,786	4,786	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	2,758	2,853	2,853	2,853	504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	2,402	4,322	4,322	4,322	504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	931	3,038	3,038	3,038	504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	1,296	5,280	5,280	5,280	504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	5,408	4,841	4,841	4,841	504 Unit Modification/Fair Housing
024	Queen Lane Apartments	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	0	659	659	659	504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	3,247	3,016	3,016	3,016	504 Unit Modification/Fair Housing
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	308	1,595	1,595	1,595	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	18,257	20,934	20,934	20,934	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	18,284	24,146	24,146	24,146	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	0	78	78	78	504 Unit Modification/Fair Housing
035	Haddington Homes	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	2,886	2,886	2,886	2,886	504 Unit Modification/Fair Housing
039	West Park Apartments	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	0	2,454	2,454	2,454	504 Unit Modification/Fair Housing
042	Champlott Homes	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	2,797	2,763	2,763	2,763	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	22,715	22,376	22,376	22,376	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing		1460	150 Units	0	0	1,921	1,921	1,921	504 Unit Modification/Fair Housing

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PHA Name:		Grant Type and Number		Capital Fund Program Grant No:		2009	
Philadelphia Housing Authority				PA26P00250109			
Development Number / Name - HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Status of Work
					Original	Revised	
054 Parkview Apartments	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	Comments
055 Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,323	504 Unit Modification/Fair Housing
062 Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,782	504 Unit Modification/Fair Housing
063 Katie B Jackson	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	3,352	504 Unit Modification/Fair Housing
065 College View	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	4,812	504 Unit Modification/Fair Housing
066 Holmcrest Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	504 Unit Modification/Fair Housing
069 Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	165	504 Unit Modification/Fair Housing
076 Emilen Arms	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	504 Unit Modification/Fair Housing
077 Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	12,638	504 Unit Modification/Fair Housing
080 Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	5,735	504 Unit Modification/Fair Housing
081 Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	3,364	504 Unit Modification/Fair Housing
085 Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	447	504 Unit Modification/Fair Housing
088 Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	165	504 Unit Modification/Fair Housing
093 Westpark Plaza	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	634	504 Unit Modification/Fair Housing
097 Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	491	504 Unit Modification/Fair Housing
104 Arlene Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,220	504 Unit Modification/Fair Housing
114 Gladys B Jacobs	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	504 Unit Modification/Fair Housing
132 Suffolk Manor	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	504 Unit Modification/Fair Housing
135 Seat Sites - 117 In-Fill Unit	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	504 Unit Modification/Fair Housing
139 Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	504 Unit Modification/Fair Housing
144 Greater Grays Ferry II-B	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	504 Unit Modification/Fair Housing
152 Germantown House	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	504 Unit Modification/Fair Housing
901 Haddington	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	933	504 Unit Modification/Fair Housing

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No:		PA26P00250109		2009					
Development Number / Name Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	Comments
					Original	Revised	Revised 2	Obligated	Expended		
902	Manitua	504 Unit Modification/Fair Housing	1460	150 Units	0	0	314	314	314	504 Unit Modification/Fair Housing	
903	Kingsessing	504 Unit Modification/Fair Housing	1460	150 Units	0	918	7,748	7,748	7,748	504 Unit Modification/Fair Housing	
904	Germanstown/Hunting Park	504 Unit Modification/Fair Housing	1460	150 Units	0	2,131	6,212	6,212	6,212	504 Unit Modification/Fair Housing	
905	Fairhill Square	504 Unit Modification/Fair Housing	1460	150 Units	0	612	9,129	9,129	9,129	504 Unit Modification/Fair Housing	
906	Francisville	504 Unit Modification/Fair Housing	1460	150 Units	0	3,591	6,498	6,498	6,498	504 Unit Modification/Fair Housing	
907	Ludlow	504 Unit Modification/Fair Housing	1460	150 Units	0	670,463	437,320	437,320	437,320	504 Unit Modification/Fair Housing	
908	Susquehanna	504 Unit Modification/Fair Housing	1460	150 Units	0	5,162	12,860	12,860	12,860	504 Unit Modification/Fair Housing	
909	Strawberry Mansion	504 Unit Modification/Fair Housing	1460	150 Units	0	656	1,278	1,278	1,278	504 Unit Modification/Fair Housing	
910	Oxford Jefferson	504 Unit Modification/Fair Housing	1460	150 Units	0	0	115	115	115	504 Unit Modification/Fair Housing	
000	PHA-Wide	Elevator Upgrades	1460	6-8 Elevators	800,000	300,000	0	0	0		
000	PHA-Wide	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000	10,000	0	0	0		
000	PHA-Wide	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	2,000,000	18,748	323	323	323	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
001	Johnson Homes	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	435,871	533,549	533,549	533,549	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
003	Richard Allen	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	18,259	27,974	27,974	27,974	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
010	Raymond Rosen	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	282,733	552,204	552,204	552,204	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
013	Wilson Park - Senior	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	442,569	825,596	825,596	825,596	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	

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PHA Name:		Grant Type and Number		Capital Fund Program Grant No:		2009	
Philadelphia Housing Authority				PA26P00250109			
Development Number / Name Wide Activities	HA- Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Status of Work
					Original	Revised	Comments
014 Norris Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	297,069	Revised 2 313,205 Expended 313,205
015 Harrison Plaza	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	38,213	161,161
018 Arch Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	67,721	115,706
020 Spring Garden Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	79,649	182,001
023 Liddonfield Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0
024 Queen Lane Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	83,515	113,359
029 Hill Creek	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	151,902	282,623
030 Abbottsford Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	121,626	160,723
031 Bartram Village	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	510,957	662,020
032 Oxford Village	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	114,376	228,500

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						Original	Revised	Revised 2	Obligated	Expended	Comments
034	Whitehall Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	104,255	150,371	150,371	150,371	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
035	Haddington Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	33,121	80,260	80,260	80,260	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
039	West Park Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	236,370	447,892	447,892	447,892	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
042	Champlott Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	52,951	54,383	54,383	54,383	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
045	Mantua Hall Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
046	Haverford Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	8,900	8,855	8,855	8,855	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
049	Morton Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	27,288	267,146	267,146	267,146	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
050	Blumberg Apts	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	96,566	682,408	682,408	682,408	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
054	Parkview Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	3,013	3,013	3,013	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
055	Fairhill Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	37,634	251,443	251,443	251,443	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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061	Paschall Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	3,032	3,032	3,032	3,032	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
062	Cassie L Holley	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	12,263	58,907	58,907	58,907	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
063	Katie B Jackson	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	147,843	130,008	130,008	130,008	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
065	College View	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	10,605	10,605	10,605	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
066	Holmescrest Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	22,642	75,192	75,192	75,192	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
076	Emlen Arms	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	19,500	89,117	89,117	89,117	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
077	Bentley Hall	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	7,164	72,869	72,869	72,869	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
079	Plymouth Hall	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
093	Westpark Plaza	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	19,674	19,674	19,674	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
100	Cecil B Moore	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	10,052	10,052	10,052	10,052	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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104	Arlene Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.			1460	100 Units	0	1,918	23,676	23,676	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
113	Wilson Park - Family	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.			1460	100 Units	0	0	244	244	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
114	Gladys B Jacobs	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.			1460	100 Units	0	7,896	48,520	48,520	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
117	Raymond Rosen - 117	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.			1460	100 Units	0	0	72,099	72,099	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
129	Cambridge Plaza II	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.			1460	100 Units	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
132	Suffolk Manor	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.			1460	100 Units	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
133	Richard Allen IIIA	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.			1460	100 Units	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
134	Richard Allen IIIB	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.			1460	100 Units	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
138	Mount Olivet	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.			1460	100 Units	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
139	Greater Grays Ferry Estates I	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.			1460	100 Units	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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								Original	Revised	Revised 2	Obligated	Expended	Comments
143 Greater Grays Ferry II-A	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.				1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
144 Greater Grays Ferry II-B	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.				1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
145 Lucien E. Blackwell I	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.				1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
149 Martin Luther King IV	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.				1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
150 Lucien E. Blackwell II	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.				1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
152 Germantown House	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.				1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
156 Marshal Shepard	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.				1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
157 Ludlow Phase III	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.				1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
158 Nellie Reynolds Garden	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.				1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
901 Haddington	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.				1460	100 Units	0	0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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903 Kingessing	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	7,392	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
904 Germantown/Hunting Park	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	4,305	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
905 Fairhill Square	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	17,700	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
908 Susquehanna	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	875	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
909 Strawberry Mausion	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	29,063	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
910 Oxford Jefferson	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	20,634	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
000 PHA-Wide	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	300,000	99,643	0	0	0	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
015 Harrison Plaza	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	0	357	177	177	177	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
000 PHA-Wide	701434	Roof Repair/Replacement	1460	250 Units	100,000	81,444	8,941	8,941	8,941	Stucco, Brick, Brick Pointing and Caulking
004 Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	1,643	1,355	1,355	1,355	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
005 Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	0	0	0	0	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
012 Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	2,053	1,713	1,713	1,713	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
013 Wilson Park - Senior	701434	Roof Repair/Replacement	1460	250 Units	0	2,100	0	0	0	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
069 Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	4,114	3,917	3,917	3,917	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
080 Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	1,724	1,724	1,724	1,724	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
081 Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	0	0	0	0	repair/replace roof including but not limited to tarring, flashing, tiles and materials.

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085	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	2,285	1,348	1,348	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
088	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	2,435	750	750	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
091	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	1,079	365	365	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
092	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	374	0	0	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
097	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	750	750	750	repair/replace roof including but not limited to tarring, flashing, tiles and materials.
		Total PHA-Wide Dwelling Unit Improvements				6,800,000	6,352,105	8,057,634	8,057,634	
		Scattered Sites Dwelling Unit Renovation								
004	Scattered Sites	700453	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	47	3,500,000	3,309,351	2,277,468	2,277,468	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
005	Scattered Sites	700454	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	75,000	1,492	1,492	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
012	Scattered Sites	700455	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	4	300,000	300,000	2,912,090	2,912,090	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
025	Scattered Sites	700456	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	75,000	40,987	40,987	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
060	Scattered Sites	700457	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	75,000	357,052	357,052	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
067	Scattered Sites	700458	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	75,000	13,727	13,727	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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Capital Fund Program (CFP)

Part II: Supporting Pages

PIHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No:		PA26P00250109		2009					
Development Number / Name Wide Activities	Line Item #	General Description of Major Work Categories		Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	Comments
						Original	Revised	Revised 2	Obligated	Expended	
004 Scattered Sites	700459	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.		1460	0	0	0	1,381	1,381	1,381	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
069 Scattered Sites	700459	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.		1460	9	700,000	700,000	3,096,632	3,096,632	3,096,632	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
080 Scattered Sites	700460	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.		1460	2	125,000	125,000	373,938	373,938	373,938	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
081 Scattered Sites	700461	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.		1460	4	300,000	300,000	1,271,581	1,271,581	1,271,581	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
078 Scattered Sites	700462	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.		1460	1	75,000	75,000	77,728	77,728	77,728	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
903 Kingessing	700463	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.		1460	0	0	200,000	931,618	931,618	931,618	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
085 Scattered Sites	700463	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.		1460	3	200,000	0	604	604	604	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
087 Scattered Sites	700464	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.		1460	1	75,000	75,000	22,363	22,363	22,363	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
088 Scattered Sites	700465	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.		1460	3	200,000	200,000	702,897	702,897	702,897	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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Capital Fund Program (CFP)

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PRA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109				2009				
Development Number / Name Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Revised 2	Obligated	Expended	Comments
091	Scattered Sites	700466	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	100,000	100,000	118,688	118,688	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
092	Scattered Sites	700467	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	50,000	162,015	162,015	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
901	Haddington	700504	Stimulus Units	1460	1 LS	0	250,000	286,939	286,939	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mantua	700504	Stimulus Units	1460	1 LS	0	126,109	96,610	96,610	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
903	Kingsessing	700504	Stimulus Units	1460	1 LS	0	326,109	328,193	328,193	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
904	Germantown/Hunting Park	700504	Stimulus Units	1460	1 LS	0	50,000	34,830	34,830	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	700504	Stimulus Units	1460	1 LS	0	78,325	62,823	62,823	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
906	Francisville	700504	Stimulus Units	1460	1 LS	0	41,622	64,779	64,779	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		2009						
Development Number / Name Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	Comments
					Original	Revised	Revised 2	Obligated	Expended	
907 Ludlow	700504	Stimulus Units	1460	1 LS	0	32,757	47,186	47,186	47,186	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908 Susquehanna	700504	Stimulus Units	1460	1 LS	0	0	0	0	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
909 Strawberry Mansion	700504	Stimulus Units	1460	1 LS	0	0	0	0	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910 Oxford Jefferson	700504	Stimulus Units	1460	1 LS	0	48,892	24,046	24,046	24,046	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
		Scattered Site Unit Renovation Total		79	5,950,000	6,688,163	13,307,667	13,307,667	13,307,667	
		Non-Dwelling Structures								
000 PHA-Wide	700066	Non-Dwelling Accessibility	1470		500,000	100,000	0	0	0	
000 PHA-Wide	701486	Modernization of Non-Dwelling Space	1470		300,000	281,634	0	0	0	
010 Raymond Rosen	701486	Modernization of Non-Dwelling Space	1470		300,000	120,000	0	0	0	
030 Abbottsford Homes	701486	Modernization of Non-Dwelling Space	1470		0	0	0	0	0	
031 Bartram Village	701486	Modernization of Non-Dwelling Space	1470		300,000	18,366	0	0	0	
076 Enlen Arms	701486	Laundry Room	1470		500,000	500,000	0	0	0	
		Total Non-Dwelling Structures			1,900,000	1,020,000	0	0	0	
		Non-Dwelling Equipment								
000 PHA-Wide	700035	Equipment for Security Upgrades	1475	5 Bldgs	200,000	104,682	10,138	10,138	10,138	Equipment for security upgrade include camera system, access card system to

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		2009						
Development Number / Name Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		States of Work	
					Original	Revised	Revised 2	Obligated	Expended	Comments
013	Wilson Park - Senior	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	2,000	0	0	Equipment for security upgrade include camera system, access card system to
031	Bartram Village	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	26,600	0	0	Equipment for security upgrade include camera system, access card system to
055	Fairhill Apartments	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	3,218	0	0	Equipment for security upgrade include camera system, access card system to
908	Susquehanna	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	3,500	0	0	Equipment for security upgrade include camera system, access card system to
000	PHA-Wide	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	Varies	500,000	400,000	300,701	300,701	The purchase and / or replacement of computers throughout PHA. Also includes server and network upgrades/replacements
000	PHA-Wide	700614	Telephone Infrastructure Upgrades	1475	10 Sites	300,000	300,000	32,561	32,561	Telephone equipments including but not limited to network switches and IVR upgrades
000	PHA-Wide	700798	Community Space Furniture and Equipment	1475	Varies	30,000	26,696	7,825	7,825	replacement of furniture and or equipment for community centers throughout PHA
010	Raymond Rosen	700798	Community Space Furniture and Equipment	1475	Varies	0	1,877	1,877	1,877	replacement of furniture and or equipment for community centers throughout PHA
029	Hill Creek	700798	Community Space Furniture and Equipment	1475	Varies	0	549	549	549	replacement of furniture and or equipment for community centers throughout PHA
076	Emlen Arms	700798	Community Space Furniture and Equipment	1475	Varies	0	878	860	860	replacement of furniture and or equipment for community centers throughout PHA
000	PHA-Wide	701203	Maintenance Equipment	1475	Varies	100,000	100,000	1,731	1,731	repair/replace maintenance equipment including but not limited to landscaping, snow
000	PHA-Wide	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	75,000	73,075	7,128	7,128	replacement of furniture and or equipment for administrative and office bldgs. throughout PHA
031	Bartram Village	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	-	1,925	0	0	replacement of furniture and or equipment for administrative and office bldgs. throughout PHA
			Total Non-Dwelling Equipment			1,205,000	1,045,000	363,371	363,371	
000	PHA-Wide	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	300,000	33,873	0	0	
004	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	0	32,065	0	0	
012	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	0	16,033	0	0	
069	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	0	8,954	0	0	
088	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	0	9,075	0	0	
			Total Demolition			300,000	100,000	0	0	
000	PHA-Wide	700854	Relocation	1495	Varies	200,000	68,550	66,794	66,794	Relocations as needed through out PHA

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		2009						
Development Number / Name - HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
					Original	Revised	Revised 2	Obligated	Expended	Comments
001 Johnson Homes	700854	Relocation	1495	Varies	0	0	0	0	0	Relocations as needed through out PHA.
004 Scattered Sites	700854	Relocation	1495	Varies	0	0	0	0	0	Relocations as needed through out PHA.
013 Wilson Park - Senior	700854	Relocation	1495	Varies	0	0	0	0	0	Relocations as needed through out PHA.
014 Norris Apartments	700854	Relocation	1495	Varies	0	0	0	0	0	Relocations as needed through out PHA.
015 Harrison Plaza	700854	Relocation	1495	Varies	0	1,000	0	0	0	Relocations as needed through out PHA.
020 Spring Garden Apartments	700854	Relocation	1495	Varies	0	150	0	0	0	Relocations as needed through out PHA.
023 Liddonfield Homes	700854	Relocation	1495	Varies	0	15,000	162,299	162,299	162,299	Relocations as needed through out PHA.
029 Hill Creek	700854	Relocation	1495	Varies	0	300	26,035	26,035	26,035	Relocations as needed through out PHA.
055 Fairhill Apartments	700854	Relocation	1495	Varies	0	0	0	0	0	Relocations as needed through out PHA.
061 Paschall Apartments	700854	Relocation	1495	Varies	0	115,000	156,064	156,064	156,064	Relocations as needed through out PHA.
		Total Relocation			200,000	200,000	411,193	411,193	411,193	
129 Cambridge Plaza II	701098	504 unit modification/fair hag	1499	Varies	0	80,000	56,054	56,054	56,054	504 Unit Modification/Fair Housing
133 Richard Allen IIIA	701098	504 unit modification/fair hag	1499	Varies	0	318,118	273,015	273,015	273,015	504 Unit Modification/Fair Housing
137 Cambridge Plaza I	701098	504 unit modification/fair hag	1499	Varies	0	122,353	108,272	108,272	108,272	504 Unit Modification/Fair Housing
145 Lucien E. Blackwell I	701098	504 unit modification/fair hag	1499	Varies	0	153,092	65,369	65,369	65,369	504 Unit Modification/Fair Housing
147 Cambridge Plaza III	701098	504 unit modification/fair hag	1499	Varies	0	32,941	21,391	21,391	21,391	504 Unit Modification/Fair Housing
150 Lucien E. Blackwell II	701098	504 unit modification/fair hag	1499	Varies	0	296,151	206,544	206,544	206,544	504 Unit Modification/Fair Housing

Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No:		PA36P00250110		Federal FY of Grant: 2010	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2011		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Original	Revised	Revised 2	Obligated	Expended	Total Actual Cost
1	Total Non-CFP Funds						
2	1406 Operations	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
3	1408 Management Improvements	5,490,000	4,390,000	4,411,171	4,411,171	4,411,171	4,411,171
4	1410 Administrative Costs	5,800,000	5,800,000	5,800,000	5,799,151	5,799,151	5,799,151
5	1411 Audit	0	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0	0
7	1430 Fees and Costs	2,600,000	2,400,000	3,058,322	3,058,322	3,058,322	3,058,322
8	1440 Site Acquisition	100,000	100,000	0	0	0	0
9	1450 Site Improvements	3,573,000	3,480,828	3,658,309	3,658,309	3,658,309	3,658,309
10	1460 Dwelling Structures	14,750,000	18,002,171	16,310,994	16,310,994	16,310,994	16,310,994
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	0	0
12	1470 Non-Dwelling Space	2,500,000	500,000	314,111	314,111	314,111	314,111
13	1475 Non-Dwelling Equipment	1,205,000	1,205,000	2,079,355	2,079,355	2,079,355	2,079,355
14	1485 Demolition	300,000	300,000	0	0	0	0
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495 Relocation	200,000	200,000	602,266	602,266	602,266	602,266
18	1499 Development Activities	500,000	0	136,355	136,355	136,355	136,355
19	1501 Collateralization or Debt Service	11,899,425	11,898,259	11,905,374	11,905,374	11,905,374	11,905,374
20	1502 Contingency						
21	Amount of Annual Grant (Sum of lines 2-20)	58,917,425	58,276,258	58,276,258	58,275,410	58,275,410	58,275,410
22	Amount of Line 21 Related to LBP Activities						
23	Amount of Line 21 Related to Section 504 Compliance	1,500,000	1,800,000	620,726	620,726	620,726	620,726
24	Amount of Line 21 Related to Security - Soft Costs						
25	Amount of Line 21 Related to Security - Hard Costs						
26	Amount of Line 21 Related to Energy Conservation Measures						

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250110			2010						
Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
701701 Finance		701100	Operating Subsidy	1406		10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	
			Total Operating Subsidy Cost			10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	
522522 Organization Development		700168	Management Improvements								
			PHA Development Staff Manager	1408		115,000	115,000	86,313	86,313	86,313	PHA Development Staff Manager consist of Salaries & Benefits.
493493 Police		700169	Police Officers Salaries and Benefits	1408		2,500,000	2,100,000	2,323,944	2,323,944	2,323,944	
709709 ISM		700176	Computer Software Acquisition, Production Support, Customization, and Program Implementation	1408		1,000,000	1,000,000	1,189,431	1,189,431	1,189,431	
428428 Pre-Apprentice		700368	Apprenticeship Program Field Training	1408		1,000,000	300,000	16,089	16,089	16,089	PHA provides additional funding through the MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include preparing public housing residents for entry into approved apprenticeships in various trades.
495495 Res. Lobby Monitors		700787	Lobby Monitors: Program to enhance site security.	1408		800,000	800,000	795,395	795,395	795,395	Lobby Monitors consist of Salaries & Benefits.
500500 Human Resource		700796	Staff Development: Provide training opportunities for PHA staff	1408		75,000	75,000	0	0	0	REAC Training (maintenance / property management o Introduction to Property Management (Property Managers) o ACOP (Admission and Continued Occupancy Policy) Training (Property Managers, Admission Coordinators)
			Total Management Improvement Cost			5,490,000	4,390,000	4,411,171	4,411,171	4,411,171	
			Administrative Costs								
000 PHA-Wide		700183	Administrative Salaries and Benefits	1410		5,800,000	5,800,000	5,800,000	5,799,151	5,799,151	
			Total Administrative Cost	1410		5,800,000	5,800,000	5,800,000	5,799,151	5,799,151	
			Fees and Costs								
800800 Development		700185	A&E, Legal and Consultant Services	1430		2,000,000	2,000,000	2,210,336	2,210,336	2,210,336	
800800 Development		700187	Master Planning	1430		100,000	100,000	0	0	0	
800800 Development		700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	500,000	90,781	0	0	0	
001 Johnson Homes		700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	144,219	270,336	270,336	270,336	
003 Richard Allen		700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	455	455	455	
004 Scattered Sites		700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	4,615	4,615	4,615	
012 Scattered Sites		700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	2,902	2,902	2,902	
013 Wilson Park		700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	700	700	700	
014 Norris Apartments		700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,500	3,534	3,534	3,534	

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No:			PA26P00250110			2010			
Development Number / Name	HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
015	Harrison Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,000	25,765	25,765	25,765	
018	Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,000	6,790	6,790	6,790	
020	Spring Garden Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	69,729	69,729	69,729	
024	Queen Lane Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	500	9,734	9,734	9,734	
029	Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,000	183,189	183,189	183,189	
031	Bartram Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	19,889	19,889	19,889	
032	Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,500	11,343	11,343	11,343	
035	Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,500	44,745	44,745	44,745	
039	West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	25,375	25,375	25,375	
049	Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	14,112	14,112	14,112	
050	Blumberg Apts	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	500	52	52	52	
055	Fairhill Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	450	450	450	
060	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	350	350	350	
063	Katie B Jackson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	440	440	440	
069	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	700	700	700	
076	Enlen Arms	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	420	420	420	
077	Bentley Hall	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	540	540	540	
081	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	350	350	350	
085	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	350	350	350	
088	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	882	882	882	
901	Haddington	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,000	12,206	12,206	12,206	
902	Manua	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,000	13,095	13,095	13,095	
903	Kingessing	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,500	15,530	15,530	15,530	
904	Germanstown/Hunting Park	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,500	10,375	10,375	10,375	
905	Fairhill Square	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,500	12,180	12,180	12,180	

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Development Number / Name Activities	Line Item #	HA-Wide	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
906 Francisville	700855		Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	7,000	19,727	19,727	19,727	
907 Ludlow	700855		Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,500	16,749	16,749	16,749	
908 Susquehanna	700855		Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,500	20,785	20,785	20,785	
909 Strawberry Mansion	700855		Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,000	15,051	15,051	15,051	
910 Oxford Jefferson	700855		Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,000	14,546	14,546	14,546	
			Total Professional Services Costs and Fees			2,600,000	2,400,000	3,058,322	3,058,322	3,058,322	
800800 Development	700165		Site Acquisition Acquire properties below TDC	1440		100,000	100,000	0	0	0	
			Total Site Acquisition Costs			100,000	100,000	0	0	0	
401401 Housing Operations	700876		PHA- Wide Site Improvements Install Back Flow Preventors	1450	4 sites	50,000	50,000	0	0	0	0 Install Back Flow Preventors
401401 Housing Operations	701423		Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000	150,000	0	0	0	0 Repair / Replace Exterior Plumbing Lines
401401 Housing Operations	700992		Landscaping including Tree Trimming/Tree Removal	1450	Various Sites	100,000	100,000	0	0	0	0 Landscaping including Tree Trimming/Tree Removal
401401 Housing Operations	701097		Asphalt/Paving	1450	40,000 cy	100,000	73,000	0	0	0	0 asphalt repair/replacement of driveways
001 Johnson Homes	701097		Asphalt/Paving	1450	1920 cy	0	4,800	4,800	4,800	4,800	4,800 asphalt repair/replacement of driveways
013 Wilson Park - Senior	701097		Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	2,400 asphalt repair/replacement of driveways
014 Norris Apartments	701097		Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	2,400 asphalt repair/replacement of driveways
024 Queen Lane Apartments	701097		Asphalt/Paving	1450	720 cy	0	1,800	1,800	1,800	1,800	1,800 asphalt repair/replacement of driveways
030 Abbottsford Homes	701097		Asphalt/Paving	1450	480 cy	0	1,200	1,200	1,200	1,200	1,200 asphalt repair/replacement of driveways
031 Bartram Village	701097		Asphalt/Paving	1450	1440 cy	0	3,600	3,600	3,600	3,600	3,600 asphalt repair/replacement of driveways
032 Oxford Village	701097		Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	2,400 asphalt repair/replacement of driveways
049 Morton Homes	701097		Asphalt/Paving	1450	480 cy	0	1,200	1,200	1,200	1,200	1,200 asphalt repair/replacement of driveways
050 Blumberg Apts	701097		Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	2,400 asphalt repair/replacement of driveways
055 Fairhill Apartments	701097		Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	2,400 asphalt repair/replacement of driveways
065 College View	701097		Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	2,400 asphalt repair/replacement of driveways
401401 Housing Operations	701099		Concrete	1450	300000 cy	500,000	125,806	0	0	0	0 concrete repair/replacement of sidewalks, walkways and curbs
001 Johnson Homes	701099		Concrete and pavement	1450	1570 cy		3,925	3,925	3,925	3,925	3,925 concrete repair/replacement of sidewalks, walkways and curbs
010 Raymond Rosen	701099		Concrete and pavement	1450	4200 cy		10,500	10,500	10,500	10,500	10,500 concrete repair/replacement of sidewalks, walkways and curbs
014 Norris Apartments	701099		Concrete and pavement	1450	2907 cy		7,268	7,268	7,268	7,268	7,268 concrete repair/replacement of sidewalks, walkways and curbs
015 Harrison Plaza	701099		Concrete and pavement	1450	95706 cy		239,265	239,265	239,265	239,265	239,265 concrete repair/replacement of sidewalks, walkways and curbs
018 Arch Homes	701099		Concrete and pavement	1450	6121 cy		15,304	15,304	15,304	15,304	15,304 concrete repair/replacement of sidewalks, walkways and curbs
020 Spring Garden Apartments	701099		Concrete and pavement	1450	49455 cy		123,639	123,639	123,639	123,639	123,639 concrete repair/replacement of sidewalks, walkways and curbs
029 Hill Creek	701099		Concrete and pavement	1450	8336 cy		20,840	20,840	20,840	20,840	20,840 concrete repair/replacement of sidewalks, walkways and curbs

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Development Number / Name Activities	Line Item #	HA-Wide	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
032 Oxford Village	701099		Concrete and pavement	1450	1751 cy		4,378	4,378	4,378	4,378	concrete repair/replacement of sidewalks, walkways and curbs
035 Haddington Homes	701099		Concrete and pavement	1450	57836 cy		144,590	144,590	144,590	144,590	concrete repair/replacement of sidewalks, walkways and curbs
039 West Park Apartments	701099		Concrete and pavement	1450	8664 cy		21,662	21,662	21,662	21,662	concrete repair/replacement of sidewalks, walkways and curbs
049 Morton Homes	701099		Concrete and pavement	1450	636 cy		1,591	1,591	1,591	1,591	concrete repair/replacement of sidewalks, walkways and curbs
050 Blumberg Apts	701099		Concrete and pavement	1450	872 cy		2,181	36,709	36,709	36,709	concrete repair/replacement of sidewalks, walkways and curbs
054 Parkview Apartments	701099		Concrete and pavement	1450	294 cy		735	735	735	735	concrete repair/replacement of sidewalks, walkways and curbs
066 Holmcrest Homes	701099		Concrete and pavement	1450	174 cy		437	437	437	437	concrete repair/replacement of sidewalks, walkways and curbs
077 Bentley Hall	701099		Concrete and pavement	1450	9094 cy		22,735	22,735	22,735	22,735	concrete repair/replacement of sidewalks, walkways and curbs
080 Scattered Sites	701099		Concrete and pavement	1450	362 cy		907	907	907	907	concrete repair/replacement of sidewalks, walkways and curbs
114 Gladys B Jacobs	701099		Concrete and pavement	1450	1695 cy		4,239	4,239	4,239	4,239	concrete repair/replacement of sidewalks, walkways and curbs
401401 Housing Operations	701478		Fencing	1450	Varies	75,000	75,000	0	0	0	repair/replace fencing
401401 Housing Operations	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	300,000	161,000	2,342	2,342	2,342	504 compliance
001 Johnson Homes	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	21,929	21,929	21,929	504 compliance
003 Richard Allen	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	3,325	3,325	3,325	504 compliance
004 Scattered Sites	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	47,819	47,819	47,819	504 compliance
005 Scattered Sites	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	250	250	250	504 compliance
010 Raymond Rosen	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	17,438	17,438	17,438	504 compliance
012 Scattered Sites	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	10,000	16,803	16,803	16,803	504 compliance
013 Wilson Park - Senior	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	10,834	10,834	10,834	504 compliance
014 Norris Apartments	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	12,158	12,158	12,158	504 compliance
015 Harrison Plaza	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	3,856	3,856	3,856	504 compliance
020 Spring Garden Apartments	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	5,393	5,393	5,393	
029 Hill Creek	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	22,392	22,392	22,392	504 compliance
032 Oxford Village	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	11,424	11,424	11,424	504 compliance
035 Haddington Homes	700174		504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	4,662	4,662	4,662	504 compliance

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Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
042	Champlott Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	1,159	1,159	1,159	504 compliance
046	Haverford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	1,155	1,155	1,155	504 compliance
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	8,043	8,043	8,043	504 compliance
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	0	0	0	504 compliance
054	Parkview Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	10,000	3,325	3,325	3,325	504 compliance
060	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	6,675	6,675	6,675	504 compliance
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	8,080	8,080	8,080	504 compliance
0069	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	36,634	36,634	36,634	504 compliance
077	Beniley Hall	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	1,180	1,180	1,180	504 compliance
080	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	18,000	18,000	18,000	504 compliance
081	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	17,121	17,121	17,121	504 compliance
085	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	18,908	18,908	18,908	504 compliance
088	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	26,199	26,199	26,199	504 compliance
091	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	5,475	5,475	5,475	504 compliance
092	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	877	877	877	504 compliance
097	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	1,415	1,415	1,415	504 compliance
135	Scatt Sites - 117 In-Fill Unit	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	14,139	14,139	14,139	504 compliance
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	2,378	2,378	2,378	504 compliance
902	Manluta	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	388	388	388	504 compliance
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	313	313	313	504 compliance
904	Germaintown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	4,000	1,688	1,688	1,688	504 compliance
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	16,000	3,333	3,333	3,333	504 compliance
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	4,134	4,134	4,134	504 compliance
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	13,000	2,899	2,899	2,899	504 compliance
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	3,000	4,393	4,393	4,393	504 compliance

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Development Number / Name / Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
909 Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	13,000	4,120	4,120	4,120	504 compliance
910 Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	10,000	3,103	3,103	3,103	504 compliance
401401 Housing Operations	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	0	0	0	0	inspect/repair/replace underground storage tank
013 Wilson Park - Senior	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	26,895	26,895	26,895	26,895	inspect/repair/replace underground storage tank
015 Harrison Plaza	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	14,038	14,038	14,038	14,038	inspect/repair/replace underground storage tank
050 Blumberg Apts	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	26,895	332,507	332,507	332,507	inspect/repair/replace underground storage tank
401401 Housing Operations	700857	PCB Removal & Disposal	1450	Various Sites	30,000	30,000	0	0	0	PCB Removal & Disposal
401401 Housing Operations	900630	Sparkle-Signage/Awnings	1450	Various Sites	250,000	100,000	9,750	9,750	9,750	replace/repair signage and or awnings
013 Wilson Park	900630	Sparkle-Signage/Awnings	1450	1 LS			3,295	3,295	3,295	
032 Oxford Village	900630	Sparkle-Signage/Awnings	1450	1 LS			3,295	3,295	3,295	
401401 Housing Operations	900635	Sparkle-Lighting/Bollards	1450	Various Sites	50,000	50,000	0	0	0	replace/repair lighting/bollards
401401 Housing Operations	900640	Sparkle-Grounds/Tree Removal	1450	Various Sites	50,000	6,579	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
001 Johnson Homes	900640	Sparkle-Site & Ground Improv	1450	1 LS		4,485	76,915	76,915	76,915	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
003 Richard Allen	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	4,738	4,738	4,738	
004 Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	0	0	0	
010 Raymond Rosen	900640	Sparkle-Site & Ground Improv	1450	1 LS		8,855	8,855	8,855	8,855	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
013 Wilson Park	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	25,036	25,036	25,036	
014 Norris Apartments	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	56,061	56,061	56,061	
015 Harrison Plaza	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	42,255	42,255	42,255	
020 Spring Garden Apartments	900640	Sparkle-Site & Ground Improv	1450	1 LS		16,880	16,880	16,880	16,880	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
024 Queen Lane Apartments	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	16,885	16,885	16,885	
029 Hill Creek	900640	Sparkle-Site & Ground Improv	1450	1 LS		122,596	150,016	150,016	150,016	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
030 Abbottsford Homes	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	65,726	65,726	65,726	
031 Barram Village	900640	Sparkle-Site & Ground Improv	1450	1 LS		70,909	127,009	127,009	127,009	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
032 Oxford Village	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	89,866	89,866	89,866	
034 Whitehall Apartments	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	19,455	19,455	19,455	
035 Haddington Homes	900640	Sparkle-Site & Ground Improv	1450	1 LS		13,621	15,347	15,347	15,347	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
039 West Park Apartments	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	30,000	34,187	34,187	34,187	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
046 Haverford Homes	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	5,340	5,340	5,340	

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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
049 Marton Homes	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	26,075	65,805	65,805	65,805	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
050 Blumberg Apts	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	0	16,090	16,090	16,090	
055 Fairhill Square	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	0	29,485	29,485	29,485	
065 College View	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	0	3,330	3,330	3,330	
066 Holmcrest Homes	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	0	21,330	21,330	21,330	
069 Scattered Sites	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	0	1,835	1,835	1,835	
085 Scattered Sites	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	0	0	0	0	
093 Scattered Sites	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	0	9,591	9,591	9,591	
100 Cecil B Moore	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	0	9,315	9,315	9,315	
901 Haddington	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	118,740	118,740	118,740	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
902 Mantua	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	88,855	88,855	88,855	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
903 Kingessing	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	57,150	57,150	57,150	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
904 Germantown/Hunting Park	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	41,000	41,000	41,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
905 Fairhill Square	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	61,975	61,975	61,975	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
906 Franciville	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	50,050	50,050	50,050	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
907 Ludlow	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	52,880	52,880	52,880	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
908 Susquehanna	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	23,070	23,070	23,070	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
909 Strawberry Mansion	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	73,915	73,915	73,915	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
910 Oxford Jefferson	900640		Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	57,135	57,135	57,135	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
401401 Housing Operations	900660		Sparkle-Iron Fencing	1450	Various Sites	75,000	75,000	0	0	0	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
004 Scattered Sites	900660		Sparkle-Iron Fencing	1450	1 LS	0	0	4,608	4,608	4,608	
013 Wilson Park	900660		Sparkle-Iron Fencing	1450	1 LS	0	0	0	0	0	
015 Harrison Plaza	900660		Sparkle-Iron Fencing	1450	1 LS	0	0	3,438	3,438	3,438	
032 Oxford Village	900660		Sparkle-Iron Fencing	1450	1 LS	0	0	3,553	3,553	3,553	
039 West Park Apartments	900660		Sparkle-Iron Fencing	1450	1 LS	0	0	12,704	12,704	12,704	
085 Scattered Sites	900660		Sparkle-Iron Fencing	1450	1 LS	0	0	3,179	3,179	3,179	

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093	Scattered Sites	900660	Sparkle-Iron Fencing Total PHA- Wide Site Improvements	1450	1 LS	1,930,000	2,347,828	3,014,864	3,014,864	3,014,864	0	
901	Haddington	700881	Scattered Sites Site Improvements Comprehensive Site Improvement	1450	14	163,782	112,943	76,163	76,163	76,163		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
902	Mannua	701400	Comprehensive Site Improvement	1450	12	143,818	99,176	7,841	7,841	7,841		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
903	Kingessing	701401	Comprehensive Site Improvement	1450	17	198,905	137,163	128,899	128,899	128,899		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
905	Fairhill Square	701409	Comprehensive Site Improvement	1450	14	167,480	115,493	24,472	24,472	24,472		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
906	Francisville	701410	Comprehensive Site Improvement	1450	15	185,595	127,985	0	0	0		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
907	Ludlow	701411	Comprehensive Site Improvement	1450	14	164,152	113,198	125,780	125,780	125,780		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
908	Susquehanna	701413	Comprehensive Site Improvement	1450	14	161,934	111,668	3,800	3,800	3,800		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
909	Strawberry Mansion	701414	Comprehensive Site Improvement	1450	15	182,268	125,691	21,921	21,921	21,921		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
910	Oxford Jefferson	701415	Comprehensive Site Improvement	1450	11	135,684	93,567	65,542	65,542	65,542		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
085	Scattered Sites	701417	Comprehensive Site Improvement	1450	10	0	0	76,792	76,792	76,792		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
087	Scattered Sites	701418	Comprehensive Site Improvement	1450	5	0	0	1,212	1,212	1,212		Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.

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088	701419	Scattered Sites	1450	8	0	0	48,735	48,735	48,735	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
091	701420	Scattered Sites	1450	8	0	0	48,468	48,468	48,468	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
092	701421	Scattered Sites	1450	8	0	0	8,425	8,425	8,425	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
904	701494	Germanstown/Hunting Park	1450	12	139,381	96,116	5,396	5,396	5,396	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
		Total Scattered Site Improvements		176	1,643,000	1,133,000	643,445	643,445	643,445	
401401		PHA Wide Drilling Structures								
001	700179	Environmental Hazard Abatement	1460	1 LS	150,000	18,600	1,740	1,740	1,740	Asbestos removal
010	700179	Environmental hazard abate	1460	1 LS	0	100,001	1,607,704	1,607,704	1,607,704	Asbestos removal
013	700179	Environmental hazard abate	1460	1 LS	0	413	1,100	1,100	1,100	Asbestos removal
015	700179	Environmental hazard abate	1460	1 LS	0	2,776	4,613	4,613	4,613	Asbestos removal
020	700179	Environmental hazard abate	1460	1 LS	0	1,025	6,957	6,957	6,957	Asbestos removal
029	700179	Environmental hazard abate	1460	1 LS	0	1,932	357,097	357,097	357,097	Asbestos removal
031	700179	Environmental hazard abate	1460	1 LS	0	2,000	807,439	807,439	807,439	Asbestos removal
039	700179	Environmental hazard abate	1460	1 LS	0	154	6,007	6,007	6,007	Asbestos removal
049	700179	Environmental hazard abate	1460	1 LS	0	0	350	350	350	Asbestos removal
050	700179	Environmental hazard abate	1460	1 LS	0	0	539	539	539	Asbestos removal
055	700179	Environmental hazard abate	1460	1 LS	0	9,822	13,308	13,308	13,308	Asbestos removal
065	700179	Environmental hazard abate	1460	1 LS	0	973	451	451	451	Asbestos removal
080	700179	Environmental hazard abate	1460	1 LS	0	0	973	973	973	Asbestos removal
143	700179	Environmental hazard abate	1460	1 LS	0	0	1,595	1,595	1,595	Asbestos removal
150	700179	Environmental hazard abate	1460	1 LS	0	0	466	466	466	Asbestos removal
156	700179	Environmental hazard abate	1460	1 LS	0	0	206	206	206	Asbestos removal
345	700179	Environmental hazard abate	1460	1 LS	0	0	1,389	1,389	1,389	Asbestos removal
901	700179	Environmental hazard abate	1460	1 LS	0	500	338	338	338	Asbestos removal
902	700179	Environmental hazard abate	1460	1 LS	0	0	173	173	173	Asbestos removal
903	700179	Environmental hazard abate	1460	1 LS	0	2,940	4,591	4,591	4,591	Asbestos removal
904	700179	Environmental hazard abate	1460	1 LS	0	1,380	5,058	5,058	5,058	Asbestos removal
905	700179	Environmental hazard abate	1460	1 LS	0	0	13,541	13,541	13,541	Asbestos removal
906	700179	Environmental hazard abate	1460	1 LS	0	0	3,321	3,321	3,321	Asbestos removal
907	700179	Environmental hazard abate	1460	1 LS	0	4,164	8,774	8,774	8,774	Asbestos removal
908	700179	Environmental hazard abate	1460	1 LS	0	77	1,171	1,171	1,171	Asbestos removal
909	700179	Environmental hazard abate	1460	1 LS	0	426	741	741	741	Asbestos removal
910	700179	Environmental hazard abate	1460	1 LS	0	2,707	6,202	6,202	6,202	Asbestos removal
401401	700181	Mold Remediation	1460	1 LS	0	110	110	110	110	Asbestos removal
401401	701433	Repair exterior wall surfaces	1460	11,000 sf	100,000	100,000	0	0	0	Asbestos removal
					300,000	196,686	0	0	0	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking

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015 Harrison Plaza	701433		Repair exterior wall surfaces	1460	7 sf		180	180	180	180	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
024 Queen Lane Apartments	701433		Repair exterior wall surfaces	1460	8 sf		219	216,161	216,161	216,161	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
039 West Park Apartments	701433		Repair exterior wall surfaces	1460	8 sf		2,368	1,795	1,795	1,795	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
042 Champlot Homes	701433		Repair exterior wall surfaces	1460	8 sf		219	219	219	219	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
050 Blumberg Apts	701433		Repair exterior wall surfaces	1460	8 sf		329	329	329	329	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
440440 Housing Operations	700978		Window Replacement	1460	357	250,000	192,385	0	0	0	repair/replace windows
901 Haddington	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
902 Mantua	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
903 Kingsessing	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
904 Germantown/Hunting Park	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
905 Fairhill Square	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
906 Fairhill Square	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
907 Ludlow	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
908 Susquehanna	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
909 Strawberry Mansion	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
910 Oxford Jefferson	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
401401 Housing Operations	700978		Window Replacement	1460	1	0	900	587	587	587	repair/replace windows
901 Haddington	701434		Roof Repair/Replacement	1460	250 Units	100,000	79,000	8,936	8,936	8,936	repair/replace roof
902 Mantua	701434		Roof Repair/Replacement	1460	5 Units	0	2,100	5,234	5,234	5,234	repair/replace roof
903 Kingsessing	701434		Roof Repair/Replacement	1460	5 Units	0	2,100	5,234	5,234	5,234	repair/replace roof
904 Germantown/Hunting Park	701434		Roof Repair/Replacement	1460	5 Units	0	2,100	5,234	5,234	5,234	repair/replace roof
905 Fairhill Square	701434		Roof Repair/Replacement	1460	5 Units	0	2,100	5,234	5,234	5,234	repair/replace roof
906 Fairhill Square	701434		Roof Repair/Replacement	1460	5 Units	0	2,100	5,234	5,234	5,234	repair/replace roof
907 Ludlow	701434		Roof Repair/Replacement	1460	5 Units	0	2,100	5,969	5,969	5,969	repair/replace roof
908 Susquehanna	701434		Roof Repair/Replacement	1460	5 Units	0	2,100	5,234	5,234	5,234	repair/replace roof
909 Strawberry Mansion	701434		Roof Repair/Replacement	1460	5 Units	0	2,100	7,439	7,439	7,439	repair/replace roof
910 Oxford Jefferson	701434		Roof Repair/Replacement	1460	5 Units	0	2,100	5,234	5,234	5,234	repair/replace roof
401401 Housing Operations	701431		Vacant unit rehab program	1460	100 Units	2,000,000	1,459,500	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
001 Johnson Homes	701431		Vacant unit rehab program	1460	1 LS	0	60,000	253,456	253,456	253,456	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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003 Richard Allen	701431		Vacant unit rehab program	1460	1 LS	0	5,000	38,800	38,800	38,800	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
010 Raymond Rosen	701431		Vacant unit rehab program	1460	1 LS	0	35,000	304,245	304,245	304,245	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
013 Wilson Park - Senior	701431		Vacant unit rehab program	1460	1 LS	0	60,000	382,182	382,182	382,182	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
014 Norris Apartments	701431		Vacant unit rehab program	1460	1 LS	0	35,000	49,895	49,895	49,895	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
015 Harrison Plaza	701431		Vacant unit rehab program	1460	1 LS	0	5,000	103,657	103,657	103,657	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
018 Arch Homes	701431		Vacant unit rehab program	1460	1 LS	0	10,000	69,042	69,042	69,042	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
020 Spring Garden Apartments	701431		Vacant unit rehab program	1460	1 LS	0	10,000	399,344	399,344	399,344	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
024 Queen Lane Apartments	701431		Vacant unit rehab program	1460	1 LS	0	10,000	33,047	33,047	33,047	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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029	Hill Creek		Vacant unit rehab program	1460	1 LS	0	30,000	139,209		139,209	139,209	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
030	Abbottsford Homes		Vacant unit rehab program	1460	1 LS	0	20,000	101,181		101,181	101,181	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
031	Bartram Village		Vacant unit rehab program	1460	1 LS	0	60,000	410,494		410,494	410,494	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
032	Oxford Village		Vacant unit rehab program	1460	1 LS	0	10,000	152,732		152,732	152,732	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
034	Whitehall Apartments		Vacant unit rehab program	1460	1 LS	0	10,000	252,269		252,269	252,269	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
035	Haddington Homes		Vacant unit rehab program	1460	1 LS	0	10,000	284,622		284,622	284,622	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
039	West Park Apartments		Vacant unit rehab program	1460	1 LS	0	20,000	254,339		254,339	254,339	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
042	Champlott Homes		Vacant unit rehab program	1460	1 LS	0	5,000	24,022		24,022	24,022	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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046	Haverford Homes	701431	Vacant unit rehab program	1460	1 LS	0	3,000	3,634	3,634
									Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
049	Morton Homes	701431	Vacant unit rehab program	1460	1 LS	0	10,000	88,297	88,297
									Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
050	Blumberg Apts	701431	Vacant unit rehab program	1460	1 LS	0	50,000	884,478	884,478
									Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
054	Parkview Apartments	701431	Vacant unit rehab program	1460	1 LS	0	1,000	0	0
									Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
055	Fairhill Apartments	701431	Vacant unit rehab program	1460	1 LS	0	20,000	51,721	51,721
									Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
062	Cassie L Holley	701431	Vacant unit rehab program	1460	1 LS	0	10,000	100,195	100,195
									Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
063	Katie B Jackson	701431	Vacant unit rehab program	1460	1 LS	0	10,000	26,676	26,676
									Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
065	College View	701431	Vacant unit rehab program	1460	1 LS	0	500	9,734	9,734
									Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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066	Holmcrest Homes	701431	Vacant unit rehab program	1460	1 LS	0	10,000	38,037	38,037	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
076	Emlen Arms	701431	Vacant unit rehab program	1460	1 LS	0	10,000	25,765	25,765	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
077	Bentley Hall	701431	Vacant unit rehab program	1460	1 LS	0	5,000	43,193	43,193	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
093	Westpark Plaza	701431	Vacant unit rehab program	1460	1 LS	0	5,000	13,827	13,827	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
100	Cecil B Moore	701431	Vacant unit rehab program	1460	1 LS	0	1,000	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
104	Arlene Homes	701431	Vacant unit rehab program	1460	1 LS	0	5,000	1,546	1,546	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
114	Gladys B Jacobs	701431	Vacant unit rehab program	1460	1 LS	0	5,000	10,198	10,198	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
904	Germentown/Hunting Park	701431	Vacant unit rehab program	1460	1 LS	0	1,599	1,599	1,599	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
401401	Housing Operations	701098	504 Unit Modification/Fair Housing	1460	150 Units	1,500,000	1,407,183	0	0	504 compliance units
003	Richard Allen	701098	504 unit modification/fair hsg	1460	1 LS	0	0	996	996	

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004	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	8,355	8,355	8,355	
012	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	2,305	2,305	2,305	
014	Norris Apartments	701098	504 unit modification/fair hsg	1460	1 LS	0	1,603	1,692	1,692	1,692	504 compliance units
029	Hill Creek	701098	504 unit modification/fair hsg	1460	1 LS	0	1,268	1,208	1,208	1,208	504 compliance units
030	Abbottsford Homes	701098	504 unit modification/fair hsg	1460	1 LS	0	0	871	871	871	
032	Oxford Village	701098	504 unit modification/fair hsg	1460	1 LS	0	805	805	805	805	504 compliance units
049	Morton Homes	701098	504 unit modification/fair hsg	1460	1 LS	0	980	980	980	980	504 compliance units
050	Blumberg Apts	701098	504 unit modification/fair hsg	1460	1 LS	0	5,000	437	437	437	504 compliance units
060	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	1,037	1,037	1,037	
062	Cassie L Holley	701098	504 unit modification/fair hsg	1460	1 LS	0	1,000	474	474	474	504 compliance units
065	College View	701098	504 unit modification/fair hsg	1460	1 LS	0	5,000	3,758	3,758	3,758	504 compliance units
069	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	4,976	4,976	4,976	
077	Bentley Hall	701098	504 unit modification/fair hsg	1460	1 LS	0	1,000	0	0	0	504 compliance units
080	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	1,027	1,027	1,027	
085	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	369	369	369	
088	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	3,164	3,164	3,164	
907	Ludlow	701098	504 unit modification/fair hsg	1460	1 LS	0	76,161	76,160	76,160	76,160	504 compliance units
401401	Housing Operations	701081	Flooring	1460	20,000 sf	100,000	99,210	-	0	0	repair/replace flooring
401401	Housing Operations	700878	Plumbing Upgrades	1460	35 Units	100,000	100,000	0	0	0	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets, manholes, domestic water tanks, boilers, fixtures and controls.
401401	Housing Operations	700874	Combustion Upgrades	1460	500	500,000	460,162	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
020	Spring Garden Apartments	700874	Combustion upgrades	1460	1 LS	0	19,840.00	19,840	19,840	19,840	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
029	Hill Creek	700874	Combustion upgrades	1460	1 LS	0	0	787,975	787,975	787,975	
030	Abbottsford Homes	700874	Combustion upgrades	1460	1 LS	0	6,916.00	6,916	6,916	6,916	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
031	Bartram Village	700874	Combustion upgrades	1460	1 LS	0	3,458.00	10,767	10,767	10,767	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
050	Blumberg Apts	700874	Combustion upgrades	1460	1 LS	0	9,624.25	8,951	8,951	8,951	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
401401	Housing Operations	700875	Electrical Upgrades/Distribution	1460	750 Units	400,000	200,000	0	0	0	repair/replace electrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
042	Champlot Homes	700875	Electrical Upgrades/Distribution	1460	1 LS	0	0	49,200	49,200	49,200	repair/replace electrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:

Philadelphia Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

PA26P00250110

2010

Development Number / Name	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
401401 Housing Operations	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	100,000	0	0	0	0	repair/replace HVAC and air conditioning systems.
039 West Park Apartments	701095	HVAC upgrades	1460	1 LS	0	5,624	5,624	5,624	5,624	repair/replace HVAC and air conditioning systems.
063 Katie B Jackson	701095	HVAC upgrades	1460	1 LS	0	93,965	123,080	123,080	123,080	repair/replace HVAC and air conditioning systems.
114 Gladys B Jacobs	701095	HVAC upgrades	1460	1 LS	0	411	411	411	411	repair/replace HVAC and air conditioning systems.
401401 Housing Operations	701165	Elevator Upgrades	1460	6-8 Elevators	800,000	800,000	0	0	0	Elevator Repairs
013 Wilson Park - Senior	701166	Heating Plant Upgrades	1460	1 LS	0	29,212	29,212	29,212	29,212	repair/replace heating systems including but not limited to: boilers, pumps, radiators, piping/insulation, fixtures and controls.
024 Queen Lane Apartments	701166	Heating Plant Upgrades	1460	1 LS	0	1,825	1,825	1,825	1,825	repair/replace heating systems including but not limited to: boilers, pumps, radiators, piping/insulation, fixtures and controls.
050 Blumberg Apts	701166	Heating Plant Upgrades	1460	1 LS	0	541	541	541	541	repair/replace heating systems including but not limited to: boilers, pumps, radiators, piping/insulation, fixtures and controls.
401401 Housing Operations	701089	Repair/Replace Handrails	1460	Varies	30,000	50,000	0	0	0	Replace Metal Handrails and Railings
401401 Housing Operations	701090	Fire safety	1460	Varies	250,000	186,038	0	0	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
013 Wilson Park - Senior	701090	Fire safety	1460	1 LS	0	760	760	760	760	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
039 West Park Apartments	701090	Fire safety	1460	1 LS	0	2,502	14,877	14,877	14,877	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
050 Blumberg Apts	701090	Fire safety	1460	1 LS	0	10,700	31,790	31,790	31,790	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
069 Scattered Sites	701090	Fire safety	1460	1 LS	0	0	30	30	30	
908 Susquehanna	701090	Fire safety	1460	1 LS	0	0	1,956	1,956	1,956	
401401 Housing Operations	701206	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000	100,000	0	0	0	Security to Support Modernization Sites/Unit Turnover
		Total PHA-Wide Dwelling Unit Improvements			6,800,000	6,432,171	8,898,518	8,898,518	8,898,518	
		Scattered Sites Dwelling Unit Renovation								
901 Haddington	700453	Comprehensive Unit Rehabilitation	1460	11	792,495	1,153,355	1,492,003	1,492,003	1,492,003	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No:			PA26P00250110			2010		
Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
902	Mantua	700454	Comprehensive Unit Rehabilitation	1460	9	695,893	1,012,766	119	119	119	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
903	Kingessing	700455	Comprehensive Unit Rehabilitation	1460	13	962,444	1,400,689	592,029	592,029	592,029	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
904	Germentown/Hunting Park	700456	Comprehensive Unit Rehabilitation	1460	9	674,426	981,523	188,176	188,176	188,176	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	700457	Comprehensive Unit Rehabilitation	1460	11	810,385	1,179,390	429,917	429,917	429,917	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
906	Francisville	700458	Comprehensive Unit Rehabilitation	1460	12	898,042	1,306,962	1,518	1,518	1,518	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
907	Ludlow	700459	Comprehensive Unit Rehabilitation	1460	11	794,284	1,155,959	1,279,395	1,279,395	1,279,395	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
909	Strawberry Mansion	700460	Comprehensive Unit Rehabilitation	1460	12	881,942	1,283,531	892,770	892,770	892,770	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910	Oxford Jefferson	700461	Comprehensive Unit Rehabilitation	1460	9	656,537	955,488	488,617	488,617	488,617	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:

Philadelphia Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

PA26P00250110

2010

Development Number / Name	Line Item #	HA-Wide	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
908	Susquehanna		Comprehensive Unit Rehabilitation	1460	10	783,551	1,140,338	84,679	84,679	84,679	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna		Comprehensive Unit Rehabilitation	1460	5	0	0	225,633	225,633	225,633	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna		Comprehensive Unit Rehabilitation	1460	2	0	0	71,037	71,037	71,037	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna		Comprehensive Unit Rehabilitation	1460	18	0	0	800,056	800,056	800,056	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna		Comprehensive Unit Rehabilitation	1460	13	0	0	584,719	584,719	584,719	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna		Comprehensive Unit Rehabilitation	1460	6	0	0	281,808	281,808	281,808	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
			Scattered Site Unit Renovation Total		149	7,950,000	11,570,000	7,412,476	7,412,476	7,412,476	
			Non-Dwelling Structures								
050	Blumberg Apts		Security Kiosk	1470	1 LS	0	0	44,965	44,965	44,965	Security doors and windows
401401	Housing Operations		Modernization of Non-Dwelling Space	1470	1 LS	2,500,000	0	0	0	0	Security doors and windows
010	Raymond Rozen		Mod of nondwelling space	1470	1 LS	0	200,000	120,800	120,800	120,800	Security doors and windows
030	Abbottford Homes		Mod of nondwelling space	1470	1 LS	0	100,000	1,390	1,390	1,390	Security doors and windows
031	Bartram Village		Mod of nondwelling space	1470	1 LS	0	200,000	136,035	136,035	136,035	Security doors and windows
050	Blumberg Apts		Mod of nondwelling space	1470	1 LS	0	0	10,921	10,921	10,921	Security doors and windows
			Total Non-Dwelling Structures			2,500,000	500,000	314,111	314,111	314,111	
			Non-Dwelling Equipment								

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No:			PA26P00250110			2010			
Development Number /Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
401401	Housing Operations	700035	Equipment for Security Upgrades	1475	5 Bldgs	200,000	182,244	8,601	8,601	8,601	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
024	Queen Lane Apartments	700035	Equipment for Security Upgrad	1475	1 bldg	0	4,538	4,539	4,539	4,539	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
055	Fairhill Apartments	700035	Equipment for Security Upgrad	1475	1 bldg	0	3,218	6,436	6,436	6,436	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
901	Haddington	700035	Equipment for Security Upgrad	1475	1 bldg	0	2,000	1,098	1,098	1,098	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
906	Francisville	700035	Equipment for Security Upgrad	1475	1 bldg	0	4,000	1,098	1,098	1,098	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
907	Ludlow	700035	Equipment for Security Upgrad	1475	1 bldg	0	2,000	1,098	1,098	1,098	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
909	Strawberry Mansion	700035	Equipment for Security Upgrad	1475	1 bldg	0	2,000	1,098	1,098	1,098	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	10 Sites	300,000	300,000	57,081	57,081	57,081	Telephone equipments including but not limited to network switches and IVR upgrades
709709	ISM	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	Varies	500,000	500,000	1,689,926	1,689,926	1,689,926	Upgrades include, but are not limited to network, hardware, systems, support services through out PHA.
380	Bartram Warehouse	700798	Community Space Furniture and Equipment	1475	Varies	30,000	30,000	0	0	0	Replacement of furniture and or equipment for community centers throughout PHA.
050	Blumberg Apts	700798	Community Space Furniture and Equipment	1475	1 LS	0	0	56,150	56,150	56,150	replacement of furniture and or equipment for community centers throughout PHA.
076	Emten Arms	700798	Community Space Furniture and Equipment	1475	1 LS	0	0	269	269	269	replacement of furniture and or equipment for community centers throughout PHA.
114	Gladys B Jacobs	700798	Community Space Furniture and Equipment	1475	1 LS	0	0	131,335	131,335	131,335	replacement of furniture and or equipment for community centers throughout PHA.

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No:				PA26P00250110				2010	
Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
455455	Housing Operations - Specialty Crew	701203	Maintenance Equipment	1475	Varies	100,000	45,028	118,080	118,080	118,080	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
001	Johnson Homes	701203	Maintenance Equipment	1475	1 ls	0	9,202	0	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
010	Raymond Rosen	701203	Maintenance Equipment	1475	1 ls	0	4,942	0	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
029	Hill Creek	701203	Maintenance Equipment	1475	1 ls	0	4,601	0	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
030	Abbottsford Homes	701203	Maintenance Equipment	1475	1 ls	0	4,200	0	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
031	Bartram Village	701203	Maintenance Equipment	1475	1 ls	0	4,942	0	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
032	Oxford Village	701203	Maintenance Equipment	1475	1 ls	0	4,942	0	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
039	West Park Apartments	701203	Maintenance Equipment	1475	1 ls	0	4,200	0	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
050	Blumberg Apts	701203	Maintenance Equipment	1475	1 ls	0	4,200	0	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
901	Haddington	701203	Maintenance Equipment	1475	1 ls	0	4,601	0	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Capital Fund Program Grant No:		PA26P00250110		2010	
Philadelphia Housing Authority									
Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Comments
902	Mantua	701203	Maintenance Equipment	1475	1 ls	0	4,942	0	0 repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
903	Kingessing	701203	Maintenance Equipment	1475	1 ls	0	4,200	0	0 repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
380	Bartram Warehouse	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	75,000	75,000	622	622 replacement of furniture and or equipment for administrative and office bldgs. throughout PHA.
031	Bartram Village	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	0	0	1,925	1,925
401401	Housing Operations	700882	Total Non-Dwelling Equipment Demolition	1485	8-11 Units	1,205,000	1,205,000	2,079,355	2,079,355
			Total Demolition			300,000	300,000	0	0 Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
401401	Housing Operations	700854	Relocation	1495	Varies	300,000	300,000	0	0
001	Johnson Homes	700854	Relocation	1495		200,000	81,000	56,826	56,826 Relocation
004	Scattered Sites	700854	Relocation	1495		2,000	13,939	13,939	13,939 Relocation
013	Wilson Park - Senior	700854	Relocation	1495		26,000	159,946	159,946	159,946 Relocation
014	Norris Apartments	700854	Relocation	1495		10,000	25,203	25,203	25,203 Relocation
015	Harrison Plaza	700854	Relocation	1495		25,000	193,845	193,845	193,845 Relocation
020	Spring Garden Apartments	700854	Relocation	1495		10,000	5,244	5,244	5,244 Relocation
023	Liddonfield Homes	700854	Relocation	1495		5,000	6,171	6,171	6,171 Relocation
029	Hill Creek	700854	Relocation	1495		10,000	29,759	29,759	29,759 Relocation
035	Fairhill Apartments	700854	Relocation	1495		10,000	62,325	62,325	62,325 Relocation
061	Paschall Apartments	700854	Relocation	1495		10,000	42,508	42,508	42,508 Relocation
			Total Relocation			11,000	6,500	6,500	6,500 Relocation
004	Scattered Sites	701098	504 unit modification/fair hsg	1499	1 LS	200,000	200,000	602,266	602,266
129	Cambridge Plaza II	701098	504 unit modification/fair hsg	1499	1 LS	0	0	0	0 504 unit renovations
133	Richard Allen IIIA	701098	504 unit modification/fair hsg	1499	1 LS	0	5,815	5,815	5,815 504 unit renovations
137	Cambridge Plaza I	701098	504 unit modification/fair hsg	1499	1 LS	0	25,143	25,143	25,143 504 unit renovations
145	Lucien E. Blackwell I	701098	504 unit modification/fair hsg	1499	1 LS	0	4,756	4,756	4,756 504 unit renovations
147	Cambridge Plaza III	701098	504 unit modification/fair hsg	1499	1 LS	0	10,975	10,975	10,975 504 unit renovations
150	Lucien E. Blackwell II	701098	504 unit modification/fair hsg	1499	1 LS	0	3,560	3,560	3,560 504 unit renovations
153	Lucien E. Blackwell III	701098	504 unit modification/fair hsg	1499	1 LS	0	12,873	12,873	12,873 504 unit renovations
156	Marshall Shepard	701098	504 unit modification/fair hsg	1499	1 LS	0	9,626	9,626	9,626 504 unit renovations
157	Ludlow Phase III	701098	504 unit modification/fair hsg	1499	1 LS	0	63,209	63,209	63,209 504 unit renovations
800800	Development	701490	New Development	1499	Varies	500,000	0	400	400 504 unit renovations
			New Development			500,000	0	0	0 Funding to be used on new development projects.
			Total 504			500,000	0	136,355	136,355
700700	Finance	701491	Bond Debt Service - Principle	1501		1,800,000	1,800,000	620,726	620,726 bond debt principle payment for Tasker
700700	Finance	701498	Bond Debt Service - Interest	1501		6,774,000	6,774,000	6,815,000	6,815,000 Bond
						5,125,425	5,124,259	5,090,374	5,090,374 bond debt interest payment for Tasker

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:

Philadelphia Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

PA26P00250110

2010

Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
			Total Debt Service			11,899,425	11,898,259	11,905,374	11,905,374	11,905,374	
			GRAND TOTAL			58,917,425	58,276,259	58,276,259	58,275,410	58,275,410	
									0		

Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary

PHA Name:

PHILADELPHIA HOUSING AUTHORITY

Grant Type and Number Capital Fund Program Grant No:		PA26P00250111		Federal FY of Grant: 2011	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2011 <input type="checkbox"/> Summary by Development Account		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report Total Estimated Cost			
Line No.		Original Budget	Revised Budget	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	10,000,000	7,221,351	0	0
3	1408 Management Improvements	4,390,000	3,170,173	1,229,127	671,187
4	1410 Administrative Costs	5,800,000	4,188,384	1,154,254	1,154,254
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	2,600,000	1,877,551	150,699	0
8	1440 Site Acquisition	100,000	72,214	0	0
9	1450 Site Improvements	3,130,381	2,260,558	16,210	0
10	1460 Dwelling Structures	18,214,119	12,523,260	631,329	7,174
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Non-Dwelling Space	0	0	0	0
13	1475 Non-Dwelling Equipment	1,708,500	1,789,638	403,127	3,315
14	1485 Demolition	300,000	216,641	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495 Relocation	200,000	144,427	0	0
18	1499 Development Activities	0	73,925	0	0
19	1501 Collateralization or Debt Service	11,949,677	11,918,778	0	0
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	58,392,677	45,456,899	3,584,746	1,835,931
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	1,492,877			
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:

Philadelphia Housing Authority

Grant Type and Number

Capital Fund Program Grant No: PA26P00250111

Development Number Name

HA-Wide Activities

Line Item #	General Description of Major Work Categories	Develop Act No.	Quantity	Total Estimated Cost	Revised Budget	Obligated	Expended	Comments
701701	Finance							
	Operating Subsidy	1406		10,000,000	7,221,351	0	0	
				10,000,000	7,221,351	0	0	
522522	Organization Development							
	PHA Development Staff Manager	1408		115,000	83,046	24,220	24,220	PHA Development Staff Manager consist of
491493	Police							Salaries & Benefits
709709	ISSM	1408		2,100,000	1,316,484	535,253	535,253	Housing Police Salaries & Benefits
	Computer Software Acquisition, Production Support, Customization, and Program Implementation	1408		1,000,000	722,135	557,940	0	Information Technology (IT) Production support for PeopleSoft
421428	Pre-Apprentice							Financial/Supply Chain modules
	Apprenticeship Program Field Training	1408		300,000	216,641	149	149	PHA provides additional funding through the MFW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include preparing public housing residents for entry into approved apprenticeships in various
015	Res. Lobby Monitors							nine (9) Lobby Monitors and one (1) Lobby Monitor
	Lobby Monitors: Program to enhance site security	1408		800,000	577,708	111,566	111,566	Supervisor located at Harrison Plaza which monitors all lobby activities 24 hrs. 7 days a week.
500500	Human Resource							
	Staff Development: Provide training opportunities for PHA staff	1408		75,000	54,140	0	0	This training is open to all PHA employees, except where noted: o Microsoft 2010 Word o Microsoft 2010 Excel (beginner & intermediate) o Microsoft 2010 PowerPoint o REAC Training (maintenance 7 property management o Introduction to Property Management (Property Managers) o ACOP (Admission and Continued Occupancy Policy) Training (Property Managers, Admission Coordinators)
000	PHA-Wide							
	Total Management Improvement Cost			4,900,000	3,170,173	1,239,127	671,187	
	Administrative Costs							
	Administrative Salaries and Benefits	1410		5,800,000	4,188,384	1,154,314	1,154,314	
		1410		5,800,000	4,188,384	1,154,314	1,154,314	
800800	Development							
800800	Development							
800800	Development							
001	Johnson Homes							
015	Harrison Plaza							
018	Arch Homes							
020	Spring Garden Apartments							
029	Hill Creek							
031	Burman Village							
032	Oxford Village							
035	Haddington Homes							
039	West Park Apartments							
901	Haddonston							
902	Mantua							
904	Centerville/Hunting Park							
905	Paithill Square							

Annual Statement of Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:

Philadelphia Housing Authority

Capital Fund Program Grant No:

PA26P00250111

Development Number / Name

HA-Wide Activities

Line Item #	General Description of Major Work Categories	Develop Act No.	Quantity	Total Estimated Cost	Revised Budget	Obligated	Expended	Comments
907	Ludlow							
908	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	721	0	Asbestos testing
909	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	1,442	0	Asbestos testing
910	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	361	0	Asbestos testing
	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	685	0	Asbestos testing
	Total Professional Services Costs and Fees			2,600,000	1,877,551	150,699	0	
800800	Development							
	Acquire properties below TDC	1440		100,000	72,214	0	0	Acquire properties below TDC
	PHAs: Wide Site Improvements			100,000	72,214	0	0	
401401	Housing Operations							
	504 Exterior Improvements, Ramps, Exterior Glides	1450	Varies	300,000	191,641	0	0	
029	Hill Creek							
	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	3,325	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accommodations.
905	Fairhill Square							
	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	10,000	6,650	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accommodations.
907	Ludlow							
	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	10,000	3,101	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accommodations.
050	Blumberg							
001	Underground Storage Tank Removal & Inspections	1450	1 LS	250,000	180,534	0	0	
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	45,000	32,496	0	0	Landscaping including Tree Trimming/Tree Removal
014	Norris Apts							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	30,000	21,664	0	0	Landscaping including Tree Trimming/Tree Removal
015	Harrison Plaza							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,000	18,776	0	0	Landscaping including Tree Trimming/Tree Removal
018	Arch Homes							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	21,000	15,165	0	0	Landscaping including Tree Trimming/Tree Removal
029	Hill Creek							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	37,000	26,719	0	0	Landscaping including Tree Trimming/Tree Removal
030	Abbottford							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	60,000	43,328	0	0	Landscaping including Tree Trimming/Tree Removal
031	Bartman Village							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	46,000	33,218	0	0	Landscaping including Tree Trimming/Tree Removal
032	Oxford Village							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	30,000	21,664	0	0	Landscaping including Tree Trimming/Tree Removal
035	Haddington Homes							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	21,000	15,165	0	0	Landscaping including Tree Trimming/Tree Removal
042	Champion Homes							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	24,000	17,331	0	0	Landscaping including Tree Trimming/Tree Removal
046	Haverford Homes							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,000	18,776	0	0	Landscaping including Tree Trimming/Tree Removal
049	Morton Homes							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	25,000	18,053	0	0	Landscaping including Tree Trimming/Tree Removal
050	Blumberg							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	20,000	14,443	0	0	Landscaping including Tree Trimming/Tree Removal
055	Fairhill Apts							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	23,000	16,609	0	0	Landscaping including Tree Trimming/Tree Removal
062	Cassie L. Holly							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
063	Katie B Jackson							
	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal

Annual Statement of Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:

Philadelphia Housing Authority

Grant Type and Number

Capital Fund Program Grant No. PA26P00250111

Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Act No.	Quantity	Total Estimated Cost	Revised Budget	Obligated	Expended	Comments
065	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
066	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
076	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
077	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	46,000	33,218	0	0	Landscaping including Tree Trimming/Tree Removal
104	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
032	701097	Asphalt/Paving	1450	2,600 SF	53,000	38,273	0	0	Asphalt repair/replacement of driveways
020	701099	Concrete	1450	304 SF	0	0	3,134	0	concrete repair/replacement of sidewalks, walkways and curbs
062	701099	Concrete	1450	3,300 SF	34,000	24,553	0	0	concrete repair/replacement of sidewalks, walkways and curbs
114	701099	Concrete	1450	9,500 SF	94,000	67,881	0	0	concrete repair/replacement of sidewalks, walkways and curbs
010	701478	Fencing	1450	3,000 LF	80,000	57,771	0	0	repair/replace chainlink fence
029	701478	Fencing	1450	1,280 LF	32,000	23,108	0	0	repair/replace chainlink fence
055	701478	Fencing	1450	1,700 LF	43,000	31,052	0	0	repair/replace chainlink fence
		Total PHA-Wide Site Improvements			1,438,000	1,038,430	16,210	0	
901	700992	Scattered Sites Site Improvements	1450	1 LS	79,600	57,482	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
902	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	32,800	23,686	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
903	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	29,600	21,375	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
904	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	23,700	17,115	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
905	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	39,200	28,308	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
906	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,400	19,064	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
907	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	45,600	32,929	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
908	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	38,200	27,386	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
901	701099	Concrete	1450	5786 SF	57,863	41,785	0	0	concrete repair/replacement of sidewalks, walkways and curbs
902	701099	Concrete	1450	2315 SF	23,145	16,714	0	0	concrete repair/replacement of sidewalks, walkways and curbs
903	701099	Concrete	1450	7216 SF	72,157	52,107	0	0	concrete repair/replacement of sidewalks, walkways and curbs
904	701099	Concrete	1450	2315 SF	23,145	16,714	0	0	concrete repair/replacement of sidewalks, walkways and curbs
905	701099	Concrete	1450	3472 SF	34,718	25,071	0	0	concrete repair/replacement of sidewalks, walkways and curbs
906	701099	Concrete	1450	2315 SF	23,145	16,714	0	0	concrete repair/replacement of sidewalks, walkways and curbs
907	701099	Concrete	1450	6365 SF	63,649	45,963	0	0	concrete repair/replacement of sidewalks, walkways and curbs
908	701099	Concrete	1450	2360 SF	23,597	17,040	0	0	concrete repair/replacement of sidewalks, walkways and curbs

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Capital Fund Program Grant No.	PA24P00250111	Line Item #	General Description of Major Work Categories	Develop Act No.	Quantity	Total Estimated Cost	Revised Budget	Obligated	Expended	Comments
Philadelphia Housing Authority												2011
Development Number / Name	HA-Wide Activities											
909	Strawberry Mansion			701099	Concrete	1450	2893 SF	28,931	20,892	0	0	concrete repair/replacement of sidewalks, walkways and curbs
910	Oxford Jefferson			701099	Concrete	1450	2893 SF	28,931	20,892	0	0	concrete repair/replacement of sidewalks, walkways and curbs
901	Haddington			701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs	1450	1 LS	99,486	71,842	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
902	Mantua			701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs	1450	1 LS	87,359	63,085	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
903	Kingsessing			701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs	1450	1 LS	120,820	87,248	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
904	Germanstown/Hunting Park			701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs	1450	1 LS	84,664	61,139	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
905	Fairhill Square			701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs	1450	1 LS	101,731	73,464	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
906	Franciaville			701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs	1450	1 LS	112,735	81,410	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
907	Ludlow			701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs	1450	1 LS	99,710	72,004	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
908	Susquehanna			701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs	1450	1 LS	98,363	71,031	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
909	Strawberry Mansion			701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs	1450	1 LS	110,714	79,951	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
910	Oxford Jefferson			701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs	1450	1 LS	82,418	59,517	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
					Total Scattered Site Improvements			1,692,381	1,222,128	0	0	
001	Johnson Homes			700179	Environmental Hazard Abatement	1460	1 LS	130,000	108,320	0	0	Environmental Hazard Abatement
020	Spring Garden Apartments			700179	Environmental Hazard Abatement	1460	1 LS	0	2,051	0	0	Environmental Hazard Abatement
013	Wilson Park			700874	Combustion Upgrades	1460	1 LS	23,942	17,289	0	0	repair/replace heating systems including but not limited to, boilers, pumps, radiators, piping/insulation, fixtures and controls.
001	Johnson Homes			700874	Combustion Upgrades	1460	1 LS	0	61,470	61,470	0	Upgrade electrical service phase 3
013	Wilson Park Senior			700875	Electrical distribution systems	1460	1 LS	300,000	423,615	403,000	0	Replace/repair Service Emergency Generator
013	Wilson Park Data Center			700875	Electrical distribution systems	1460	1 LS	36,000	0	0	0	Replace/repair Service Emergency Generator
013	Wilson			700875	Electrical distribution systems	1460	1 LS	12,000	0	0	0	Replace/repair Service Emergency Generator
014	Norris Apts			700875	Electrical distribution systems	1460	1 unit	100,000	0	0	0	Replace Low Rise Transformer
042	Chumplot			700875	Electrical distribution systems	1460	2 units	80,000	1,000	0	0	Replace Site transformers
049	Morton Homes			700875	Electrical distribution systems	1460	1 unit	60,000	433,281	0	0	Replace Electrical Service
050	Blumberg			700875	Electrical distribution systems	1460	1 LS	35,000	23,997	0	0	Service Emergency Generator
063	Katie B Jackson			700875	Electrical distribution systems	1460	1 LS	12,000	0	0	0	Electrical Upgrades Emergency Generator
077	Bentley Hall			700875	Electrical distribution systems	1460	1 unit	200,000	151,093	0	0	Replace/repair Service Emergency Generator
343	GCPE Administrative Bldg			700875	Electrical distribution systems	1460	1 LS	12,000	0	0	0	Replace/repair Service Emergency Generator
345	Passyunk			700875	Electrical distribution systems	1460	1 LS	12,000	8,666	0	0	Replace/repair Service Emergency Generator

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:

Philadelphia Housing Authority

Grant Type and Number

Capital Fund Program Grant No: PA24P00250111

Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost	Revised Budget	Obligated	Expended	Comments
013	Wilson park	Plumbing upgrades	1460	1 LS	40,000	64,992	0	0	Replace overhead 8" cracked sanitary main boiler room
013	Wilson park	Plumbing upgrades	1460	1 LS	50,000	0	0	0	4" gas main repair
039	Hill Creek	Plumbing upgrades	1460	17 new	157,000	112,375	1,712	38	New duplex sump pumps in boiler rooms
032	Oxford Village	Plumbing upgrades	1460	1 unit	20,000	14,443	0	0	Replace 3 inch gas valve
050	Blumberg	Plumbing upgrades	1460	1 LS	120,000	23,186	0	0	Boiler room replacement/repair of broken sanitary pipe
401401	Housing Operations	Fire Safety	1460	1 LS	0	2,532	2,532	0	Replace Fire Alarm System
015	Harrison Plaza	Fire Safety	1460	1 LS	139,000	100,377	0	0	Replace Fire Alarm System
039	West Park Apts	Fire Safety	1460	1 LS	120,000	86,636	0	0	Maintenance/repair of Fire Alarm System
050	Blumberg	Fire Safety	1460	1 LS	16,000	11,534	0	0	Replace Fire Alarm System
065	Fairhill Apts	Fire Safety	1460	1 LS	300,000	214,089	0	0	Replace Fire Alarm System
065	Collegeview	Fire Safety	1460	1 LS	12,000	8,666	0	0	Replace fire alarm and smoke detectors
093	West Park Plaza	Fire Safety	1460	1 LS	13,500	9,749	0	0	Replace Fire Alarm System
114	Gladys B Jacobs	Fire Safety	1460	1 LS	70,000	30,549	0	0	Repair/replace HVAC and air conditioning systems.
035	Haddington Homes	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	40,200	29,010	0	0	Repair/replace HVAC and air conditioning systems.
050	Blumberg Apts	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	0	0	3,551	0	Repair/replace HVAC and air conditioning systems.
062	Cassie L Holley	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	51,200	36,973	0	0	Repair/replace HVAC and air conditioning systems.
063	Katie B Jackson	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	0	8,666	0	0	Repair/replace HVAC and air conditioning systems.
114	Gladys B Jacobs	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	19,000	13,721	0	0	Repair/replace HVAC and air conditioning systems.
000	Pha-Wide	504 Unit Modification/Fair Housing	1460	1 LS	0	485,652	0	0	504 Unit Modification/Fair Housing
001	Johnson Homes	504 Unit Modification/Fair Housing	1460	1 LS	672,522	2,000	1,158	307	504 Unit Modification/Fair Housing
013	Wilson Park	504 Unit Modification/Fair Housing	1460	1 LS	520,355	256,992	0	0	504 Unit Modification/Fair Housing
018	Arch Homes	504 Unit Modification/Fair Housing	1460	1 LS	0	2,000	1,136	247	504 Unit Modification/Fair Housing
076	Emilen Arms	504 Unit Modification/Fair Housing	1460	1 LS	0	0	1,050	0	504 Unit Modification/Fair Housing
077	Bentley Hall	504 Unit Modification/Fair Housing	1460	1 LS	0	8,000	0	0	504 Unit Modification/Fair Housing
907	Ludlow	504 Unit Modification/Fair Housing	1460	1 LS	0	32,850	0	0	504 Unit Modification/Fair Housing
039	West Park Apts	Elevator Repairs	1460	6 elevators	800,000	577,708	0	0	Elevator Repairs
014	Norris Apts	Rehab Program	1460	3,000 SF	34,000	24,553	0	0	Brick pointing/repair
029	Hill Creek	Rehab Program	1460	51 units	1,000,000	722,135	0	0	Replace electrical distribution system
031	Bartman Village	Rehab Program	1460	1 LS	10,000	0	0	0	Repair Leulais
031	Bartman Village	Rehab Program	1460	15,000 SF	212,000	160,314	20,388	4,236	Brick pointing/repair
050	Blumberg	Rehab Program	1460	750 units	57,000	41,162	0	0	Scrape & paint linels
066	Holmescrest Homes	Rehab Program	1460	1 LS	6,000	4,333	0	0	Exterior Common Door
077	Bentley Hall	Rehab Program	1460	1 LS	2,200	1,389	0	0	Exterior Common Door
015	Harrison Plaza	Repair exterior wall surfaces	1460	1 LS	162,000	116,986	0	0	Water Penetration Investigation
018	Arch Homes	Repair exterior wall surfaces	1460	3,200 SF	36,700	26,502	0	0	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
062	Cassie L Holley	Repair exterior wall surfaces	1460	2,000 SF	5,000	5,416	0	0	Stucco exterior wall
062	Cassie L Holley	Repair exterior wall surfaces	1460	2,000 SF	2,500	0	0	0	Paint exterior wall
065	Collegeview	Repair exterior wall surfaces	1460	900 SF	10,000	7,221	0	0	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking - Townhouses
076	Emilen Arms	Roof Repair/Replacement	1460	1 LS	210,000	151,648	0	0	Water Penetration Investigation
030	Abbottford Homes	Roof Repair/Replacement	1460	1 LS	20,000	14,443	0	0	Repair roof drainage
076	Emilen Arms	Roof Repair/Replacement	1460	120 SF	70,000	50,549	0	0	Repair roof drainage
901	Haddington	Roof Repair/Replacement	1460	1 LS	0	0	775	0	Repair roof drainage
902	Mantua	Roof Repair/Replacement	1460	1 LS	0	0	550	0	Repair roof drainage
903	Kingessing	Roof Repair/Replacement	1460	1 LS	0	0	550	0	Repair roof drainage
904	Germantown/Hunting Park	Roof Repair/Replacement	1460	1 LS	0	0	1,875	0	Repair roof drainage
906	Francisville	Roof Repair/Replacement	1460	1 LS	0	0	1,120	0	Repair roof drainage
908	Susquehanna	Roof Repair/Replacement	1460	1 LS	0	0	560	0	Repair roof drainage
909	Strawberry Mansion	Roof Repair/Replacement	1460	1 LS	0	0	1,335	0	Repair roof drainage

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Capital Fund Program Grant No:	PA26P00250111	Line Item #	General Description of Major Work Categories	Develop Act No.	Quantity	Total Estimated Cost	Revised Budget	Obligated	Expended	Comments
Philadelphia Housing Authority												2011
Development Number / Name												
PHA-Wide Activities												
910	Oxford Jefferson			701434	Roof Repair/Replacement	1460	1 LS	0	0	775	0	Repair roof drainage
					Total PHA-Wide Dwelling Unit Improvements			6,644,119	4,724,927	505,607	5,049	
440440	Scattered Sites			700453	Comprehensive Unit Rehabilitation	1460						
901	Haddington			700455	Comprehensive Unit Rehabilitation	1460	8 units	500,000	333,274	0	2,126	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mathua			700455	Comprehensive Unit Rehabilitation	1460	31 units	2,500,000	1,755,310	0	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
903	Kingsessing			700455	Comprehensive Unit Rehabilitation	1460	14 units	1,000,000	677,666	0	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
904	Germentown/Hunting Park			700455	Comprehensive Unit Rehabilitation	1460	14 units	1,000,000	677,666	0	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Furhill Square			700455	Comprehensive Unit Rehabilitation	1460	11 units	800,000	538,797	0	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
906	Francisville			700455	Comprehensive Unit Rehabilitation	1460	29 units	2,400,000	1,594,157	80,259	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
907	Ludlow			700455	Comprehensive Unit Rehabilitation	1460	13 units	800,000	494,327	0	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna			700455	Comprehensive Unit Rehabilitation	1460	19 units	1,200,000	855,445	0	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:

Philadelphia Housing Authority

Grant Type and Number

Capital Fund Program Grant No: PA28P00250111

Development Number / Name

HLA-Wide Activities

Line Item #

General Description of Major Work Categories

Develop Acct No.

Quantity

Total Estimated Cost

Original

Revised Budget

Obligated

Expended

Comments

908	Susquehanna	700460	Comp unit mod, SMART II	1460	1 LS	0	0	13,447	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance
909	Strawberry Mansion	700460	Comp unit mod, SMART II	1460	1 LS	0	0	7,368	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance
Scattered Site Unit Renovation Total										
Non-Dwelling Structures										
						161 units	11,570,000	7,799,233	125,722	2,126
Total Non-Dwelling Structures										
Non-Dwelling Renovation										
013	Wilson Park	700035	Equipment for Security Upgrades	1475	1 LS	10,000	7,221	0	0	Equipment for security upgrade include camera system, access card system to maintain the operation of the security system
015	Harrison Plaza	700035	Equipment for Security Upgrades	1475	1 LS	31,000	22,386	0	0	Equipment for security upgrade include camera system, access card system to maintain the operation of the security system
019	West Park Apts	700035	Equipment for Security Upgrades	1475	1 LS	60,000	43,328	0	0	Equipment for security upgrade include camera system, access card system to maintain the operation of the security system
050	Blumberg	700035	Equipment for Security Upgrades	1475	1 LS	83,000	59,937	0	0	Equipment for security upgrade include camera system, access card system to maintain the operation of the security system
055	Fairhill	700035	Equipment for Security Upgrades	1475	1 LS	16,000	11,354	0	0	Equipment for security upgrade include camera system, access card system to maintain the operation of the security system
709709	ISM	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	1 LS	500,000	361,068	0	0	The purchase of 200 replacement computers throughout PHA. Also includes server and network upgrades/replacements.
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	1 LS	300,000	216,641	29,003	0	Telephone equipments including but not limited to network switches and IVR upgrades
049	Monroton Homes	700798	Community Space Furniture and Equipment	1475	1 LS	30,000	10,832	0	0	Replace Boiler
013	Wilson Park Data Center	700798	Community Space Furniture and Equipment	1475	1 LS	15,000	37,118	0	0	Repair 3 AHUs in gym and dance studio
014	Norris Apts	700798	Community Space Furniture and Equipment	1475	1 LS	51,000	4,030	0	0	Replace boiler and piping in Medical center
032	Oxford Village	700798	Community Space Furniture and Equipment	1475	1 LS	5,380	21,664	0	0	Heating, Ventilation and Air Conditioners (HVAC) Upgrades
042	Collegewood	700798	Community Space Furniture and Equipment	1475	1 LS	41,480	40,548	0	0	Community Center Boiler
050	Blumberg	700798	Community Space Furniture and Equipment	1475	1 LS	56,150	29,954	0	0	Replace air conditioning unit for community center
076	Emilen Arms	700798	Community Space Furniture and Equipment	1475	1 LS	290,390	209,701	0	0	Heating, Ventilation and Air Conditioners (HVAC) Upgrades
454455	Housing Operations Specialty Crew	701203	Maintenance Equipment	1475	1 LS	100,000	72,214	21,831	3,315	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.

Annual Statement of Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:

Philadelphia Housing Authority

Grant Type and Number
Capital Fund Program Grant No.

PA26P00250111

Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Act No.	Quantity	Total Estimated Cost	Revised Budget	Obligated	Expended	Comments
901	Haddington	Maintenance Equipment	1475	1 LS	0	27,793	17,086	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
902	Martha	Maintenance Equipment	1475	1 LS	0	50,028	30,754	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
903	Kingsessing	Maintenance Equipment	1475	1 LS	0	44,470	27,337	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
904	Germantown/Hunting Park	Maintenance Equipment	1475	1 LS	0	44,470	27,337	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
905	Fairhill Square	Maintenance Equipment	1475	1 LS	0	38,911	23,920	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
906	Francisville	Maintenance Equipment	1475	1 LS	0	138,967	85,428	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
907	Ludlow	Maintenance Equipment	1475	1 LS	0	83,381	51,257	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
908	Susquehanna	Maintenance Equipment	1475	1 LS	0	11,117	6,834	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
909	Strawberry Mansion	Maintenance Equipment	1475	1 LS	0	100,056	64,925	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
910	Oxford Jefferson	Maintenance Equipment	1475	1 LS	0	16,676	10,251	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
427	John F Street Center	Administrative and Field Office Furniture and Equipment	1475	1 LS	35,000	25,275	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used through out PHA's sites and administrative offices.
343	COPE Administrative Bldg	Administrative and Field Office Furniture and Equipment	1475	1 LS	40,000	28,885	0	0	replace domestic water booster pump set
401401	Housing Operations	Administrative and Field Office Furniture and Equipment	1475	1 LS	40,000	28,885	7,165	0	replace/repair equipment for administrative and field offices.
345	Peasycreek Admin Bldg	Administrative and Field Office Furniture and Equipment	1475	1 LS	3,500	2,327	0	0	Replace purge fan on AHU
401401	Housing Operations	Total Non-Dwelling Equipment	1485	1 LS	1,704,500	1,789,438	403,127	3,315	Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
401401	Housing Operations	Total Demolition	1495	1 LS	300,000	216,641	0	0	Relocations as needed through out PHA
013	Wilson Park - Senior	Relocation	1495	1 LS	200,000	114,427	0	0	Relocations as needed through out PHA
024	Queen Lane Apartments	Relocation	1495	1 LS	0	15,000	0	0	Relocations as needed through out PHA
129	Cambridge Plaza II	Total Relocation	1499	1 LS	200,000	144,427	0	0	504 Unit Modification/Fair Housing
150	Lucien E. Blackwell II	504 Unit Modification/Fair Housing	1499	1 LS	0	27,500	0	0	504 Unit Modification/Fair Housing
		504 Unit Modification/Fair Housing	1499	1 LS	0	25,600	0	0	

Annual Statement of Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:

Philadelphia Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

PA26P00250111

Development Number / Name

HA-Wide Activities

Line Item #

General Description of Major Work Categories

Develop Act No.

Quantity

Total Estimated Cost

Original

Revised Budget

Obligated

Expended

Comments

153	Lucien E. Blackwell III	701098	504 Unit Modification/Fair Housing	1499	1 LS	0	20,825	0	0	504 Unit Modification/Fair Housing
700700	Finance	701491	Bond Debt Service - Principle	1501	1 LS	7,143,500	7,125,000	0	0	
700700	Finance	701498	Bond Debt Service - Interest	1501	1 LS	4,804,177	4,793,778	0	0	bond debt principle payment for Tasker Bond
			Total Debt Service			11,949,677	11,918,778	0	0	bond debt interest payment for Tasker Bond
			GRAND TOTAL			58,392,677	45,456,899	3,584,746	1,835,031	

RESOLUTION NO. 11539

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR OR HIS DESIGNEE TO SUBMIT THE MOVING TO WORK ("MTW") ANNUAL REPORT AND CONSOLIDATED FINANCIAL REPORT FOR MTW YEAR ELEVEN (FISCAL YEAR ENDING MARCH 31, 2012) TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") AND TO CERTIFY THAT PHA HAS MET THE THREE MTW STATUTORY REQUIREMENTS

WHEREAS, PHA entered into a Moving to Work Demonstration (MTW) Agreement with the Department of Housing and Urban Development ("HUD") on October 16, 2008 and such Agreement provides that PHA prepare an Annual Report, including a Consolidated Financial Report; and

WHEREAS, the MTW Agreement calls for suspension of current evaluation and reporting requirement due to the authority granted to PHA to depart from the standard program requirements; and

WHEREAS, the MTW Agreement requires a certification that PHA has met the three MTW statutory requirements of: 1) assuring that at least 75 percent of the families assisted by PHA are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families under MTW as would have been served absent the demonstration; and, 3) maintaining a comparable mix of families by family size, as would have been served or assisted had the amounts not been used under the demonstration.

WHEREAS, as an alternate assessment protocol, HUD will assess PHA's performance on an annual basis by comparing at the end of PHA's fiscal year its goals as stated in its approved MTW Annual Plan to its actual performance, as stated in its Annual Report.

WHEREAS, PHA must include in the MTW Annual Report all required elements as described in the MTW Agreement; and,

WHEREAS, PHA has prepared the MTW Annual Report for MTW Year Eleven (Fiscal Year ending March 31, 2012).

THEREFORE, BE IT NOW RESOLVED that the Board of Commissioner of the Philadelphia Housing Authority does hereby authorize the Interim Executive Director or his designee to submit to HUD the MTW Annual Report for MTW Year Eleven (Fiscal Year ending March 31, 2012) along with the Consolidated Financial Report for the period, and to certify that PHA has met the three MTW statutory requirements of: 1) assuring that at least 75 percent of the families assisted by PHA are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families under MTW as would have been served absent the demonstration; and, 3) maintaining a comparable mix of families by family size, as would have been served or assisted had the amounts not been used under the demonstration.

I hereby certify that this was
APPROVED BY THE BOARD ON June 27, 2012
Barbara G. Clark, General Counsel
ATTORNEY FOR PHA

APPENDIX D

Moving to Work – Year 13 Plan

PHILADELPHIA HOUSING AUTHORITY



MOVING TO WORK ANNUAL PLAN YEAR THIRTEEN

**PHA FISCAL YEAR 2014
(APRIL 1, 2013 TO MARCH 31, 2014)**

**REVISION SUBMITTED TO HUD
APRIL 12, 2013**

PHILADELPHIA HOUSING AUTHORITY
MOVING TO WORK ANNUAL PLAN – YEAR THIRTEEN (FY 2014)

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I. INTRODUCTION AND OVERVIEW

This Annual Plan provides information on activities planned by the Philadelphia Housing Authority (PHA) under the Moving To Work Demonstration Program (MTW) for implementation during MTW Year Thirteen. **It covers PHA's Fiscal Year 2014, i.e. the period from April 1, 2013 to March 31, 2014.**

PHA has been an MTW agency since April 2001. Pursuant to the Amended and Restated MTW Agreement (MTW Agreement) executed in October 2008, PHA will continue to be in the MTW Demonstration through 2018. In March 2010, PHA and HUD amended the MTW Agreement to allow for use of MTW funds to implement a broader range of activities that fall outside of Sections 8 and 9 of the U.S. Housing Act of 1937. The MTW Agreement as amended describes both the authorities granted to PHA under MTW and the requirements for participation.

MTW is a demonstration program authorized by Congress, through which participating agencies are given the flexibility to waive certain statutes and U.S. Department of Housing and Urban Development (HUD) regulations in order to design and test approaches for providing housing assistance that address one or more of the following 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.

The three objectives listed above are referred to as "MTW Statutory Objectives." PHA's Annual Plan includes information on both: "MTW Activities," i.e. initiatives which promote one or more statutory objectives and that require use of authority granted to PHA under its MTW Agreement; and, "non-MTW Activities," i.e. all other activities that do not specifically require MTW authority to implement. Organizing the Plan into MTW and non-MTW activities is a HUD requirement; however, it should be noted that the funding flexibility allowed under the MTW Agreement impacts most areas of PHA operations.

Through the MTW Demonstration, PHA will continue to substantially transform its properties and programs, utilizing flexibility provided by the MTW Agreement in virtually every area of agency operations. PHA's previous accomplishments have been documented in a series of MTW Annual Plans and Reports published each year.

Recovery Plan Initiative

PHA continues to operate under the Cooperative Endeavor Agreement (CEA) signed in 2011 between the former PHA Board of Commissioners, the Mayor, the City Controller, and HUD, which was subsequently extended in 2012. Under the CEA, PHA prepared and obtained HUD Board approval for a Recovery Plan which identifies tasks and objectives to be accomplished in order for PHA to return to local control and normal Board governance. The Recovery Plan is posted on the PHA website, and periodic updates are provided to the HUD Board and the public at large.

Key Recovery Plan tasks have been completed, including the establishment of a new Office of Audit and Compliance; restructuring of the Office of General Counsel and Human Resources Department; implementation of new ethics, non-discrimination and other essential workplace policies; completion of assessments of and corrective actions to major PHA operational areas; and, resolution of a majority of outstanding audit findings from the HUD Office of Inspector General.

Significant changes to the PHA Board structure have been approved by the Pennsylvania Legislature and signed into law by the Governor. Under the new legislation, the Mayor of Philadelphia will appoint a nine-member Board of Commissioners, subject to the approval of the Philadelphia City Council. A national search is underway for a new permanent Executive Director who will ultimately report to the newly established PHA Board. Kelvin Jeremiah currently serves as PHA's Interim Executive Director.

MTW Year Thirteen Highlights

PHA will implement a coordinated, comprehensive program of capital improvements, development activities, maintenance and management initiatives, and resident supportive services in MTW Year Thirteen.

In light of ongoing federal budget pressures, PHA is preparing for the impact of declining resources beyond the overall net 5% reduction experienced in PHA's \$400 million FY 2013 annual budget. While FY 2014 funding levels are not yet finalized, Housing Choice Voucher funding is projected to remain somewhat flat over prior year levels and significant reductions (i.e. an additional 4-6%) are projected for both the Public Housing Operating and Capital Funding streams. PHA will continue to respond to these budget challenges by stretching budget dollars to do more with less, by driving efficiency and promoting sustainability and innovation in its operations wherever possible, and by creatively establishing strategic partnerships in support of the agency's mission.

In addition to completing all open Recovery Plan tasks, PHA will undertake a broad range of MTW and non-MTW activities in the coming year. This Annual Plan provides a summary of PHA's planned activities. Highlights of planned MTW activities include:

- ***Development Principles*** – PHA's MTW development initiatives will include an ambitious affordable housing development and preservation program based on a set of development principles approved by the Board in September 2012. This policy statement is part of PHA's renewed commitment to transparency and accountability in all of its operations. It provides the framework for future development activities undertaken with public and private partners under its MTW program, and clarifies the process and key issues such as PHA's commitment to Section 3 jobs, to sustainable development and defensible space principles, and to achieving maximum leverage with limited public funds.
- ***"6 in 5" Program*** – In tandem with newly articulated development principles, PHA has established and obtained Board approval for a new initiative designed to create or preserve 6,000 affordable housing units over the next five years subject to funding availability. The "6 in 5" initiative will involve a range of strategies including PHA-developed projects, collaboration with the Pennsylvania Housing Finance Agency to ensure the long-term affordability of Low Income

Housing Tax Credit properties, and collaboration with the City, non-profits and local developers on new construction, acquisition and substantial rehabilitation projects. The current pipeline described below includes 655 units to be developed subject to funding availability, including planned Queen Lane, Queen's Row, Markoe Phase III, Strawberry Mansion and other sites to be determined. PHA will generally undertake this development activity using its MTW funding and administrative flexibility.

- ***Public Safety Initiatives*** – Recognizing that safety and security is a paramount concern for residents and staff, PHA recently announced a major expansion of its policing and quality of life efforts. Fifty (50) new police officers will be hired, which will more than double the size of the PHA Police Department (PHAPD). The new officers will focus their efforts primarily on six priority developments, while also rotating patrols throughout PHA developments. PHA is adopting a community-policing model that will link its policing activities to the broader framework provided by the City's Police Department and work in conjunction with members of the business community, faith-based organizations, community groups, non-profit groups, victim service providers, health service providers, the media, individuals, and other city agencies. In tandem, a new task force consisting of residents, staff and partners has been charged with identifying other strategies to fight crime at PHA developments under the PHA Safe, Affordable Housing Program for Everyone (SAFE) Program. Funding for these initiatives comes from PHA's MTW Block Grant, and results from reductions in private security contracts.
- ***Scattered Site Asset Repositioning Strategy*** – PHA will continue implementation of an asset repositioning strategy for the scattered site portfolio in order to promote neighborhood revitalization, generate revenue and reduce operating expenses. Comprehensive needs assessments have been completed of impacted properties which will help guide PHA decision-making regarding appropriate strategies for these important assets. PHA utilizes its MTW flexibility as needed in the redevelopment of these properties.
- ***Rent Simplification Initiatives*** – PHA will continue to implement previously approved MTW initiatives which simplify program administration and provide incentives for economic self sufficiency.
- ***Self-Sufficiency and Youth Development Programs*** – Using MTW Block Grant and other leveraged funding, PHA will continue to offer a broad array of self-sufficiency services focused on helping residents prepare for the workforce and obtain jobs with living wage incomes, along with programs to support youth development and education. PHA is currently evaluating the structure and outcomes for all of its ongoing self-sufficiency initiatives including the Family Self Sufficiency Program. PHA's goal is to identify program strategies and enhancements that will provide an integrated, holistic self-sufficiency system – one that incorporates appropriate incentives and disincentives, is evidence-based and that is outcome-driven. A critical objective is for PHA to maximize and leverage its investments through innovative partnerships with State, City, and non-profits and other social services organizations. The recently funded Assets for Independence initiative provides one model for future PHA efforts. Programs to help PHA youth succeed in school and obtain scholarships are also a high priority as well as opportunities for sustainable long-term employment of PHA residents. PHA anticipates that significant changes

will be made to its self-sufficiency program and youth development strategies over the coming year which, as appropriate, will be incorporated into future MTW Annual Plans.

Highlights of planned Non-MTW activities include:

- ***Sustainability Policy*** – In August 2012, PHA adopted a Sustainability Policy which authorizes the appointment of a PHA Sustainability Working Group to develop proposals and budgets for a short and long term sustainability plan. The short term plan proposal is due in early 2013. The plan, when adopted, will be implemented throughout MTW Year Thirteen and beyond. The Sustainability Policy documents PHA's commitment to certain principles designed to reduce energy consumption; increase use of alternative energy sources; minimize environmental impacts in the areas of waste, water, energy and air quality; educate staff and residents about sustainable practices and healthy living choices; and, increase the number of opportunities for residents in green jobs.
- ***No Smoking Initiative*** – To promote staff and resident health and wellness, PHA will implement a no smoking policy in public housing beginning in MTW Year Thirteen. PHA will work with resident leadership to develop an implementation strategy that may include an initial pilot program.
- ***HCV Mobility Pilot Program*** – With funding from a new HUD grant, PHA plans to establish a new pilot Housing Choice Voucher Mobility Program in partnership with other Housing Authorities in the region, HUD, Quadel, the First Suburbs Project and other local/regional partners. The overall goal is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational and social mobility opportunities both within and outside of the City of Philadelphia. Participants will be provided with a broad range of support services, housing counseling and other efforts to promote the successful transition to higher opportunity areas.

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

Background on the MTW Annual Plan

This is the thirteenth Annual Plan submitted by PHA under the MTW Demonstration Program. HUD defines the content of the MTW Annual Plan. In addition to submission of an Annual Plan, PHA is required to submit to HUD an MTW Annual Report summarizing the accomplishments for each MTW program year. The October 2008 MTW Agreement establishes revised standards for both documents.

This MTW Year Thirteen Annual Plan summarizes PHA's major plans and initiatives for PHA Fiscal Year 2014, which begins on April 1, 2013. Progress and outcomes of MTW tasks and objectives are tracked and updated on a routine basis.

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 and objectives and offer feedback, consistent with

the requirements of the MTW Agreement. In 2012, PHA also conducted a series of internal workshops for key staff to discuss PHA's current and future MTW priorities and initiatives. Some changes to the Annual Plan were made based on this internal review, and additional changes are anticipated over the next year.

Prior to finalizing the Annual Plan, PHA conducted two meetings with resident leadership to discuss its contents and provide opportunities for resident input. PHA extended the comment period to 45 days to allow additional time for resident and general public review. PHA also conducted two public hearings and obtained Board of Commissioner approval prior to submission of the Plan to HUD.

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

Public Housing/HCV Inventory

PHA's public housing inventory includes units for families, seniors and people with disabilities located at conventional and scattered site properties including properties managed by Alternatively Managed Entities (AMEs) and the Philadelphia Asset and Property Management Corporation (PAPMC). The inventory count includes all standing units. It includes units that have been approved for demolition or disposition where the demolition or disposition has not yet taken place. Units Available for Occupancy includes only those units actually available for current occupancy, i.e. it excludes units approved for demolition/disposition, those used for administration or resident services, under scheduled modernization and other authorized exclusions.

Table 1 provides information on PHA's current and projected public housing inventory. Units available for occupancy are projected to change during the next year as a result of PHA's approved demolition and disposition and planned construction and modernization activities described below. PHA does not have any Non-MTW Public Housing units.

Table 1 – Public Housing Inventory

	Actual as of September 30, 2012	Projected as of March 31, 2014
MTW Public Housing Units*	15,260	14,388
Public Housing Units Available for Occupancy**	14,228	13,961

**Standing units.*

***Available for occupancy units exclude units that are vacant and not available for occupancy, including units that are undergoing modernization as defined in CFR 990.145; approved for disposition or demolition; approved for non-dwelling uses; vacant due to litigation as defined in 24 CFR 990.145 and other authorized exclusions.*

PHA operates a Housing Choice Voucher program including both MTW and Non-MTW vouchers. Table 2 below provides information on the current and projected number of MTW and Non-MTW Housing Choice Vouchers.

Table 2 – Housing Choice Voucher (HCV) Inventory

Voucher Type	Actual Authorized as of September 30, 2012	Projected Authorized as of March 31, 2014
MTW Housing Choice Vouchers		
MTW Tenant Based HCV	15,120	15,169
MTW Activity Vouchers*	3,000	3,000
MTW HCV Voucher Subtotal	18,120	18,169
Non-MTW Housing Choice Vouchers		
Family Unification	300	300
Designated Housing	250	250
Mainstream	70	70
Tenant Protection Vouchers	99	50
VASH	410	410
Moderate Rehabilitation (MR)	203	203
Single Room Occupancy (SRO)	430	430
Non MTW HCV Voucher Subtotal**	1,762	1,713
Total All Housing Choice Vouchers	19,882	19,882

*“MTW Activity Vouchers” are vouchers used fungibly for MTW authorized purposes under its MTW block grant.

** Note that the MTW Agreement authorizes PHA under defined circumstances to transfer vouchers from the Non-MTW category into the MTW Block Grant. PHA acknowledges restrictions associated with Special Purpose vouchers as described in HUD’s published Q&A.

Planned Additions to Public Housing Inventory

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

Along with articulating its development principles, PHA announced plans to create or preserve 6,000 affordable housing units over the next five years subject to funding availability. The “6 in 5” initiative will involve a three-pronged strategy including PHA-developed projects, collaboration with the Pennsylvania Housing Finance Agency to ensure the long-term affordability of Low Income Housing Tax Credit properties, and collaboration with the City, non-profits and local developers on new construction, acquisition and substantial rehabilitation projects. The current pipeline described below includes 655 units to be developed subject to funding availability, including planned Queen Lane, Queen’s Row, Markoe Phase III, Strawberry Mansion and other sites to be determined.

Table 3 summarizes planned additions to inventory through new construction as well as planned rehabilitation efforts on existing inventory in FY 2014. Actual numbers may vary based on construction and reoccupancy schedules as well as on funding availability. PHA utilizes MTW flexibility in the development process as more fully described in Chapter VI. Following are brief descriptions of the current development pipeline. Note that not all units will come on-line in the next year:

- Scattered Sites: PHA plans to undertake modernization or substantial rehab of approximately 100 scattered site units. An assessment is currently underway to determine the locations of this activity.
- Queen Lane Apartments: PHA plans to undertake new construction of 55 affordable rental units. Unit amenities will include off-street parking, central air-conditioning, and a modern kitchen with electric range and garbage disposals. Six of the units will be handicap accessible. The plan is to begin construction in FY 2014 subject to funding availability.
- Strawberry Mansion-Oakdale: PHA plans to undertake new construction of 65 affordable scattered site rental units. Unit amenities will include a modern kitchen with electric range and garbage disposal. The plan is to begin construction in FY 2014 subject to funding availability.
- Markoe Phase III: PHA plans to undertake new construction (with or without rehab) of 6 affordable scattered site rental units. Unit amenities will include a modern kitchen with electric range and garbage disposal. The plan is to begin construction in FY 2014 subject to funding availability.
- Queen's Row: PHA plans to acquire and substantially rehabilitate an existing 29-unit apartment complex. Unit amenities will include a modern kitchen with electric range and garbage disposal. The plan is to begin construction in FY 2014 subject to funding availability.
- Third Party Partnerships: PHA is currently working to identify partnerships to develop an additional 500 affordable housing units subject to funding availability. Construction timetables will be firmed up over the course of the Plan year.

Table 3 – Planned Changes/Additions to Public Housing Inventory

New Construction/Acquisition								
AMP #	Development	Bedroom Sizes					Total Units	Planned Units with Accessible Features
		Efficiency	One-bedroom	Two-bedroom	Three-bedroom	Four bedroom		
TBD	Queen Lane Apartments		9	26	20		55	6
TBD	Markoe Phase III			6			6	
TBD	Queen’s Row		20	9			29	1
TBD	Strawberry Mansion						65	4
TBD	Third-Party Partnerships						500	25
Total New Construction/Acquisition							655	36

Substantial Rehab/Conversion*									
AMP #	Development	Bedroom Sizes						Total units	Planned units with Accessible Features
		One	Two	Three	Four	Five	Six		
901-910	901-910							100	
Total Substantial Rehab/Conversion								100	

**Scattered Site Assessment is in progress. The final unit mix, accessible units and count by AMP will be determined during the Plan year.*

Planned Demolition/Disposition Activity

PHA's inventory is also projected to change during the MTW Plan year as a result of planned demolitions and/or disposition of up to 843units. This represents the uncompleted balance remaining on the total of 1259 demo/dispo units at these sites. The actual number demolished or disposed of in a given year may vary. Actual timing may also vary depending on HUD's approval cycle and the timing of development activities. Table 4 provides a summary of planned demolition/disposition activity by development.

Table 4 – Planned Demolitions/Dispositions in Public Housing Inventory

AMP #	Development	Total Units to be Disposed and/or Demolished (All Years)	Projected Units to be Disposed and/or Demolished (MTW Yr 13)	Justification	Status
44	Liddonfield Site	0	0	Sale of previously demolished Liddonfield site.	Demolition completed. Developer proposal selected. Development Services Agreement in process. Disposition of vacant site projected during Plan year.
24	Queen Lane Apartments	120	120	Demolition of high-rise apartment building in 2013 to develop 55 new two & three story townhouse rental units, with disposition to limited partnerships under long term ground leases pursuant to mixed finance transactions.	4% Tax Credit Application submitted to PHFA in Dec 2011. Demolition/Disposition application to be submitted pending completion of Section 106 process.
901	Scattered Sites	41	40	Potential of up to 41 vacant units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative to create a more sustainable occupied scattered site portfolio, and to stabilize communities by reducing the number of PHA-owned vacant structures that are considered beyond PHA potential for repair.	Disposition approval received. To date, 1 unit has been sold and disposition completed.
902	Scattered Sites	95	91	Potential of up to 95 vacant units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description	Disposition approval received. To date, 4 units have been sold and disposition completed.
903	Scattered Sites	37	28	Potential of up to 37 vacant units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 9 units have been sold and disposition completed.
904	Scattered Sites	94	50	Potential of up to 94 vacant units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 44 units have been sold and disposition completed.
905	Scattered Sites	92	54	Potential of up to 92 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 38 units have been sold and disposition completed.
906	Scattered Sites	139	83	Potential of up to 139 units to be sold pursuant to PHA 1,780	Disposition approval received. To date, 56 units have been

AMP #	Development	Total Units to be Disposed and/or Demolished (All Years)	Projected Units to be Disposed and/or Demolished (MTW Yr 13)	Justification	Status
				vacant scattered sites disposition initiative. See above description.	sold and disposition completed.
907	Scattered Sites	76	17	Potential of up to 76 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 59 units have been sold and disposition completed.
908	Scattered Sites	142	54	Potential of up to 142 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 88 units have been sold and disposition completed.
909	Scattered Sites	198	142	Potential of up to 198 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 56 units have been sold and disposition completed.
910	Scattered Sites	225	164	Potential of up to 225 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 61 units have been sold and disposition completed.
		1,259	843		

Planned Significant Capital Expenditures

PHA's capital planning and development strategies are designed to support, rehabilitate and modernize existing PHA sites and to revitalize neighborhoods throughout the City. Coordination with the City of Philadelphia's neighborhood revitalization efforts is a major priority for PHA. PHA works to leverage its limited PHA resources with other resources such as Low Income Housing Tax Credits, private equity, and state and local funding sources. Utilization of MTW 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 especially in light of ongoing federal funding cuts. The PHA Capital Investment Strategy summarized in Table 5 provides a multi-year projection of planned investments for PHA developments and facilities subject to funding availability. See also Appendix C—Asset Management Table for additional information on PHA potential and projected development and modernization activities by site and neighborhood. As these documents reflect a long-term perspective, they are subject to periodic change to reflect current priorities, conditions and opportunities. PHA expects that its updated Five Year Capital Plan will be completed by the start of the Plan year.

Table 5 – Capital Investment Strategy

Property	Estimated PHA Funding Need	Proposed Time Schedule
Abbottsford	\$24,000,000	2006-2017
Administrative Building	\$80,000,000	2013-2017
Arch Homes	\$5,000,000	2020
Arlene Homes	\$1,159,000	2008- 2014
Bartram Village	\$5,100,000	2008- 2014
Bentley Hall	\$3,402,000	2013
Blumberg Apts.	\$5,000,000	2006-2017
Cecil B. Moore	\$837,000	2014
Champlost	\$2,000,000	2016
Collegeview	\$1,636,000	2008- 2014
Emlen Arms	\$2,500,000	2009-2014
Fairhill Apts.	\$2,000,000	2009-2018
Gladys B. Jacobs	\$3,500,000	2016-2020
Haddington Homes	\$2,500,000	2019-2021
Harrison Plaza	\$2,000,000	2004-2014
Haverford Homes	\$718,000	2014
Hill Creek	\$4,000,000	2009-2015
Holmecrest Homes	\$5,200,000	2013
Johnson Homes	\$10,000,000	2006-2014
Katie B. Jackson	\$5,060,000	2009-2021
Martin Luther King ¹	\$7,500,000	2013-2017
Morton Homes	\$1,000,000	2010-2016
Mount Olivet	\$2,000,000	2010-2016
Norris ¹	\$35,000,000	2009-2021
Oxford Village	\$13,000,000	2006, 2016-2017
PHA Wide–Building Infrastructure Upgrade	\$75,000,000	2009-2016
PHA Wide Community Building	\$5,000,000	2010-2016
Point Breeze	\$1,445,000	2009-2014
Queen Lane ¹	\$35,000,000	2010-2014
Raymond Rosen	\$11,000,000	2016-2020
RDA Acquisitions and Rehab	\$10,000,000	2012-2017
Scattered Site Renovation	\$230,000,000	2002-2021
Scattered Site Development	\$150,000,000	2002-2021
Scattered Site Modular Housing	\$60,000,000	2006-2021
Spring Garden Apts.	\$14,500,000	2009-2019
Suffolk Manor	\$2,000,000	2011-2015
West Park Apts.	\$39,800,000	2009-2019
Westpark Plaza	\$12,000,000	2009-2016
Whitehall Apartments	\$8,250,000	2020-2021
Wilson Park	\$3,000,000	2009-2018
Debt Service Repayments ²	\$310,000,000	2002-2022
TOTAL	\$1,191,107,000	

¹ Capital Funding needs for Mixed-Finance Developments.

² Bond Funded Developments: Tasker, Blumberg, Wilson III and Westpark (site improvements).

PHA receives funding through the Capital Fund Program (CFP) and Replacement Housing Factor (RHF) Program on a federal fiscal year basis. PHA projects that it will receive \$37.66 Million in CFP funds during the fiscal year. RHF funding for the fiscal year is projected at \$8.59 Million. CFP funds are included in the MTW Block Grant; however, PHA intends to pursue an RHF amendment to the MTW Agreement in the near future. Upon execution of the RHF amendment, PHA intends to place its RHF funds in the MTW Block Grant, a process that allows for additional flexibility in the development of new affordable housing units. PHA must obligate 90% of each CFP grant within 24 months of the date that funds are made available, and must obligate 100% of the grant within 48 months of the date that funds are made available. PHA has a demonstrated record of achieving, and often exceeding, required milestones for this and other programs.

Included as Appendix B to the MTW Annual Plan are the required HUD forms reflecting planned uses of Federal Fiscal Year 2013 (which equates for CFP purposes to PHA's FY 2014) CFP and RHF grants. Also included are Annual Statements for prior year grants with unexpended balances. The following is a summary of the major work item categories and specific work activities contained in the MTW Year Thirteen Capital Fund Program:

Planned Significant Capital Expenditures – PHA has not planned any capital projects during this fiscal year which meet the definition of “significant” as described in the HUD 50900.

Management Improvements - The Capital Fund Program devotes approximately 10 percent of its funding allocation to address activities that qualify as management improvements. PHA will provide more than \$3.7 million for computer software acquisition, production support, customization, and program implementation are a major component of the Management Improvement line items. Over the past seven years, PHA has been implementing and upgrading PeopleSoft computer systems. The Capital Fund Program will obligate \$1 million toward the maintenance of the PeopleSoft modules.

Additionally, the Capital Fund Program will provide approximately \$300,000 for the “on-the-job” training portion of the successful PHA Pre-Apprenticeship Job Training program. The Moving to Work program provides classroom training funds.

Administrative Costs - PHA adheres to the 10 percent program cap to fund its administrative responsibilities for the Capital Fund Program.

Fees and Costs - \$2 million is budgeted for Master Planning activities, A&E services, as well as consulting, legal, and professional services associated with the design of dwelling units, site improvement, and non-dwelling type improvements will be funded from this development account. Environmental testing for lead-based paint and other environmental testing is budgeted at \$500,000.

Site Acquisition - A budget of \$2 million has been established to assist in the acquisition phase of future PHA acquisition and development activities.

Site Improvements - The Capital Fund Program commits funding for site improvement activities at both scattered sites and conventional sites. PHA is committed to comprehensive site improvements at 83 scattered site units. The plan also provides for PHA's efforts to perform substantial site improvements at

a variety of scattered site and conventional properties through a PHA-wide approach. Additional site improvements are budgeted for signage, fencing, lighting, and landscaping.

Scattered Site Renovations - Assuming adequate federal funding, PHA will undertake the comprehensive rehabilitation of an estimated 100 units.

Scattered Sites - Assuming adequate federal funding, PHA will undertake comprehensive Physical Needs Assessments to perform REAC repairs.

Conventional Site Renovations - The plan also provides funding for PHA-wide dwelling unit improvements. These work items are typically project/site specific and involve major system/component replacement activities. Additional building improvements are budgeted for environmental activities, systems upgrades, and building improvements.

Non-Dwelling Structures and Equipment - Funds are programmed for upgrades of common areas or non-dwelling space PHA-wide. Funding is also provided for security equipment PHA-wide. Computer hardware and related equipment, telephone infrastructure, maintenance equipment purchases, administrative and field office equipment and furniture, and community space equipment and furniture have been budgeted.

Demolition - Demolition funds are budgeted for buildings/units that pose life safety issues.

Relocation - Funds are budgeted to assist families who must relocate as a result of modernization activities.

Bond Debt Service - Debt service funds in the amount of \$11,949,677 are budgeted for bonds issued to support the Tasker revitalization project.

In addition to plans for timely expenditure of CFP and RHF grants received during MTW Year Thirteen, PHA has an ongoing pipeline of projects. PHA's planned capital activities include Mixed Finance projects and prior year CFP projects that are implemented over multiple fiscal years. Table 6 provides a summary of capital and development programs that are currently underway or are projected to commence in the Plan year. Capital Fund, Replacement Housing Fund and/or other sources such as program income, LIHTC equity, bonds and other mixed-financing programs fund these development activities.

Table 6 – MTW Year Thirteen Capital Programs

Development Name	Scope of Work	Construction Costs	Completion Date
PHA-Wide	Security Upgrades	\$9,200,000	June-13
2800 Block Oakdale / Strawberry Mansion	New Development ¹	\$26,000,000	Jun-14
PHA-Wide Scattered Sites Vacancy Reduction	Vacancy Reduction	\$19,030,000	Apr-14
PHA-Wide MEP Upgrade/Enhancement	Bldg Infrastructure Systems Upgrade/Enhancement	\$5,000,000	Mar-14
PHA-Wide Building Enhancements	Windows, Roofs, Doors, Site Work	\$35,000,000	Ongoing
Third Party Capital Requests	New Development ¹	\$5,000,000	Ongoing
PHA-Wide	Accessibility Improvements ³	\$500,000	Ongoing
PHA-Wide	Energy Conservation	\$500,000	Ongoing
PHA-Wide	Sparkle Plus	\$2,300,000	Ongoing
PHA-Wide Sites	Accessibility Improvements ³	\$2,000,000	Mar-14
Administrative Building	Renovation and Fit Out	\$7,500,000	Mar-14
Community Center	New Development	\$5,000,000	Mar-14
Markoe Phase III	Acquisition/Rehab/New Construction	\$2,500,000	Dec-13
Queen Lane	New Development	\$35,000,000	Jun-14
Queen's Row	Acquisition/Rehabilitation	\$3,000,000	Dec-13
TOTAL		\$157,530,000	

¹ Capital Funding needs for Mixed-Finance Developments.

³ Sites at which accessibility improvements may be completed include those submitted to HUD in PHA's Annual Accessible Housing Plans pursuant to Attachment E to PHA's MTW Agreement; to the extent such improvements are needed.

PHA has been aggressive and successful in using the HUD HOPE VI and Mixed-Finance Programs to redevelop PHA's aging and severely distressed housing units. To date, PHA has received five (5) HOPE VI grants. PHA plans to apply for Choice Neighborhoods and/or other revitalization grants, 9% tax credits and/or Tax Exempt Volume Cap Bonds that are accompanied with 4% tax credits for one or more conventional developments (including Queen Lane) and one or more Scattered Sites Area (CBMO 901 through 910). PHA will continue to utilize capital funds to aggressively leverage other sources of funding as described above. See also Asset Management Table included as an Appendix for additional potential sites for future funding to be requested through HOPE VI, Choice Neighborhoods, LIHTC and other funding sources. PHA will also continue to monitor the new Rental Assistance Demonstration (RAD) program and may elect to propose one or more public housing sites for participation in the future if it determines this to be a feasible strategy. PHA will encourage and support modifications to the RAD program design that would allow Housing Authorities to convert unused ACC authority to Project Based Vouchers or Project Based Contracts up to the Faircloth limit.

PHA has either completed or has under development a number of replacement housing sites including: St. Anthony's Senior Residence, Eight Diamonds, 117 Scattered Site units, Suffolk Manor, Mt. Olivet, Ludlow, Marshall Shepherd Village, Falls Ridge, Martin Luther King Plaza Phase I, III and IV, Neumann North, Germantown House, Lucien E. Blackwell (LEB) I, II and III, St. Ignatius I and II, Spring Garden I

and II, Nellie Reynolds Gardens and Warnock Phases I and II, Scattered Sites 120 (Quad) units, Plymouth Hall, Paschall I and II, Mantua I and II and Norris. These sites have received significant investment of PHA capital or replacement housing funds, with the exception of St. Anthony's Senior Residence, which received an investment of ACC subsidy only. Currently in Master Planning are Queen Lane, Strawberry Mansion/Oakdale Street, Markoe Phase III, Queen's Row and a potential Administrative Building.

B. Description of Project-Based Units

PHA currently has 1,630 HCV vouchers under the Project-Based and MTW Unit Based Voucher program, as shown in Table 7. A total of 1,776 vouchers are projected to be in the PBV/UBV program by the end of MTW Year Thirteen. Actual numbers of units under contract may vary based on additional projects selections as well as removal of units and/or expiring contracts over the course of the Plan year.

Table 7 – Project-Based Vouchers

Project Name/Sponsor	Contract Type	Description	Units Under Contract 9/30/2012	Projected Units Under Contract 3/31/2014
1260 Housing	UBA	Families/Very low income	152	152
1260 Housing (Inglis)	UBA	Families/Accessible	11	11
Art Apartments	PBA	Families/Very low income	30	30
Belmont Gardens - Sara Allen	UBA	Accessible unit/Very low income	6	6
Bernice Elza (PEC)	UBA	Emancipated Teens/Homeless	6	6
Bethesda Project Bainbridge	UBA	Single Room Occupancy	20	20
Bethesda Project South	UBA	Men Only/Very low income	4	4
Bethesda Project Spruce	UBA	Single Room Occupancy/Homeless	13	13
Boriquen Associates	UBA	Families/Very low income	22	22
Brentwood Parkside	PBA	Families/Very low income	22	22
Chatham Court Apartments	PBA	Families/Very low income	18	18
Cloister III	UBA	Families/Very low income	18	18
Diamond St Venture I	PBA	Families/Very low income	14	14
Diamond St Venture II	PBA	Families/Very low income	6	6
Diamond St Venture III	PBA	Families/Very low income	17	17
Dignity Boss	UBA	Families/Very low income	8	8
Dignity Housing	PBA	Families/Very low income	48	48
Dunlap School Venture	PBA	Seniors/Accessible	35	35
Edgewood Manor	PBA	Families/Very low income	33	33
Fattah Homes I	UBA	Women/Families very low income	6	6
Fattah Homes II	UBA	Women/Families very low income	0	6
Fourth St Access	UBA	Families/Very low income	24	24
Freedom Village	UBA	Homeless families/Very low income	16	16
HELP Philadelphia II	PBA	Families/Very low income	50	50
HELP USA	UBA	Veterans Only families/Very low income	14	14
Imani Homes	PBA	Families/Very low income	24	24
Imani II	UBA	Families/Very low income	6	6

Project Name/Sponsor	Contract Type	Description	Units Under Contract 9/30/2012	Projected Units Under Contract 3/31/2014
Imani III	PBA	Families/Very low income	6	6
Imani IV	UBA	Families/Very low income	8	8
Imani V	UBA	Families/Very low income	11	11
Inglis Apartments at Elmwood	UBA	Accessible unit/Very low income	40	40
Inglis Housing (Morris-Klein Apts)	UBA	Accessible unit/Very low income	19	19
Jannies Place	UBA	Women/Families /Very low income	6	6
Jannies Place II	UBA	Women/Families/Very low income	0	6
Hamil Mills - Lena St Associates	PBA	Seniors/Accessible	40	40
LIH Chestnut	PBA	Families/Very low income	14	14
Locust Towers	PBA	Families/Very low income	19	19
Monument Mews	UBA	Families/Very low income	60	60
Arch V - Temple N. 16th St.	UBA	Families/Very low income	49	49
Arch VI - Temple N. Gratz St	UBA	Families/Very low income	40	40
NPCH - Community Building	PBA	Families/Very low income	16	16
Parkside 2000 Associates	UBA	Families/Very low income	51	51
Nedro - Enhanced Service Project - Dignity	UBA	Families/Very low income	4	4
People's Emergency Center / RBM	UBA	Families/Very low income	9	9
Powelton Height	UBA	Families/Very low income	30	30
Regent Terrace	UBA	Families/Very low income	80	80
Sartain School Venture	PBA	Seniors/Accessible	35	35
Sheila D. Brown Women's Center	UBA	Women Only/low income	9	9
South 55th St	PBA	Families/Very low income	18	18
St. Christopher's (Lehigh Park)	PBA	Families/Very low income	25	25
Susquehanna Apartments	PBA	Families/Very low income	47	47
Tioga Gardens	PBA	Families/Very low income	18	18
Walnut Park	UBA	Seniors/Accessible	224	224
Walnut Thompson	UBA	Families/Very low income	35	35
WCRP	UBA	Families/Very low income	88	32
Liberty Resources (Chestnut Preveen)	UBA	Families/Very low income	3	3
Liberty Resources (Ascension Manor)	UBA	Families/Very low income	3	3
Liberty Resources (Pending Site to be Name)	UBA	Accessible unit/Very low income	0	5
New Courtland Apartment at Cliveden	UBA	Families/Very low income	0	32
1260 Housing (Sedgley Park)	UBA	Families/Very low income	0	16
C.A.T.C.H. (Citizen Acting Together Can Help)	UBA	Families/Very low income	0	15
Gaudenzia Foundation (Shelton Court Family Apt)	UBA	Families/Very low income	0	20
Gaudenzia Foundation (Tioga Family Center)	UBA	Families/Very low income	0	24
Methodist Family Services of Philadelphia	UBA	Families/Very low income	0	11
Project H.O.M.E	UBA	Families/Very low income	0	37
Mt. Vernon LP	UBA	Families/Very low income	0	15
HELP USA, Inc	UBA	Families/Very low income	0	15
TOTAL			1,630	1,776

C. Leasing Information – Projected

Table 8 provides a summary of projected leasing activity for the Public Housing and HCV programs for the year ending March 31, 2014. These are estimates that are subject to change over the course of the MTW Plan year.

Table 8 – Projected Leased/In Use for MTW Year Thirteen

	Projected Available as of March 2014	Projected Leased/In Use as of March 2014
Public Housing Units	13,961	13,542
MTW Tenant Based HCV Vouchers	15,169	15,169
MTW Activity Vouchers	3,000	3,000
Non-MTW Vouchers		
• Family Unification	300	300
• Designated Housing	250	250
• Mainstream	70	70
• Tenant Protection Vouchers	50	50
• VASH	410	410
• Moderate Rehab (MR)	203	203
• Mod Rehab Single Room Occupancy (SRO)	430	430
Non MTW Voucher Sub-Total	1,713	1,713
GRAND TOTAL	33,843	33,424

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

Actual leasing for the Housing Choice Voucher program may be impacted by various factors including the level of referrals received from the Veterans Administration Medical Center for VASH vouchers, voucher holder success rates and other issues.

D. Waiting List Information

PHA will continue to administer its waiting lists in accordance with the Housing Choice Voucher Program Administrative Plan and Public Housing Admissions and Continued Occupancy Policy as applicable. Conventional Public Housing, scattered sites, PAPMC and AME sites are subject to site-specific waiting list policies. PHA also operates a centralized “first available” waiting list for referral programs and for applicants who elect this option.

Tables 9-11 provide information on waiting list households for the Public Housing, PAPMC and Housing Choice Voucher programs. Families may apply for housing at a number of sites, thus the same family may be on multiple waiting lists. As evidence of the overwhelming need for affordable housing in

Philadelphia, there are a total of 46,970 non-duplicated applicants on the Conventional Public Housing waiting list, 38,953 non-duplicated applicants on PAPMC waiting lists, and over 55,000 non-duplicated applicants on the HCV waiting list.

PHA operates its public housing site-based 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 9 – PHA Waiting List

Waitlist	Waitlist Count
Conventional Public Housing – First available*	22,799
Conventional Public Housing – Site-based*	24,171
PAPMC – Site-based*	38,953
Housing Choice Voucher Program*	55,047
TOTAL	140,970

**Total of non-duplicated applicants.*

Table 10 – Conventional Public Housing Site-Based Waiting List

Site Code	Site Name	Waitlist Count
030	Abbottsford Homes	1,353
018	Arch Homes	1,763
104	Arlene Homes	606
031	Bartram Village	2,636
077	Bentley Hall	528
050	Blumberg Apartments	1,948
062	Cassie L. Holley	262
100	Cecil B. Moore	1,118
042	Champlost Homes	2,166
065	Collegeview	328
076	Emlen Arms	475
055	Fairhill Apartments	4,507
905	Fairhill Square	1,191
906	Francisville	1,077
904	Germantown/Hunting Park	2,217
114	Gladys B. Jacobs	635
901	Haddington	1,667
035	Haddington Homes	1,491
015	Harrison Plaza	3,960
046	Haverford Homes	1,419
029	Hill Creek	2,799
066	Holmecrest Homes	366
001	Johnson Homes	3,160
063	Katie B. Jackson	262
903	Kingsessing	1,254
907	Ludlow	1,550
902	Mantua	1,437

Site Code	Site Name	Waitlist Count
049	Morton Homes	1,189
014	Norris Apartments	744
910	Oxford Jefferson	3,994
032	Oxford Village	2,222
054	Parkview Apartments	332
079	Plymouth Hall	652
010	Raymond Rosen	2,759
003	Richard Allen	2,536
020	Spring Garden Apartments	3,514
909	Strawberry Mansion	3,122
908	Susquehanna	3,190
039	West Park Apartments	2,791
093	Westpark Plaza	1,025
034	Whitehall Apartments	1,247
013	Wilson Park	2,903
Total		74,395**

***Total Waitlist Count will capture a single applicant multiple times if applicant selects more than one site*

Table 11 - PAPMC Site-Based Waiting List

Site Code	Site Name	Waitlist Count
137	Cambridge Plaza I	10,888
129	Cambridge Plaza II	6,066
147	Cambridge Plaza III	5,831
152	Germantown House	1,708
139	Greater Grays Ferry Estates I	11,153
143	Greater Grays Ferry Estates II-A	6,079
145	Lucien E. Blackwell I	10,653
150	Lucien E. Blackwell II	5,808
153	Lucien E. Blackwell III	6,299
157	Ludlow Phase III	11,732
163	Mantua I	9,814
164	Mantua II	9,483
156	Marshall Shepard	8,162
149	Martin Luther King IV	9,725
138	Mount Olivet	1,282
158	Nellie Reynolds Gardens	1,728
175	Norris, LP	3,949
173	Paschall Village I	4,859
174	Paschall Village II	4,989
133	Richard Allen III-A	11,356
132	Suffolk Manor	5,745
160	Warnock I	11,585
161	Warnock II	1,267
Total		160,161**

***Total Waitlist Count will capture a single applicant multiple times if applicant selects more than one site*

The following is a summary of changes/activities related to waiting lists:

- In Year Ten, PHA conducted an update of the public housing waiting list to allow applicants to make site-based selections. No update is planned for Year Thirteen.
- In Year Ten, PHA successfully developed a site-based waiting list system for use in all public housing developments, including scattered sites. Note that PAPMC and AME sites already utilize site-based waiting lists. In Year Thirteen, PHA projects that the waiting lists for public housing units will increase by an unspecified number based on continuing high demand for affordable units combined with high unemployment rates in the region.
- As specified in the ACOP, PHA may close individual public housing site-based waiting lists when the number of applicants on the waiting list exceeds projected vacancies.
- PHA opened the HCV waiting list in March 2010. PHA provided all required public outreach and notices. The HCV waiting list is now closed and is not anticipated to reopen during Year Thirteen except for any current or new limited referral preferences which may be implemented by PHA. PHA projects that the HCV waiting list will decrease slightly in Year Thirteen as households are selected from the waiting list for available vouchers.
- In Year Thirteen, PHA plans to review its Public Housing and HCV admissions systems to assess the feasibility/need for new preferences for special populations, i.e. homeless, victims of domestic violence, and other groups. Any changes to preferences are subject to public and Board review.

III. NON-MTW RELATED INFORMATION

A. Planned Sources and Uses of other HUD or Federal Funds

Sources and uses information is included in Chapter VI.

B. Description of Non-MTW Activities

PHA has incorporated MTW flexibility into virtually all areas of its operations. However, PHA is required by HUD to separately organize and describe its “MTW activities” and “non-MTW activities.” “MTW activities” include those initiatives that promote one or more statutory objectives and that require use of authority granted to PHA under its MTW Agreement. MTW activities are discussed in Chapters V and VI.

PHA’s extensive non-MTW activities are briefly highlighted below. While these initiatives do not require MTW authority to implement, most have a direct, supportive relationship to other MTW activities. For example, PHA communication activities are directed to all residents and are often used to provide essential information on MTW programs and initiatives. Similarly, PHA technology initiatives enable the processing, tracking and monitoring of MTW activities.

PHA’s policies for the Public Housing program are described in the Board-approved Lease and in the Admissions and Continued Occupancy Policies (ACOP) document. The ACOP and Administrative Plan incorporate both MTW and non-MTW policies.

As previously noted, PHA has developed a Recovery Plan which incorporates the tasks and initiatives to be completed in order to return PHA to local governance. Generally, these activities do not require MTW authority to implement. PHA has posted the Recovery Plan, including periodic progress reports, on its website. A majority of the Recovery Plan tasks have been completed as of the publication of this MTW Annual Plan. Remaining tasks are incorporated below as appropriate.

Highlighted below is a summary of key non-MTW activities planned for MTW Year Thirteen, organized by PHA functional area.

All Operational Areas

In August 2012, PHA adopted a Sustainability Policy which authorizes the appointment of a PHA Sustainability Working Group to develop proposals and budgets for a short and long term sustainability plan. The short term plan proposal is due in early 2013. The plan, when adopted, will be implemented throughout MTW Year Thirteen and beyond. The Sustainability Policy documents PHA’s commitment to certain principles designed to reduce energy consumption; increase use of alternative energy sources; minimize environmental impacts in the areas of waste, water, energy and air quality; educate staff and residents about sustainability practices and healthy living choices; and, increase the number of opportunities for residents in green jobs. Working groups have been assembled to develop the

sustainability plan for all housing developments and in all phases of PHA operations. Procuring an energy advisor to advise on achieving cost savings on energy expenditures is a high priority in this effort.

Board of Commissioners

A new nine-member PHA Board of Commissioners has been appointed by the Mayor and is awaiting approval by the Philadelphia City Council either before or during the Plan year. Two of the Commissioners must be residents of property owned or controlled by PHA. The selection process for the resident Commissioners is to be determined through a nomination process agreed to by the Mayor, City Council President and the Executive Director. The Resident Commissioners may be selected through an open and fair election process.

Regulations at 24 CFR 964.415 require that information on resident Board member(s) be included in the public housing authority agency plan adopted in accordance with 24 CFR Part 903 if applicable. As an MTW agency, PHA is required to produce an MTW Annual Plan in lieu of the public housing agency plan.

Accordingly, PHA hereby provides notice that the Mayor, City Council President and Executive Director have agreed that there will be an open and fair election to select two resident Board members who will then be appointed by the Mayor to the PHA Board of Commissioners with approval of the City Council. The timetable and process for the election of resident board members will be announced in the near future.

Site Operations (Scattered Sites, Conventional Sites, PAPMC Sites, AMEs, Advanced Facilities Management, Facilities Quality Engineers)

Major activities and initiatives planned by PHA's Site Operations Division include:

- A No Smoking Initiative will be rolled out during the Plan year. Extensive communications will take place to build staff and resident awareness and support for the new policy. PHA will work with resident leadership to develop the implementation strategy, which may include an initial pilot program.
- PHA will implement current PHFA 40% ceiling rents at conventional and scattered sites effective as of July 1, 2013. Ceiling rents will be updated annually to reflect the then-current 40% PHFA ceiling rents. Ceiling rent levels have not been increased for more than seven years. PHA tenants will continue to have the option of selecting either a ceiling rent or an income-based rent. Tenants who select an income-based rent will pay no more than 30% of adjusted income for rent. This is an MTW activity that is also described below in the "Ongoing MTW Activities" chapter.
- The scattered site asset repositioning initiative will continue to be implemented.
- Site Operations plans to achieve a 98% or better rent collection rate during the Plan year.
- Ongoing rapid re-occupancy efforts will be conducted with the goal of achieving a 97% or greater adjusted occupancy rate.

- Uniform Physical Condition Standards (UPCS) and Preventative Maintenance Inspections (PMI) will be performed on 100% of public housing units.
- Service order turnaround time will continue to be targeted at 24 hours for completion or abatement of emergency service orders and 30 days or fewer for completion of routine service orders.
- PHA will, on an ongoing basis, perform quality control audits on a sample of inspections and service orders for completion and accuracy.
- Enhanced asset management protocols for PAPMC and AME sites will be established and implemented in order to ensure appropriate oversight of these essential housing services including, as applicable, full compliance with Low Income Housing Tax Credit program requirements and milestones.
- A new policy and process for use of PHA Community Centers will be developed and implemented.
- A new maintenance chargeback process and policy will be implemented.
- Ongoing lease enforcement efforts to improve the quality and safety of PHA communities and Philadelphia's neighborhoods will continue.
- Site Operations will continue implementation of its Integrated Pest Management pilot program and will explore new methods to educate residents. The need for a new lease rider to address PHA and tenant responsibilities with respect to bed bug infestations will also be evaluated.
- Desk manuals and the ACOP will be updated, and staff trained, as needed to reflect current approved PHA policies.
- Improvements will continue to be made to core management and maintenance systems through full adoption of advanced facilities management tools and techniques including BAS and SCADA systems. These system enhancements help to support local asset management, improve property maintenance, and reduce vacancy turnaround time.
- Financial Hardship Requests will continue to be reviewed and processed upon submission. PHA will continue to administer and monitor the community service and economic self sufficiency requirements established by Congress. Public housing adult residents are required to participate in community service and/or economic self-sufficiency activities for 8 hours per month, unless exempted through HUD regulation. Exemptions are provided for elderly and disabled residents and their primary caregivers, residents who are engaged in work activities,,residents who participate in a local/state welfare-to-work program and meet other requirements and residents whoparticipate in an economic-self sufficiency program. PHA has established a policy of self-certification of community service requirements for all non-exempt household members. At the time of regular recertification, each individual who is subject to the community service requirement is required to self certify that they are in compliance with the community service

requirement. Generally, families are required to submit the self-certification to PHA at the regular recertification interview. PHA may rely on the self-certification to verify compliance with community service requirements, but may also request additional documentation to conduct the verification. The goal of this self-certification is to remain consistent with the intent of the community service requirements and the promotion of community service and economic self-sufficiency, while creating administrative efficiencies in accordance with the goals of MTW. PHA intends to review and enhance its community service and economic self-sufficiency efforts in the coming year.

Client Services / Housing Choice Voucher Program Division (HCVP)

Major activities and initiatives planned by PHA's Client Services/HCVP Division include:

- PHA intends to implement an innovative new Regional Housing Mobility Program for HCV clients commencing during the Plan year. Utilizing HUD grant dollars, PHA will implement this program in partnership with Quadel Consulting Corporation which will provide training, case management and technical assistance. Additional technical assistance will be provided by the Poverty and Race Research Action Council, the Southeastern Pennsylvania First Suburbs Project, Building One Pennsylvania and other entities. Clients from PHA and several other local Housing Authorities including Chester County, Delaware County and Montgomery County will be eligible for the program, which will support HCV program participants in moving to "opportunity areas". An Advisory Board that includes housing authority, HUD and other agency representatives will help guide the project including having final approval over the selection of opportunity neighborhoods. As the program evolves, PHA may elect to utilize MTW authority to facilitate program goals, subject to inclusion in future MTW Annual Plans.
- An overall reorganization of HCVP, including moving staff to a central location, will be implemented in order to consolidate and streamline operations while improving customer service.
- As part of the reorganization effort, a new Owner Services Department will be established to streamline and improve services to owners, while ensuring appropriate controls and quality control for inspections, payments and other related transactions. Quality control will be coordinated with PHA's Office of Audit and Compliance.
- An enhanced Call Center function will be established as part of the new departmental structure. The goal is to provide ready access for the public, HCVP participants and owners to needed program information.
- PHA will undertake a review of its Public Housing and HCV admissions systems to assess the feasibility/need for new preferences for special populations, i.e. homeless, victims of domestic violence, and other groups. PHA will continue its commitment to the Blueprint program serving homeless and the Nursing Home Transition program that helps frail seniors and people with disabilities to live independently with home-based services.
- HCVP plans to achieve 98% or greater utilization of all available voucher resources.

- 100% of all units will be inspected pursuant to PHA's Administrative Plan policies.
- 100% of all program participants will be recertified according to the policies specified in the Administrative Plan.
- HCV desk manuals, procedures, and the Administrative Plan will be updated and staff trained as needed to reflect current PHA policies and new systems implemented as part of the reorganization effort.
- Housing Fairs and other efforts will be conducted to improve the quality and expand the geographic distribution of housing units available to HCVP participants.
- No-cost landlord training and outreach programs will continue to be offered in support of the delivery of quality housing to HCVP participants.
- HCVP will enhance its communication efforts geared to participants and landlords including improvements to the landlord portal, Facebook page, updating email accounts and improved use of social networking tools.
- Work will commence on scanning all vendor files in the Payments Department and then be expanded to client files as part of agency-wide streamlining and efficiency efforts.
- Ongoing efforts to improve Portability processing and reduce all outstanding receivables and payables will continue.

Office of Audit and Compliance (OAC)

Major activities and initiatives planned by OAC include:

- OAC will develop and lead a proactive corruption prevention campaign that will focus on educating PHA's employees, residents, and contractors on ways to identify, report, and prevent fraud in PHA's programs and operations. As part of this effort, the OAC will develop brochures and guidebooks that will form the basis for corruption prevention training for staff, residents and contractors.
- OAC will lead an effort to establish an independent audit committee for PHA. The objective of the audit committee will be to promote integrity and transparency in all operations and financial dealings, to provide ongoing guidance to PHA's Internal Audit Department and to review and approve PHA's annual internal audit plan.
- OAC will continue to perform a comprehensive compliance program with an emphasis on quality assurance/quality control to ensure PHA's ongoing compliance with all laws, rules, and regulations. As needed, this program will make policy and procedure recommendations aimed at enhancing the efficiency and effectiveness of PHA's operations, programs, and services.

- OAC will continue to conduct an annual risk-based assessment of PHA's internal operations and activities, resulting in a risk-based audit plan to be completed by the Audit Division of the OAC.
- As part of the OAC implementation effort, PHA will continue to establish an effective internal Investigations Division tasked with conducting investigations into allegations of corruption, fraud, waste, and conflict of interests involving PHA's employees, residents, and vendors.

Office of General Counsel (OGC)

Major activities and initiatives planned by OGC include:

- By June 30, 2012, OGC had created a staffing plan envisioning an office consisting of 15 attorneys, 5 paralegals and 4 legal assistants, of which all positions have been filled, but for 4 attorneys. OGC will complete the hiring process, identify and equip additional office space, and continue transferring to in-house attorneys work performed by outside counsel, including, where appropriate, insurance defense work assigned to outside counsel by PHA's insurer.
- OGC will work with HUD and the PHA Board to create appropriate access to outside counsel legal services, where necessary and appropriate.
- The backlog of lease enforcement matters has been eliminated and the OGC Lease Enforcement Unit has taken over the role of outside counsel to enforce leases of PAPMC-managed properties.
- OGC will continue to work on developing a comprehensive Records Management Manual and leading the implementation of this policy throughout PHA.
- OGC will continue to work to improve the processing of legal services invoices, and, subject to the approval of HUD, to update, streamline and otherwise improve its standard outside counsel legal services contract form, its procurement procedures and outside counsel legal services contract administration.
- OGC will complete the settlement of certain class action litigation which has persisted for ten years and complete the process of paying qualified claims.
- OGC will either complete a program to rationalize payments for gas utility services by PHA residents or else seek judicial clarification of PGW's right to lien PHA properties.

PHA Police Department (PHAPD)

Major activities and initiatives planned by PHAPD include:

- A major new initiative to improve public safety at PHA sites and reduce costs associated with private security guards by hiring 50 new sworn officers will be fully implemented. The new officers will focus their efforts primarily on six priority developments (Norman Blumberg Apartments, Hill Creek, Raymond Rosen Manor, Wilson Park, West Park Apartments, and Abbottsford Homes), while also rotating patrols throughout PHA developments. PHA is adopting

a community-policing model that will link its policing activities to the broader framework provided by the City's Police Department and work in conjunction with members of the business community, faith-based organizations, community groups, non-profit groups, victim service providers, health service providers, the media, individuals, and other city agencies.

- A new task force consisting of residents, staff and partners has been created and charged with identifying strategies to improve the quality of life and fight crime at PHA developments under the PHA Safe, Affordable Housing Program for Everyone (SAFE) Program.
- The restructured PHAPD will include re-establishment of an Internal Affairs Bureau, development of a secure Records Management System relating to forfeiture funds, initiation of a marketing campaign and related efforts.
- Commencement of the PHAPD Command Center will provide enhanced security, maintenance, and safety efforts throughout PHA.
- Continuous training of PHAPD staff will be conducted including HIDA, JNET, and Conflict Resolution.
- PHAPD will continue to collaborate and provide support to Site Operations for lease compliance and eviction efforts.
- PHAPD will continue to conduct investigations of criminal activity, nuisance, and other investigations deemed necessary by the Chief of Police and the OAC.
- PHAPD will continue processing of Police Record Checks (PRC), Emergency Relocations (witness protection), and background checks for HR.

Finance

Major activities and initiatives planned by the Finance Department include:

- Implementation of new Budget Policies and Procedures will continue including installation of new software upgrades to PeopleSoft budgeting modules, agency-wide training on all policies, enhanced procedures and system changes, and the management of the new performance based budget practices which emphasize accountability, efficient operations and enhanced transparency in reporting to both internal and external stakeholders.
- Improvement within the financial reporting processes are planned to increase annual-level financial and budgeted monthly and annual reporting. This will enable more granular reporting at the departmental, program and housing development site level, and will provide information regarding critical financial matters to guide strategic decision making.
- A newly completed cost allocation methodology for allocating PHA overhead costs to programs and shared services agreement between PHA and its subsidiaries and component units will be implemented.

Resident Services

Major activities and initiatives planned by the Resident Services Department include:

- PHA will continue to identify and secure additional supportive service program funds to enhance resident-oriented programs.
- PHA will continue to research programming options and partnerships with the goal of expanding its youth programs. PHA's goal will be to provide either a PHA or partner-run youth program to all family developments. Youth programming will incorporate a higher education preparation and awareness program to expose youth and their parents to the knowledge and strategies needed to prepare, apply, finance and succeed in college.
- PHA will continue to pursue and enhance its partnerships with local universities and foundations to help provide more opportunities for public housing residents to attend college. To that end, PHA is exploring the possibility of incorporating a non-profit establishment, Philly SEEDS, to offer scholarship and endowment opportunities to the youth at PHA.
- PHA will continue to partner with local health organizations to improve access to resources, awareness of health issues, improve nutritional awareness and education. This will include partnering with the City of Philadelphia in exploring smoke-free housing, and local farmers and related organizations to bring healthy food options on site.
- PHA will continue to identify partners and regional employers to increase job and self sufficiency opportunities for PHA residents. These partnerships are focused on alignment of current training efforts and career-based employment. The primary focus will be centered on building trades and green jobs related employment, beyond traditional union placement.
- PHA will continue to implement its highly successful Section 3 job placement program, including implementation of revised and updated Section 3 Policies and Procedures.
- PHA will work collaboratively with current resident councils, the jurisdiction-wide resident council, and a third party monitor to promote resident empowerment through elections, establishment of new resident councils, implementation of resident council MOUs and implementation of organizational development efforts.
- PHA will expand its efforts to increase resident homeownership through the 5 (h) program, through effective collaboration between PHA's Homeownership Department, PHA's Maintenance Department, and housing support agencies. PHA will also explore other opportunities to enhance and improve the Homeownership opportunities extended to our residents.

Human Resources (HR)

Major activities and initiatives planned by the HR Department include:

- Consistent with the Recovery Plan objective to ensure a fully functioning Human Resources Department, PHA will continue efforts to staff up and operationalize the approved organizational structure. The restructured HR Department will have the following core functions: employment, recruitment, labor & employee relations, classification/compensation/wage and salary administration, Human Resource Information System (HRIS), employee benefits administration, records management, training and organizational development, and employee recognition programs. HR will continue to fully execute and implement this activity.
- HR will continue to develop and revise as appropriate its standard operating procedures emphasizing internal controls pertaining to all employment processes. A communications strategy will be designed to support the roll-out of the full complement of Human Resource services.
- HR will take the lead in developing and implementing a revised performance management system, which will include the development of performance standards and a review of core behavioral and job competencies.
- To enhance the level of service provided to both internal and external stakeholders, a customer satisfaction assessment exercise will be conducted, from which a baseline service level will be established in order to facilitate future service level measurements. The assessment exercise will also provide direction for the development of the customer service training curriculum.
- As part of the strategy to promote accountability and improve employee morale, a comprehensive employee recognition program will be developed and implemented.
- A full review of the Human Resources Information System (HRIS) will be conducted to maximize electronic recordkeeping pertaining to all employment information and processes and to ensure appropriate separation of duties.
- HR will develop and implement a Total Rewards Model, which will provide a framework for strategies to attract, retain, and motivate current and future employees. This model will operate in the context of the Authority's overall business strategy, organizational culture, and HR strategy. Five elements will be leveraged and serve as a "tool kit" from which PHA chooses to create a value proposition for both the organization and the employee: 1) Compensation (Base, Premium, and Variable pay); 2) Benefits (Health & Welfare, Legally Mandated, Retirement, Paid Time Off); 3) Work-Life (Workplace Flexibility, Paid Time Off, Health & Wellness, Community Involvement); 4) Performance & Recognition (Performance Reviews/Planning, Recognition Awards); and, 5) Development & Career Opportunities (Learning Opportunities, Coaching/Mentoring, Advancement Opportunities).
- HR will work with PHA Communications to develop strategies and make full use of PHA resources in HR communications while ensuring compliance with pertinent legal regulations.
- HR will enhance and fully develop its Mission and Vision statements to shape and enhance PHA culture and foster a positive work environment.

Contracts Administration

Major activities and initiatives planned by PHA's Contracts Administration Department include:

- In conjunction with PHA's Information Systems Management (ISM) Department, Contracts Administration will implement a new Automated Invoice Payment Process. The goals are to streamline the payment process, reduce the need for hardcopy of invoices and related documentation, eliminate redundancy and manual errors, and reduce the time required to process invoices.
- Related to the Automated Invoice Payment Process, Contracts Administration will work to reduce the time to process invoices (Goal of 90% processed within 45 days), modifications (Goal of 100% processed within 30 days), and task orders (Goal of 100% processed within 30 days). This will be accomplished by improved coordination with user departments with respect to review and approval of these documents.

Procurement

Major activities and initiatives planned by PHA's Procurement Department include:

- Procurement will work to improve, streamline and standardize PHA's procurement processes including: 1) Conduct procurement planning on an annual basis in coordination with the user groups; 2) Transfer responsibility and responsiveness checks to Contract Managers; 3) Establish evaluation committees prior to receipt of offers; 4) Receive Finance/Budget approval as part of request for services; 5) Standardize desk manual for all steps in the RFP process; and, 6) Process and complete training in creation of independent cost estimates and statement of work specifications.
- Implement a past performance survey to be completed by offerors and bidders as a condition for solicitation. Annual performance reviews will be conducted as part of the decision-making to exercise options using standard forms.
- Review and manage Section 3 submittals from offerors and bidders in a consistent manner, similar to the process used for monitoring MBE performance.

Inventory and Fleet Management

Major activities and initiatives planned by PHA's Inventory and Fleet Management Departments include:

- The Inventory Department will continue to expand cross-docking capabilities while further reducing stocked inventory through improved utilization of eProcurement systems.
- The Fleet Department will monitor and fully utilize the GPS tracking and remote-diagnostic reporting systems that were installed in November 2012. The expectation is that this process will dramatically reduce fuel consumption and provide preventive maintenance capability which PHA has not previously had.

- Using recently upgraded asset bar-coding software, the Inventory Department will complete PHA's first 100% assets inventory since 2009.
- PHA will expand the industrial recycling program that began in December 2011 and which has resulted in approximately \$42,000 in savings and new revenue to date. All corrugated materials will continue to be compacted and bailed, and metal items will be collected and sold at competitive scrap rates.

Housing Policy

Major activities and initiatives planned by PHA's Housing Policy Department include:

- PHA will coordinate with the Office of the Mayor and Philadelphia City Council as needed to ensure the successful implementation of Pennsylvania Act 130 of 2012, reforming and restructuring the governance of the housing authority.
- PHA will enhance its collaboration with all involved City of Philadelphia agencies including the Office of Economic Development, Office of Housing and Community Development, and Redevelopment Authority to better manage publicly-owned property and maximize the impacts of housing, community and economic development investments in Philadelphia.
- PHA will continue to actively collaborate with the City of Philadelphia Offices of Health and Opportunity, Veterans Administration, and HUD to: 1) Reduce the homeless population in Philadelphia; 2) Address the population of youth aging out of foster care who are at-risk of becoming homeless; 3) Address the needs of homeless veterans; and, 4) Promote healthy lifestyles by offering smoking cessation and asthma trigger reduction programs to public housing residents.
- A broad range of efforts to bring new resources and programs to address and promote economic self sufficiency among PHA residents and HCV participants and to serve the needs of seniors, disabled and other special populations will be continued.

Office of Policy, Research, and Enterprise Planning (OPREP)

Major activities and initiatives planned by OPREP include:

- Work with the departments to set or revise outcome measures and performance metrics to align with the Authority's goals and objectives and to ensure operational cost effectiveness, housing choice, and resident self-sufficiency.
- Review the collaboration efforts with all city agencies in order to revise or install performance metrics and set outcomes that align with PHA's goals and objectives.
- OPREP will draft and manage the policy and initiatives within the Strategic Operating Plan, Moving to Work plans, Standard Operating Procedures and Business plans to achieve the long and short term goals.

- A research program to evaluate trends affecting affordable housing will be developed with the objective of influencing service delivery, legislation formation, and the administration of public housing resources.

Communications

Major activities and initiatives planned by PHA's Communications Department include:

- The Communications Department will expand and improve on several communications vehicles including enhancing PHA's website and using social media tools to help promote and improve communications with employees, residents, elected officials and the public at large.
- Efforts to empower residents will continue through articles published in the PHA Experience. The PHA Experience newsletter will continue to share the business of PHA, build awareness of issues and concerns of the community and the environment, and highlight stories of resident accomplishments.
- The Communications Department will lead PHA's comprehensive communication and rebranding strategy.

Information Systems Management (ISM)

Major activities and initiatives planned by PHA's ISM Department include:

- ISM will continue implementation of the Customer Self-Sufficiency CRM application to support tracking of PHA Community Partners and other social service partners. PHA will utilize this CSS System to fully track all participants in the Assets for Independence (AFI) Program.
- ISM will continue implementation of the Enterprise Performance Management (EPM) software including moving all PHA's transaction data to a data warehouse and creating online views of the data. This simplifies the viewing and tracking of performance metrics and management level dashboard displays and provides a coherent picture of business conditions at a single point in time. A new version of the EPM Planning and Budgeting 9.1 will also be implemented.
- Development of a new system for employees' performance evaluations will be spearheaded by ISM in collaboration with HR. This system will provide a framework for successful accomplishment of PHA's strategic objectives and help employees attain their full performance potential.
- ISM will continue to enhance employee time reporting systems to electronically enter, track and approve time for meeting the compliance requirements of HUD.
- Post production support to the Record Retention Management system will be provided. The application ensures that records are classified, maintained, and disposed of in a timely and cost-effective manner and in compliance with applicable legal requirements.

- An assessment of the current PeopleSoft ERP systems (CRM, Financial, & Human Resources) will be conducted to assess and identify the need for upgrades.
- PHA will require all Alternatively Managed Entities (AMEs) to fully utilize PHA's CRM Public Housing system within the next fiscal year.
- ISM will work with user departments as needed to review and enhance PHA's Interactive Voice Response and CTI systems in order to improve responsiveness to customer and public inquiries.
- PHA will continue to implement alternative procurement systems, including external electronic invoicing capabilities and internal invoice automation workflow. Both of these technologies strive to achieve PHA's net thirty-day payment goal, as well as contribute to a paper-less business process.
- PHA will implement an initiative to significantly replace paper files for vendors and tenants with electronic files for the Housing Choice Voucher Program. PHA will integrate the paperless file initiative with the implementation of the Oracle Content Management System.
- A comprehensive Access Control and Security Monitoring system (ACSM) will be implemented. ACSM will involve integration of existing systems at an additional 31 sites including offices and residential developments. The integrated ACSM will have direct feeds returning to a single command center for follow up and additional site support. The command center will be attached to the PHAPD radio room for further flexibility and response.

IV. LONG-TERM MTW PLAN

During the first year of the MTW program, PHA established five (5) broad objectives for the MTW Demonstration Program, which provides a framework for long-term MTW implementation efforts. These objectives are:

- 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 the PHA to one another and to the broader community.
- Establish efficient operating procedures and implement cost-saving strategies.

Under the direction of Interim Executive Director, Kelvin Jeremiah, PHA will continue and expand the use of MTW flexibility in promoting PHA's long-term strategic objectives.

As previously noted, PHA intends to pursue an RHF amendment to the MTW Agreement in order to provide additional flexibility in the use of RHF funds through PHA's MTW Block Grant. The amendment process is subject to public review and comment, PHA Board approval, and HUD approval. Public notices will be provided as part of this process.

PHA also intends to propose a "blended subsidy" program to support the long-term viability of public housing units that will be developed in the future. Future MTW Plans will include more specific detail on this initiative, which will both require MTW authority and HUD approval as part of the mixed-finance closing process.

Finally, as previously noted, PHA may pursue additional MTW authorizations such as enhanced payment standards for opportunity neighborhoods to support the success of the new Regional Housing Mobility Program.

V. PROPOSED MTW ACTIVITIES

No new MTW activities are proposed this year.

VI. ONGOING MTW ACTIVITIES

This section of the Annual Plan summarizes PHA's ongoing MTW activities, i.e. MTW initiatives that have been previously submitted and approved. Where applicable, information is provided on proposed Year Thirteen changes/modifications to existing initiatives.

MTW Activity 1: Partnership Programs Initiative

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

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

This initiative will support the MTW statutory objectives of increasing housing choice by making additional housing opportunities available to low-income families and of reducing costs and achieving greater cost effectiveness in federal expenditures by creating new cost effective service/housing delivery models. PHA anticipates that this initiative will result in the development of new housing and service delivery programs that address populations who have not been traditionally well-served by existing federally subsidized housing programs.

This activity was first authorized in Year Ten and subsequently modified in Year Twelve to incorporate specific components applicable to the youth aging out of foster care partnership with the Philadelphia Department of Human Services (DHS). In August 2012, PHA's Board approved a resolution authorizing PHA to enter into an MOU with DHS to create up to 50 housing opportunities to assist youth aging out of

the foster care system. In the coming year, in addition to implementing the DHS partnership, PHA intends to utilize its authority under this MTW activity in support of the “6 in 5” initiative. The “6 in 5” initiative was announced in October 2012. The goal is to create or preserve 6,000 units of affordable housing over a five year period, subject to funding availability and successful negotiation with partner agencies and/or developers. Units will be primarily developed or acquired in a three-pronged approach including: 1) PHA acting as developer; 2) Preservation of units that are nearing the end of the LIHTC compliance period (in partnership with the Pennsylvania Housing Finance Agency); and 3) Open solicitation of development proposals. An open solicitation process will be established during the Plan year. PHA will also continue to explore other options to provide innovative housing and service options for targeted populations.

Changes/Modifications in Year Thirteen: No changes are proposed.

Evaluation: PHA will use internal resources to track and monitor the number of units assisted under the program by type, the populations served by income level and related information.

MTW Activity 2: Expanding Use of Low-Income Housing Tax Credit (LIHTC)

Description/Update: In appropriate circumstances, PHA will use its broader use of funds authority to purchase, finance and/or develop properties using its MTW block grant funds and LIHTCs. Such properties may not be operated under either the public housing or local unit-based subsidy programs. All sites selected for this MTW activity must comply with PHA's MTW alternate site and neighborhood standards and with other HUD requirements, including environmental requirements, from which PHA is not exempt under MTW.

When initiating a LIHTC program activity, PHA will use the following process:

- If an opportunity for purchase, finance, or development of a property arises, PHA will first evaluate the economic and other feasibility of investing its resources in a LIHTC transaction at that property. As part of this evaluation, PHA will review the characteristics of the neighborhood in which the property is located, including demographics such as income level. PHA will also evaluate whether the site complies with its MTW alternate site and neighborhood standards.
- If PHA determines that it is economically and otherwise feasible to pursue a LIHTC transaction at that property, PHA or an affiliate will apply for LIHTCs.
- If PHA's application for LIHTCs is successful, PHA will include a description of the LIHTC project in its next MTW Annual Plan, along with benchmarks for purposes of evaluating this MTW activity at that project.

This initiative will support the MTW statutory objectives of increasing housing choice by making additional housing opportunities available to low-income families. PHA anticipates that this initiative will result in the development of new housing for low-income families. It will enable PHA to provide housing for families with a broader mix of incomes than it currently serves. In addition, PHA will be able to serve more families in a variety of neighborhoods through this initiative.

This activity was first approved in MTW Year Ten; however, PHA has not implemented any related activities to date. See note below regarding changes/modifications.

Changes/Modifications in Year Thirteen: PHA has elected to discontinue this initiative based on a determination that planned activities can be addressed through the MTW Partnership Initiative.

Evaluation: PHA will use internal resources to track and monitor the number of units assisted under the program by type, the populations served by income level, the location of the units in Philadelphia, and related information.

MTW Activity 3: Neighborhood Development and Revitalization Initiatives

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

- **Design Standards** – PHA continues to implement reasonable and modest design standards for new construction and rehabilitation work that mirror current design trends and the 21st century needs of residents. Modified design standards take into account efficiencies in energy usage, construction methods and technologies, and use of interior and exterior space. PHA standards also incorporate modern amenities and the latest concepts in urban design in order to reduce the negative connotation of public housing for PHA residents and to enhance the livability and marketability of PHA's housing stock. This activity, introduced and implemented in MTW Year 3, is ongoing.
- **Total Development Cost Limits and Housing Cost Caps** – PHA has established and maintains reasonable cost limits for development and redevelopment activities that replace HUD's Total Development Cost (TDC) limits and Housing Cost Caps (HCC). New cost limits reflect all the costs associated with developing new PHA conventional and scattered sites and rehabilitating existing units in these categories. PHA cost limits address current construction practice costs while incorporating energy efficient and environmentally sound equipment and materials used in the building process. They support the development of accessibility features in units and throughout the development. In addition, the establishment of new cost limits takes into account the market trends in construction and union rates, Davis Bacon rates and costs associated with government contract work versus private market contract work. The cost limits incorporate the cost of modern design amenities to improve PHA's marketability. PHA's most recently updated MTW TDC and HCC cost limits are attached as Appendix D. This activity was introduced and implemented in MTW Year 3. PHA plans to update the cost limits in the near future.
- **Streamlined Mixed-Finance Development Process** – PHA is authorized to develop public housing through several financing methods, including the mixed-finance approach, which involves the use of private financing, Housing Choice Vouchers, and public housing development funds. According to public housing regulations, PHA and its partners may select among several ownership structures for mixed finance transactions. These structures may include total private ownership, where PHA does not hold an ownership interest; total ownership by PHA; or a mixture of partial ownership by PHA and its partners. The various arrangements may necessitate different documents, especially for those transactions with third party-developers/owners for which PHA will provide capital or ACC subsidy only. These mixed finance developments may consist of all public housing units or a mixture of public housing and market rate or non-public housing rental and homeownership units. This activity was introduced and implemented in MTW Year 3 and is ongoing.

- **MTW Site and Neighborhood Standards** – PHA is authorized to implement alternate Site and Neighborhood Standards for its public housing and voucher programs, in lieu of those standards at 24 CFR § 941.202(b)-(d) and 24 CFR 983.57. PHA continues to use these standards for determining the location of existing, newly constructed, or substantially rehabilitated housing that receives MTW subsidy. This activity was introduced and implemented in MTW Year 3 and is ongoing.
- **Streamlined Acquisition Process** – Subject to the provisions of the MTW Agreement, PHA is authorized to acquire sites without prior HUD approval, provided that the agency certifies that HUD site selection requirements have been met. Accordingly, PHA has established a public housing acquisition process as part of its streamlined mixed-finance process agreed to by HUD. This activity was introduced and implemented in MTW Year 1; however, to date, the MTW authority has not been utilized for this purpose. PHA recognizes that the foregoing authorization does not exempt the housing authority from environmental approvals or other approvals required outside of the U.S. Housing Act of 1937, as amended. PHA also acknowledges that it needs to identify any planned acquisitions in the MTW Annual Plan and to report on actual acquisitions in the MTW Annual Report.
- **Strategy for Development:** PHA has adopted a Development-Asset Management Strategy for Public Housing that takes a comprehensive neighborhood-by-neighborhood and block-by-block approach to redeveloping, consolidating, rehabilitating, demolishing, and acquiring and disposing of scattered site units independently and in partnership with government and other local neighborhood-based organizations. This activity was introduced and implemented in MTW Year 4 and it is ongoing. As appropriate, PHA's new Development Principles will be used to guide all future development efforts.

Changes/Modifications in Year Thirteen: No changes are proposed. However, PHA will continue to periodically update its TDC and HCC limits. The most recent TDC and HCC information is included in Appendix D.

Evaluation: PHA uses internal resources to track and monitor the progress of these initiatives. In recent years, PHA hired contractors to conduct assessments of the impact of PHA development expenditures on the local/regional economy and on neighborhood property values.

MTW Activity 4: Service Enriched Housing for Seniors and People with Disabilities

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

- **Adult Day Care** – Adult Day Care provides non-medical supportive day services to eligible elderly persons. Adult Day Care includes assistance with activities of daily living, medication reminders, social activities, meals and snacks, and educational programs. An affiliate administers the Adult Day Care program services. The first Adult Day Services facility is located at the Nellie Reynolds Garden senior housing development. Both PHA residents and neighborhood residents are eligible to participate in the program. The facility opened in 2010.
- **Nursing Home Transition** – The Nursing Home Transition Initiative (NHTI) is a partnership with DPW that assists persons transitioning out of nursing homes to access affordable housing. As part of NHTI, PHA administers seventy-five (75) State-supported vouchers for referrals of disabled consumers in need of low-income housing. NHTI households may be eligible for a preference for public housing or HCV. In addition, PHA has entered into an MOU with Liberty Resources, Inc. to refer to PHA disabled households who may be eligible for a preference for public housing or HCV. PHA utilizes its MTW flexibility to increase HCV payment standards up to 120% of the HUD Fair Market Rents in order to secure housing, subject to rent reasonableness.
- **Accessible Unit Retrofitting and Development** – PHA’s capital planning program includes development of new accessible units and retrofitting of existing units to meet the standards specified in Attachment E of the MTW Agreement. As part of these efforts, in Year Thirteen, PHA will certify to HUD that an additional 152 units meet the standards of Attachment E of PHA’s MTW Agreement.
- **Definition of Elderly** – An elderly person is defined as an individual who is at least 55 years old. An elderly family is defined as one with a head of household, co-head, spouse or sole member who is at least 55 years old. For the purposes of admission to public housing designated as elderly-only, the definition of *elderly* and *elderly family* for each designated project will be specified in PHA's Designated Housing Plan in effect and may differ from the foregoing definition.

Changes/Modifications in Year Thirteen: PHA has removed references to the LIFE Program from this initiative based on a determination that MTW authority or funding is not required for implementation. PHA will continue to collaborate with qualified partners as funding allows to implement LIFE at GGFE and Germantown House, and to explore options to establish the program at other PHA sites.

Evaluation: PHA uses internal resources to track and monitor the progress of these initiatives.

MTW Activity 5: Simplification and Streamlining of Rent, Recertification and Inspection Processes for Public Housing and HCV

Description/Update: PHA is implementing a series of initiatives in the public housing and HCV programs designed to streamline administrative processes, reduce paperwork burdens on residents, and encourage families to work and increase their incomes. The following is a summary of ongoing and planned program components:

- **Two and Three-Year Recertification** – PHA has restructured the annual and interim review processes and procedures for public housing to require recertifications every two years, except for residents choosing ceiling rents who are recertified every three years. Generally, residents are not required to report changes in income between regularly scheduled recertifications. Interim recertification is required for changes in household composition. Additionally, PHA will complete EIV checks every six months for households with zero, temporary or sporadic income. Previously, EIV checks were done every 90 days. Interim recertifications are restricted to one every six months. Elderly and disabled households are exempted from this restriction on interim recertifications. This activity was implemented in Year 3 and is ongoing.
- **Ceiling Rents** – PHA has established ceiling rents for its public housing developments, which are periodically updated. This activity was implemented in Year 3 and is ongoing. Ceiling rents for sites managed by PAPMC are set at the Pennsylvania Housing Finance Agency ceiling rent limits in effect for LIHTC properties. PHA will implement current PHFA 40% ceiling rents at conventional and scattered sites effective as of July 1, 2013. Ceiling rents will be updated annually to reflect the then-current 40% PHFA ceiling rents. At PHA developments where tenants pay for some or all utilities, the applicable utility allowance will be applied to the ceiling rent, i.e. the ceiling rent amount will be offset by the applicable tenant-paid utility allowance amount. PHA tenants will continue to have the option of selecting either a ceiling rent or an income-based rent. PHA will apply the ceiling rent amount when it is less than the income-based rent calculation. Tenants who select an income-based rent will pay no more than 30% of adjusted income for rent. PHA may elect to phase-in rent increases if necessary to avoid serious financial hardship to residents.
- **Rent Calculation Method** – PHA has established an alternative rent structure for the HCV and public housing programs to motivate residents to work and accumulate savings. Note that residents living in LIHTC units are not subject to this system. Public housing residents may elect a ceiling rent in lieu of the income-based calculation method. PHA's rent simplification system includes the following components: establishing a single working household deduction; modifying the definition of income to exclude the first \$500 of asset income as well as certain Medicare-related insurance premiums; and eliminating other deductions and reducing the standard rent calculation percentage based on family size. Minimum rents have been implemented in both the leased housing and public housing programs. This activity was implemented in Year 3 and is ongoing.
- **Payment Standards** – PHA has implemented a policy in the HCV program whereby the current payment standard is applied at regular recertification. This activity was implemented in Year 7 and is ongoing.

- **Reasonable Rent** – PHA has developed and implemented a reasonable rent policy for the HCV program whereby reasonable rent determinations are completed at initial lease up, upon request for a rent increase and at other times PHA deems it necessary to conduct a reasonable rent re-determination. This activity was implemented in Year 7 and is ongoing.

PHA may implement across-the-board rent increases or rent freezes for properties in the HCV program. When and if an across-the-board rent increase is awarded, PHA will complete a reasonable rent determination at the time of the next annual HQS inspection and apply applicable policies related to reasonable rent when and if the rent is not reasonable. This policy was implemented in MTW Year 4.

- **Utility Allowances** – PHA is authorized to implement a revised utility allowance methodology that includes the following components: a) HCV participants who are responsible for paying gas heat and who are eligible to participate in the PGW Customer Responsibility Program (CRP) will have the gas portion of their utility allowances calculated using an alternative methodology. Participation in the PGW CRP program places a cap on the amount of money that eligible residents will be required to pay for their gas utility payments based on household income, not consumption. Utility allowance schedules are typically determined based on an analysis of the cost of reasonable consumption based on dwelling unit size/type. PHA will utilize the PGW CRP capped amount to calculate the gas allowance due to residents, except in those limited circumstances where the CRP amount exceeds PHA's gas utility allowance schedule. The alternative utility allowance amounts will be factored into the rent calculation including the Total Tenant Payment calculation. With this change, residents will continue to have their Total Tenant Payment limited to no more than 30% of household income. See note below regarding Year Thirteen implementation. PHA has received approval to implement this initiative in the public housing program; however, only HCV implementation is currently planned; b) Utility allowances will be phased out for residents with incomes at or above 80% of Area Median Income; c) PHA will review and modify public housing utility schedules each year based on an assessment of available HUD funding. PHA will apply the HUD determined operating subsidy pro-ratio factor to determine the actual utility schedule amounts. Revised utility allowances will be applied to a family's rent calculations at the next scheduled recertification after the allowance is adopted or at one time across all affected households. The approach taken will be at the discretion of PHA; and, d) PHA will establish a minimum threshold of \$20 for payment of utility allowance payments. This activity was approved in Year 8.

PHA is also authorized to expand the utility allowance policy to require public housing and HCV tenants receiving either heat or electric utility allowances to enroll and participate in the PECO Customer Assistance Plan, LIHEAP and any other applicable programs that offer reduced rates, energy usage grants or other financial incentives to low income households. This activity was approved in MTW Year 10; however, it has not yet been implemented. In MTW Year Thirteen, PHA will implement the PGW CRP alternative utility allowance policy in the HCV program only.

Changes/Modifications in Year Thirteen: PHA has elected to discontinue the "Property Specific Rent Policies" component that was first approved in MTW Year 6 based on a determination that this provision is no longer required. PHA also proposes to further modify its policy regarding updating of utility

allowance schedules for the HCV program. Using its MTW authority, PHA will periodically, at its discretion, review HCV utility allowance schedules to determine if adjustments are required. Annual updates will not be required.

Hardship Policy: For all of PHA's rent and utility allowance policies implemented pursuant to its MTW authority, PHA will consider exceptions to these policies on a case-by-case basis for families who can demonstrate a long-term hardship that will result from application of the policies to them, or as a reasonable accommodation. To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the application of the rent or utility allowance policy to the family will affect the family. Pursuant to PHA's HCV Administrative Plan and ACOP, households granted a financial hardship exemption require a recertification every 120 days.

Evaluation: PHA review and reevaluates the impact of its rent reform initiatives on an annual basis. Current MTW rent policies do not have an adverse impact on affordability as rent for residents of both public housing and HCV (MTW vouchers) is less than or equal to 28% of adjusted household income. Public housing residents also have the option to select a ceiling rent. In addition to internal monitoring and tracking of these initiatives, PHA has entered into a partnership with Drexel University to conduct energy simulation modeling and evaluation of both new construction and substantial rehab activities undertaken by PHA pursuant to the federal Stimulus bill and other funding sources.

MTW Activity 6: HCV Program Participation

Description/Update: To encourage family economic self-sufficiency, PHA has implemented a number of requirements for participation in its local HCV Program in addition to the standard regulatory eligibility provisions:

- **Moving to Work Family Agreement Addendum (MTWFAA)** – PHA has implemented a requirement for all HCV participants to sign a MTWFAA as a condition for approval of tenancy and continued occupancy. By signing the MTWFAA, participants agree to comply with all of the rules and regulations of PHA Housing Choice Voucher Program, including the MTW-related terms and conditions described in the MTWFAA. Failure to abide by the HCV Program rules and regulations and terms and conditions of the MTWFAA may result in termination from the HCV program. This activity was implemented in Year 3 and is ongoing.

Changes/Modifications in Year Thirteen: PHA has removed the previously approved requirement for a separate tenant responsibility training program based on a determination that this material is adequately covered as part of PHA's standard HCV briefing session and does not require use of MTW authority.

Evaluation: PHA uses internal resources to track and monitor the progress of these initiatives.

MTW Activity 7: Unit-Based Leasing and Development Program

Description/Update: Expanding the supply of affordable housing in Philadelphia continues to be a major objective of the PHA MTW demonstration program. Under PHA's Unit-Based Leasing and Development Program ("UBV" or the "Unit-Based Program"), PHA negotiates contracts with for-profit and non-profit private sector housing providers for unit-basing PHA's local rent Subsidy using MTW block grant funds (Operating, Capital, HCV) based on property specific agreements. To date, PHA has selected Unit-Based Program for MTW HCV Funds participants through a competitive procurement process. This MTW initiative was originally approved in MTW Year 3.

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

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

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

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

An owner of a unit assisted under the UBV program for MTW HCV funds may elect to receive referrals from PHA's waiting list or to use a site-based waiting list for selection of tenants for a site. For owners using a site-based waiting list, owners must refer families to PHA for eligibility screening.

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.

In MTW Year Thirteen, PHA will continue to operate this program including, as appropriate, incorporating it into the "6 in 5" initiative to create 6,000 units of affordable housing over the next five years as referenced above. PHA may also issue requests for proposals for this initiative during the Plan year.

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

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

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

Evaluation: PHA uses internal resources to track and monitor the progress of these initiatives.

MTW Activity 8: Comprehensive Self Sufficiency, Homeownership and Family Supportive Services for Residents

Description/Update: A primary objective of PHA's MTW demonstration program is to support resident economic self-sufficiency including expanding the number of public housing and voucher participants who become first-time homebuyers. PHA will continue to expand the existing network of collaborative working relationships with other local service providers, arrange for the provision of services to family members and develop and implement new and innovative programs to bridge identified service gaps. Participating families will receive case management and other support services during the term of their agreement, including housing-related services and other incentives to encourage continued participation in the Family Support Program. These activities were introduced and implemented in MTW Year 4 and are ongoing.

PHA is currently evaluating the structure and outcomes for all of the self-sufficiency initiatives described herein, as well as for the Family Self Sufficiency Program. The goal is to identify program strategies and enhancements that will provide an integrated, holistic self-sufficiency system – one that incorporates appropriate incentives and disincentives, is evidence-based and that is outcome-oriented. PHA anticipates that significant changes will be made to its self-sufficiency program strategies over the coming year.

- **Service Coordination** – HCV participants and public housing residents are able to access Family Program services through Service Coordinator staff, referrals from case managers, and through staff at other PHA and partner locations. HCV households work with staff to develop self-sufficiency goals including full time employment at a living wage and completion of secondary education, if applicable, for all adult family members. Areas of training and support may include, but are not limited to, resident responsibility, occupational skills training, homeownership, small business development, attainment of additional educational goals, treatment for substance abuse, and conflict resolution training to manage domestic and community disputes.
- **Self-Sufficiency Offices and Community Centers** – As part of the MTW Family Program services, PHA will continue to operate the Family Self-Sufficiency office through which public housing, HCV and other residents can access a wide range of employment, training and supportive service programs such as Pre-Apprenticeship Training, homeownership counseling, and Section 3 jobs. The Community Partner office is also available for residents to receive similar support and services, as well as additional service coordinator staff being located throughout the city to provide support and case management as needed.

In addition, PHA completed construction in 2004 of the John F. Street Community Center at 1100 Poplar Street. This center is a facility devoted to youth programs and activities including exercise, dance, recording/music studios, a computer lab/library, commercial kitchen, office space, meeting rooms and a large multi-purpose room. Additional centers have also been opened to support aging residents and their community, including centers at Greater Greys Ferry Estates, Germantown House and, most recently, Nellie Reynolds Gardens that offer health services to frail seniors and disabled individuals. These senior-oriented centers offer a full range of supportive health services and activities. PHA will expand and initiate relationships with partner agencies to provide services in education, economic development, employment and training, homeownership counseling, health, and childcare. Partners will conduct intake/enrollment, offer individual and group orientations, training

and counseling, program activities and services, and conduct community seminars. Partners will work closely with PHA to minimize/eliminate differences in eligibility requirements to ensure full access to services by the public.

- **Community Partners** – The Community Partners Program funds a range of supportive services including the nationally recognized Pre-Apprenticeship Program. The Community Partners Program recruits new partners, expands the range of training programs, and provides incentives to encourage successful participation by residents. These programs are designed to provide residents with the skills to enter various industries. In Year Thirteen, PHA will continue to monitor the progress of existing Community Partners and select new Partners as appropriate. Also, as noted above, PHA is currently conducting a comprehensive review of its self-sufficiency initiatives, which may result in proposed changes to the Community Partners and other related initiatives.
- **Affordable Homeownership** – Expanding homeownership opportunities to public housing and voucher participants continues to be a major objective of PHA's MTE program. PHA is actively developing homeownership units throughout the City of Philadelphia. HCV, Section 32, FSS, and the 5 (h) Programs also offer homeownership opportunities to PHA residents. PHA has coordinated its current homeownership program components under a single organizational structure to support streamlined intake and processing of interested applicants. Staff work with and refer residents to existing homeownership counseling agencies with histories of providing homeownership counseling services in Philadelphia. In calendar year 2012, PHA conducted 54 closings and the goal for this year is to meet or exceed that number up to 75 closings.

Changes/Modifications in Year Thirteen: No changes are proposed at this time. As noted above, PHA is undertaking a comprehensive review of self-sufficiency strategies with the expectation that new initiatives will be implemented in the coming year.

Evaluation: PHA uses internal resources to track and monitor the progress of these initiatives.

MTW Activity 9: Increase Housing Opportunities for the Homeless

Description/Update: PHA is collaborating with the City of Philadelphia to provide a range of housing opportunities for homeless individuals and families as part of the ten-year Blueprint to End Homelessness:

- **Blueprint/Good Neighbors Make Good Neighborhoods** – As part of this initiative, PHA’s Good Neighbors Make Good Neighborhoods Program makes housing opportunities available for families leaving Transitional Housing (Blueprint to End Homelessness). In 2008, PHA agreed to provide up to 500 housing opportunities, within one year of the date of the MOU with the City of Philadelphia, to eligible Good Neighbor families consisting of public housing units, Housing Choice Vouchers and other housing resources as defined in the MOU. In April 2009, the Board of Commissioners approved execution of a new MOU directly with the City of Philadelphia’s Office of Health and Opportunity for coordination and administration of an additional 500 housing opportunities under the Blueprint program, 200 for HCV and 300 for public housing. PHA has established a limited preference category for families in the Blueprint program. This preference category is capped so that, on a fiscal year basis, a total of 500 housing opportunities will be provided to eligible households. See note below regarding changes to how PHA will report on Blueprint activity. This activity was implemented in Year 3 and is ongoing.
- **Transitional Housing Facilities** – PHA intends to form partnerships to provide shelter space and transitional housing. The transitional housing facilities, which would be constructed using a variety of Federal, state and local funds including Low Income Housing Tax Credits, will provide a residence and services to homeless families for a period that is anticipated to be 12 to 18 months. Households will be required to sign annual leases with a 6-month extension option. Families’ tenure in the facilities during this lease term and extension option will be subject to continued participation in services and compliance with program rules. At the conclusion of the initial lease term and/or the 6-month renewal option, PHA will not renew participants’ leases. Instead, residents will leave the transitional housing program to enter conventional public housing units, the HCV program, or other housing. See note below regarding changes to this activity.

Changes/Modifications in Year Thirteen: PHA remains committed to implementation of the Blueprint program and to collaborating with the City and local agencies to eliminate homelessness. Based on further review, PHA has determined that implementation of the Blueprint initiative does not require MTW authority; therefore, PHA will not classify or track this separately as an MTW activity in future MTW Plans and Reports. Also based on further review, PHA believes that any proposed Transitional Housing facilities will be authorized under the “Partnership Initiative” MTW activity discussed above. Therefore, the reference to Transitional Housing Facilities under this initiative will be removed from future MTW Plans and Reports.

Evaluation: PHA uses internal resources to track and monitor the progress of these initiatives.

MTW Activity 10: Streamline the Admissions and Transfer Process

Description/Update: PHA has established a number of MTW policies designed to streamline the admissions and transfer policies for both public housing and HCV programs:

- **MTW Transfers** – PHA may authorize a limited number of split-family transfers from Public Housing to the Housing Choice Voucher program and vice versa. These transfers are referred to as MTW transfers. PHA provides for up to 50 Housing Choice Vouchers and 50 PH units to be transferred back and forth between PH and the HCV program. No more than 100 moves are authorized per fiscal year. Eligibility is determined by PHA Senior Management on a case-by-case basis, based upon immediate need, disability needs and availability of vouchers or public housing units. Transfers are used to support witness protection activities, domestic violence prevention and other needs. If a resident transfers from public housing to the Housing Choice Voucher program, that resident will be subject to HCV eligibility guidelines. This activity was implemented in Year 4 and is ongoing.
- **HCV Waiting List** – Once a family is leased under the HCV Program, the family may remain on the Tax Credit Site waiting lists. Additionally, PHA will require that the family sign an agreement whereby the family acknowledges they will not be eligible for selection from the Tax Credit Site waiting lists until the initial lease term has been completed. If the family's name comes to the top of the Tax Credit Site waiting lists prior to completion of the initial lease term, the family will be skipped; however, they will retain their position on the waiting list. The family will be selected from the Tax Credit Site waiting list when they have completed their initial lease term and a vacant unit is available. Additionally, the family will be subject to all applicable program screening and eligibility requirements. This initiative was approved as modified in Year 11.
- **Public Housing Waiting List** – Once a family is housed in public housing, the family will be removed from all other PH Waiting Lists. However, a family may remain on the HCV and/or Tax Credit Site waiting lists. Additionally, PHA will require that the family sign an agreement whereby the family acknowledges that their name will be removed from all PH Waiting Lists and they will not be eligible for selection from the HCV and/or Tax Credit Site waiting lists until the initial lease term has been completed. If the family's name comes to the top of the HCV and/or Tax Credit Site waiting lists prior to completion of the initial lease term, the family will be skipped; however, they will retain their position on the waiting list(s). The family will be selected from the HCV and/or Tax Credit Site waiting lists when they have completed their initial lease term and either a voucher or vacant unit is available. Additionally, the family will be subject to all applicable program screening and eligibility requirements. Applicants, as a reasonable accommodation, may request that their name remain on Waiting Lists once housed, and PHA, on a case-by case basis, will review these requests in order to accommodate the needs of a person with disabilities. This initiative was approved as modified in Year 11.
- **Verification Policy** – All household members must submit social security number (SSN) documentation at the time of initial application or the application will not be entered on the waiting list. PHA will make alternate arrangement for households that include members who are not U.S. Citizens or do not have eligible immigration status. Failure to comply with this policy will result in denial of placement on the waiting list. Participants who contend eligible

immigration status and who have not previously disclosed a valid SSN must do so at their next scheduled or interim recertification within 90 days of PHA's request. PHA may grant an additional 90-day period, if there are unforeseen circumstances beyond the family's control that prevent the family from complying with the SSN requirements or there is a reasonable likelihood that the participant will be able to disclose a SSN by the deadline. Adults processed to be added to the household are required to provide documentation of a valid SSN before approval for occupancy in an existing public housing or HCV household. If the proposed new member is a minor child and has no SSN, documentation to verify the SSN must be provided within 90 days of the child being added to the household. PHA, at its own discretion, may give an additional 90 days for children under six if PHA determines that the participant's failure to comply was due to circumstances that could not have reasonably been foreseen and were outside the control of the participant. During the period that PHA is awaiting documentation, the child shall be included as part of the tenant household and the child shall be entitled to all the benefits of being a household member. If upon expiration of the provided time period, including any extensions, the tenant fails to produce a SSN for the child, the family will be subject to the penalties for failure to disclose a SSN. Failure to comply with this policy will result in termination of tenancy or assistance. This activity was approved in MTW Year 10.

- **Voucher Issuance** – PHA establishes a ninety-day period before reissuance of terminated vouchers. This activity was implemented in Year 4 and is ongoing.
- **Restriction on Elective Moves** – PHA policy regarding moves during the initial lease term and at the time of biennial recertification pertains to moves both within PHA's jurisdictions and initial moves outside of PHA's jurisdiction. Families are not permitted to move within PHA's jurisdiction during the initial term of assisted occupancy. The Deputy Executive Director of Operations (or other senior staff person designated by the Executive Director) must approve exceptions to this policy. Subsequent to the initial lease term, families are permitted to move only at the time of biennial recertification or under extenuating circumstances as defined in the Administrative Plan subject to PHA management approval. Examples of extenuating circumstances include approved and documented VAWA or reasonable accommodations move requests. PHA may deny permission to move if the family violates HCV program obligations and/or owes PHA money. An owner letter of good standing is required when existing participants request a move. This activity was implemented in Year 7 and is ongoing.
- **Criteria for Portability Moves** – PHA has established criteria for all port out moves. The criteria requires that MTW voucher participants requesting to port out provide a verified employment, education, safety or medical/disability need to support their move to another jurisdiction. Families who are unable to provide a verified "employment, education, safety or medical/disability need" will not be permitted to port out. PHA has established verification requirements to validate the family's employment, education, safety or medical/disability need. If a voucher participant leases up within the City of Philadelphia, they are not permitted to port out during their initial lease term except for extenuating circumstances such as approved and documented VAWA or reasonable accommodation requests. Subsequent to their initial lease term, families may only move at the time of their biennial reexamination. Families with vouchers administered under the VASH program are not subject to this policy. This MTW activity only applies to MTW voucher

participants whose initial voucher was issued by PHA or those who have subsequently been absorbed by PHA. This activity was first approved in MTW Year 12.

Changes/Modifications in Year Thirteen: No changes are proposed.

Evaluation: PHA uses internal resources to track and monitor the progress of these initiatives.

VII. SOURCES AND USES OF FUNDING

A. Planned Sources and Uses of MTW funds

Table 12 lists planned sources and uses of MTW funds for MTW Year Thirteen. Actual sources and uses may vary based on the level of funding provided to PHA based on Congressional appropriations and the level of actual expenses. PHA's Sources and Uses budget for FY 2014 projects a cumulative reduction of over \$37.1 million based on recently announced Congressional appropriations. This includes reductions to the Public Housing Operating Subsidy, CFP and HCV Administrative fees.

Table 12 – Consolidated Sources and Uses of MTW Funds FY 2014

REVENUE (SOURCES)	AMOUNT
Operating Subsidy	\$111,398,452
Capital Fund	37,663,286
Housing Choice Voucher Program	154,842,699
Block Grant Activities	30,722,758
Dwelling Rental Income	23,572,583
Investment Income	52,840
Miscellaneous Income*	890,266
TOTAL REVENUE	\$359,142,884
EXPENSES (USES)	
Administrative	\$62,862,910
Tenant Services	5,363,172
Utilities	28,801,768
Maintenance	42,231,500
Protective Services	6,033,311
General Expense**	53,299,084
Capital Improvements/Additions/Replacements	6,519,592
Tenant Based Voucher Assistance	119,365,891
Family Program	8,114,639
Quality of Life Program	971,135
Capital Activities	15,579,898
Capital Projects	6,827,409
TOTAL EXPENSE	\$355,970,309
OPERATING INCOME/LOSS	\$3,172,575
Reserve Buildup***	68,807,996
NET INCOME/(LOSS)	\$71,980,571
<i>*Miscellaneous Income consists of Interest earned on the Float of MTW Funds.</i> <i>**General Expenses includes Tenant Write-Offs, Pension Required Contributionns and Employee Benefits.</i> <i>***As of 3/31/12, the reserve was \$68,807,996</i>	

B. Planned Sources and Uses of State and Local funds

Table 13 lists planned sources and uses of state and local funds projected for MTW Year Thirteen. Actual sources and uses may vary based on the level of funding provided to PHA and the level of actual expenses.

Table 13 – Sources and Uses of State and Local Funds FY 2014

REVENUE (SOURCES)	AMOUNT
Summer Food Program	113,600
Housing Coordinator Initiative	65,000
Tenant Based Rental Assistance	337,360
TOTAL REVENUE	\$515,960
EXPENSES (USES)	
Administrative and General	178,600
Housing Assistance Payments	337,360
TOTAL EXPENSE	\$515,960
OPERATING INCOME/(LOSS)	\$0
NET INCOME/(LOSS)	\$0

C. Planned Sources and Uses of Non-MTW funds

Table 14 lists planned sources and uses of other funds projected for MTW Year Thirteen, excluding state and local funds. Actual sources and uses may vary based on the level of funding provided to PHA and the level of actual expenses.

Table 14 – Consolidated Sources and Uses of Non-MTW Funds FY 2014

REVENUE (SOURCES)	AMOUNT
Grants	\$100,000
Replacement Housing Fund	8,590,592
Developer Fees and Program Income *	2,788,200
Non-MTW Vouchers	5,765,826
Mainstream	382,864
VASH	2,085,550
MOD/SROs	3,835,490
Administrative Fees	918,335
TOTAL REVENUE	\$24,466,794
EXPENSES (USES)	
Administration and General Expense	\$2,264,412
Operations and Maintenance	49,616
Housing Assistance Payments	10,469,536
Capital/Replacement Housing Projects	12,932,435
TOTAL EXPENSE	\$25,715,999
OPERATING INCOME/(LOSS)	(\$1,249,205)
Reserve Buildup	7,037,620
NET INCOME/(LOSS)	\$5,788,415
<i>*Reflects anticipated income in the form of Developer Fees from Mantua II and Norris</i>	

D. Planned Sources and Uses of Central Office Cost Center

This section is not applicable to PHA in light of the Local Asset Management Plan described below.

E. Cost Allocation Plan

Pursuant to its MTW Agreement, PHA has developed a Local Asset Management Plan that describes the agency's cost allocation plan and other technical components of PHA's local asset management strategy. HUD approved PHA's Local Asset Management Plan as part of the MTW Year Nine Annual Plan submission. A copy of the approved Plan is found in Appendix A.

F. Use of Single Fund Flexibility

Under the MTW Program, PHA is authorized to establish an MTW Block Grant budget. PHA's MTW budget focuses on five core areas:

- Reform of the Housing Choice Voucher Program
- Revitalization of neighborhoods where PHA residents and PHA-eligible residents reside
- Development of a Family Program to provide comprehensive self-sufficiency services to eligible residents
- Establishment of a Quality of Life Program that fosters community values, resident and landlord participation and improved neighborhoods
- Establishment of efficient operating procedures and the implementation of cost-savings strategies

Development of annual budgets structured around these core areas allows PHA to further its mission and to deliver services in a more efficient and effective manner. Table 12 above provides additional detail on the use of single fund flexibility including MTW Activity Vouchers. Specific single fund flexibility line items include:

- Capital Activities to support the security systems upgrades, asbestos abatement projects and elevator repairs and site improvements throughout PHA.
- Family Program 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; homeownership programs; Community Relations police units; Community Partners training and educational programs; staffing for the

Office of Resident and Community Services; and other Economic Development and Self-Sufficiency program activities.

- Quality of Life Programs to support Lease Enforcement and Section 8 investigations programs.
- General Conditions include functional enhancements and training on Document Content Management, staff training and energy management initiatives.

VIII. ADMINISTRATIVE

A. Resolution

A Resolution approving the MTW Annual Plan has been adopted by the PHA Board of Commissioner. The Resolution is included with the Plan.

B. Certification

The PHA Board of Commissioner has executed the required Annual Moving to Work Plan Certifications of Compliance, which is included with the Plan. Also included are HUD forms HUD 50071 and SF LLL.

C. Evaluations

With respect to planned and ongoing evaluations, PHA notes the following:

- PHA has established a new Office of Policy, Research and Enterprise Planning (OPREP) which – among other duties - will focus on assisting PHA departments to develop and evaluate MTW initiatives. PHA is committed to both maximizing the use of MTW flexibility to promote MTW statutory objectives and PHA's goals and sharpening the internal focus on monitoring and evaluating MTW outcomes. Further information and results of OPREP's activities will be included in future MTW Plans and Reports.
- PHA engaged the Drexel University Building Science and Engineering Group to undertake a project to assess energy efficiency strategies through EnergyPlus simulations. The project, which recently concluded, also involved the provision of technical assistance and training to PHA staff by Drexel educators. Drexel advised PHA on the projected energy impacts of various proposed energy conservation measures (ECM) for ARRA-funded and other developments; developed simulation models for a number of PHA sites; analyzed the energy savings achieved through ECMs at four PHA sites; provided EnergyPlus model training to PHA staff; and, provided other technical assistance. The final report indicated that, in terms of total annual energy end-use, savings achieved by the ECMs range from 5-16% of total annual energy end-use. Annual HVAC system energy savings achieved by the ECMs range from 15-34% for the projects evaluated.

RESOLUTION NO. 11577

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER OF THE PHILADELPHIA HOUSING AUTHORITY ("PHA") TO SUBMIT A MOVING TO WORK ("MTW") ANNUAL PLAN ("PLAN") FOR MTW YEAR THIRTEEN, PHA FISCAL YEAR 2014 BEGINNING ON APRIL 1, 2013 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") AND TO UNDERTAKE ALL ACTIONS NECESSARY TO OBTAIN HUD APPROVAL AND IMPLEMENT THE PLAN

WHEREAS, the United States Department of Housing and Urban Development ("HUD") administers a Moving to Work ("MTW") Demonstration Program that is designed to provide the opportunity for selected Housing Authorities to explore and demonstrate more efficient ways to provide and administer low-income housing;

WHEREAS, pursuant to Philadelphia Housing Authority ("PHA") Board of Commissioner ("Board") Resolution No. 10618, dated December 21, 2000, PHA submitted to HUD an MTW Application Plan and Agreement, which details strategies to improve the facilities, operations, management and opportunities for Public Housing and Housing Choice Voucher (formerly Section 8) residents;

WHEREAS, pursuant to PHA Board Resolution No. 10764, dated February 28, 2002, the Executive Director of PHA (the "Executive Director") executed a MTW Demonstration Agreement ("MTW Agreement") on behalf of PHA which expired on March 31, 2008;

WHEREAS, pursuant to PHA Board Resolution No. 11241, dated August 21, 2008, the Executive Director entered into a ten-year Amended and Restated Moving to Work Agreement with HUD effective October 16, 2008 which was subsequently amended, effective as of March, 2010;

WHEREAS, as a participant in the MTW Demonstration Program, PHA is required to develop MTW Annual Plans for each fiscal year during the term of the MTW Agreement, which outline the PHA budget and MTW activities in the format required under the MTW Agreement;

WHEREAS, PHA is required to submit each Annual Plan for approval by its Board at least seventy-five (75) days prior to the beginning of each fiscal year;

WHEREAS, PHA has developed the MTW Annual Plan for MTW Year Thirteen, PHA Fiscal Year ("FY") 2014 beginning on April 1, 2013;

WHEREAS, PHA is required to provide opportunities for resident and public participation and comments on the Annual Plan including scheduling at least one (1) public hearing and to take into consideration any comments received as part of the final Annual Plan;

WHEREAS, PHA conducted two public hearings on December 7 and 13, 2012; conducted additional Meetings with residents to review the draft Annual Plan; made available the draft Annual Plan for public comment for a greater than thirty-day period; and, considered public comments and made revisions to the final Annual Plan; and

WHEREAS, PHA is a block grant agency and the MTW Annual Plan includes a consolidated budget in accordance with the MTW Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioner of the Philadelphia Housing Authority does hereby:

Approve the Annual Plan including the rent policies described therein, and authorize the Interim Executive Director/Interim Administrative Receiver to: 1) Submit to HUD the PHA MTW Annual Plan for MTW Year Thirteen (PHA Fiscal Year 2014); and 2) Take all steps necessary to secure HUD approval and implement initiatives as described in, the Plan, subject to receipt of adequate funding from HUD; and, 3) Certify that the Public Hearing requirement has been met; and, 4) Authorize the Board to execute the attached HUD Certification of Compliance with MTW Plan Requirements and Related Regulations.

I hereby certify that this was
APPROVED BY THE BOARD ON 1/11/13

Barbara Adams, General Counsel
ATTORNEY FOR PHA

**Annual Moving to Work Plan
Certifications of Compliance**

**U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing**

**Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioner of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning April 1, 2013, hereinafter referred to as "the Plan" of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioner, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioner or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.

13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).

17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Philadelphia Housing Authority

PA002

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Estelle Richman

Board of Commissioner

Name of Authorized Official

Title

Estelle B. Richman
Signature

11/11/13
Date

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

Philadelphia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving To Work Year Thirteen Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

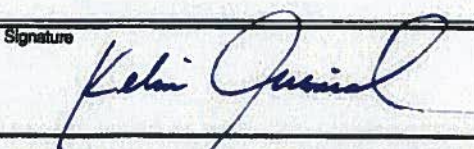
Name of Authorized Official

Kelvin A. Jeremiah

Title

Interim Executive Director

Signature



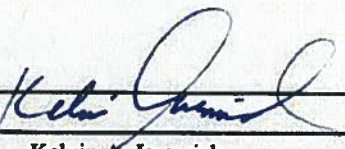
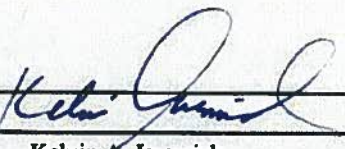
Date (mm/dd/yyyy)

01/14/2013

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: _____ Congressional District, if known: 2nd			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: _____		
6. Federal Department/Agency: U.S. Department of Housing & Urban Development			7. Federal Program Name/Description: MTW Year Thirteen Plan CFDA Number, if applicable: 14.870		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): Not Applicable			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): 		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Kelvin A. Jeremiah Title: Interim Executive Director Telephone No.: 215-684-4174 Date: 01/14/2013		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

APPENDIX A – LOCAL ASSET MANAGEMENT PLAN

APPENDIX A – Local Asset Management Plan

Introduction

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

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

- Marketing 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 at quarterly intervals, to allow for a thorough review of key performance indicators at the individual site and system-wide levels.

PHA Asset Managers develop and monitor 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 to be applied in MTW Year 12 follow.

I. AMP Definitions

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

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

PHA has analyzed and distributed all balance sheet account items between the AMPs and the Indirect Cost Departments. PHA completed the balance sheet distribution by May 15, 2009 for presentation on the fiscal year ending March 31, 2009 financial statements. PHA submitted the Financial Data Schedule (FDS) for fiscal year ending March 31, 2009 in compliance with the Local Asset Management Plan on July 1, 2009. The FDS for the following fiscal years, March 31, 2010, and March 31, 2011 were also submitted in compliance with the Local Asset Management Plan.

A. Cash & Investments

PHA has distributed all reconciled cash for reporting purposes between the PHA Managed AMPs and the Indirect Cost Departments except for the cash related to the insurance settlement for Plymouth Hall and the investments related to PHASI. The cash and investments and the related liabilities were presented with the Plymouth Hall AMP and for PHASI with the Other Projects column of the FDS. Under the Special Instructions for preparing Financial Data Schedules for MTW Agencies as provided by HUD that PHA will be required to comply with for fiscal year ending March 31, 2010, PHA will report the PHASI activity in the MTW column. PHA has not created new physical cash accounts with the bank for each of the PHA Managed AMPs. PHA's accounting system can separate the cash accounts between the PHA Managed AMPs. All cash activity will be paid or received through one physical bank account, but on PHA's ledger, the cash activity will be posted to cash for the PHA Managed AMPs. When cash receipts are received, the cash receipts will post to each of the individual PHA Managed AMPs to the cash and proper offset account for the appropriate PHA Managed AMPs. Checks that are written for direct expenses will be charged to the appropriate PHA Managed AMPs expense account and cash.

PHA has elected to charge each site for allocated indirect overhead and frontline expenses rather than utilizing the fee for service model. PHA calculates the total expenses for the Indirect Cost Departments at the end of each fiscal year, and then allocates these expenses to each of the PHA Managed AMPS. PHA's accounting system allows PHA to establish this as an automated process.

Each fiscal year, investment income has been allocated between the PHA Managed AMPs and the Indirect Cost Departments based on cash balances from the end of the respective fiscal year.

B. Tenant Accounts Receivable and Allowance for Doubtful Accounts

At fiscal year ending March 31, 2011, PHA adjusted the tenant accounts receivable balances for each of the PHA Managed AMPs to the appropriate PHA Managed AMP based on the latest tenant ledgers from Emphasis. PHA's accounting policies recognizes the tenant accounts receivable balance as the outstanding balance from all tenants in possession of a unit plus the outstanding balances due from tenants that have vacated during the fiscal year. All other vacated tenant accounts receivable balances are written off at the end of each fiscal year after board approval. PHA's tenant ledger from the Emphasis system will provide PHA with the data to separate these amounts. PHA also adjusted the allowance for doubtful accounts at fiscal year ending March 31, 2011, so that the balances are distributed to the PHA Managed AMPs. PHA continues to reconcile the tenant accounts receivable balance at the end of each fiscal year to the tenant ledger by AMP and make the corresponding adjustments to the allowance for doubtful accounts by AMP.

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

C. Other 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 Assets and Liability / Worker's Compensation Liability

The PHASI and Worker's Compensation liabilities will remain with the Indirect Cost Departments. 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. Then, the LIPH (Fund 001) receives reimbursements from other programs where applicable. The expenses related to the

PHASI liability and worker's compensation liability will continue to be charged to appropriate programs or AMPs. PHA has created a cash reserve for each of these liabilities that have been funded over the years by all programs based on the allocation of salaries. The cash reserves offset PHA's liabilities so that each of the liabilities is fully funded. PHA utilizes the reserves to pay the liabilities as needed. PHA will review the treatment of these liabilities and corresponding cash reserves on an annual basis to confirm that its treatment is appropriate.

E. Prepaid Insurance

The prepaid insurance balances for the PHA Managed AMPs will be distributed to the correct AMP based on the allocation used to allocate the insurance expense.

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Prepaid insurance is included in the PHA Audited financial statements for each discretely presented component unit.

F. Materials Inventory

PHA implemented an e-procurement system that will streamline the purchasing process by connecting the site and support staffs' material needs directly to the vendor. This will allow the staff to order material as needed and receive materials only on an as needed basis. Currently, PHA has one warehouse, which is located on Bartram Avenue. The inventory at this site is used for routine maintenance needs at all of PHA's sites

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

G. Fixed assets and accumulated depreciation

Fixed assets and accumulated depreciation are reconciled to the PeopleSoft Asset Module and distributed to the appropriate PHA Managed AMPs and the Indirect Cost Departments. PHA has reviewed and analyzed all fixed assets and verified that the fixed assets and depreciation are charged to the appropriate PHA Managed AMP or Indirect Cost Department. PHA has identified the individual cost for each scattered site unit and has established each individual unit as an asset in the fixed asset module. PHA's Asset Module (AM) 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 to the appropriate PHA Managed AMP or Indirect Cost Department.

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

H. Accounts Payable and Accrued Liabilities

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

I. Payroll Liabilities

All payroll liabilities will continue to be presented with the Indirect Cost Departments. 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. Then, the LIPH (Fund 001) receives reimbursements from other programs where applicable. The expenses related to the payroll liabilities will continue to be charged to appropriate programs or AMPs. PHA will continue to review the treatment of these liabilities on an annual basis to confirm that its treatment is appropriate.

J. Compensated Absences

Compensated absences liabilities will be distributed between the Indirect Cost Departments and the PHA Managed AMPs based on where payroll is charged. No compensated absences liabilities will be distributed to the PAPMC / AME AMPs because no payroll will be charged to those AMPs.

K. Equity

Equity has been reclassified based on the redistribution of all assets and liabilities. By definition, the Invested in Capital Assets equity balance will follow the Net Fixed Assets that are 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 amount is distributed

Based on the Special Instructions for Preparing Financial Data Schedules for Moving to Work Agencies, PHA will report all unrestricted net assets for the LIPH (Fund 001) program with the MTW column, CFDA #14.881. All unrestricted net asset balances for the PHA Managed AMPs will be adjusted to zero, and PHA will only provide each PHA Managed AMP with funding to operate the program. Any excess funding or operating profit or loss will be absorbed into the MTW program based on the principle that the MTW program is treated as a single funding source.

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Investments in capital assets are included in the PHA Audited financial

statements for each discretely presented component unit. Unrestricted net assets are included in the PHA Audited financial statements for each discretely presented component unit.

III. Revenues

A. Tenant Revenues

1. PHA Managed AMPs

Tenant Revenues will be directly charged to the appropriate AMP.

2. PAPMC/AME Managed AMPs

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

B. Direct Revenues

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

1. PHA Managed AMPs

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

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

2. PAPMC/AME Managed AMPs

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Direct revenues are included in the PHA Audited financial statements for each discretely presented component unit.

C. Indirect Revenues

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

D. HUD Operating Subsidy

1. PAPMC / AME Manage AMPs

The Operating Subsidy paid to the PAPMC / AME Managed AMPs will continue to be based on the amount agreed to in the R&O Agreement. The Operating Subsidy amount actually paid to the PAPMC / AME Managed AMPs will be presented as an operating subsidy revenue and direct expense under the appropriate AMP.

2. PHA Managed AMPs

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

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

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

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

1. PHA Managed AMPs

PHA has included in its MTW annual plan Operating Transfers from the MTW Program and the CFP Program into the Public Housing Program to offset operating expenses. PHA has determined that the appropriate treatment of Operating Transfers at the current time will be to allocate the Operating Transfers to all PHA Managed AMPs based on the number of available units. 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.

IV. 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 the LIPH (Fund 001) financial statements are PHA's payment of Operating Subsidies. All other direct expenses are included in the PHA Audited financial statements for each discretely presented component unit.

B. Corporate Legal

PHA has diverse legal 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 for the Benefit of PHA Managed AMPs

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

3. Indirect Legal Expenses to Support MTW Objectives

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

C. Maintenance Expenses

1. 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.

2. 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.

D. Indirect Expenses

1. PHA Managed AMPs

PHA will be using an allocation to charge overhead from the Indirect Cost Departments to the AMPs. The Indirect Cost Departments expenditures will be allocated to all PHA Managed AMPs. (APPENDIX 3) The overhead allocation account will always have a credit balance under the Indirect Cost Departments to offset the expenses allocated to the AMPs. PHA will have the ability to print reports that present the total revenues and operating expenses of the Indirect Cost Departments and show the overhead allocation amount as a contra to the operating expenses.

PHA will review each cost department, Indirect Cost and Frontline, to determine the appropriate allocation for each department. PHA will review all of its allocations on an annual basis to determine if each of the PHA Managed AMPs is charged the proper amount of expenses. The review of the allocations will examine the financial effects of the allocations to each of the AMPs. PHA will reserve the right to adjust allocations as needed to assist the financial solvency of all of the PHA Managed AMPs.

At the end of each fiscal year, PHA has calculated the total expenses of the Indirect Cost Departments, and then prepared an allocation of those expenses across all of the PHA Managed AMPs which has been presented as allocated overhead.

2. PAPMC / AME Managed AMPs

The Indirect Cost Departments expenditures will not be normally allocated to PAPMC / AME Managed AMPs. If expenditures are determined to benefit the PAPMC / AME Managed AMPs, those expenditures will be directly charged to the appropriate PAPMC / AME Managed AMPs.

E. Frontline Expenses

1. PHA Managed AMPs

PHA has certain frontline expenses that will be provided centrally since this is the most cost-effective way to provide these services. These services are provided to PHA Managed AMPs only. The prorating of expenses to the AMPs will be determined on a department-by-department basis, so that the AMPs receiving services from the department are charged an appropriate percentage of the department expenses (APPENDIX 2). Frontline expenses will be charged to the appropriate expense accounts for the AMPs.

PHA will review all of its allocations on an annual basis to determine if each of the PHA Managed AMPs is charged the proper amount of expenses. The review of the allocations will examine the financial effects of the allocations to each of the AMPs. PHA will reserve the right to adjust allocations as needed to assist the financial solvency of all of the PHA Managed AMPs.

2. PAPMC / AME Managed AMPs

The Indirect Cost Departments expenditures will not be normally allocated to PAPMC / AME Managed AMPs. If expenditures are determined to benefit the PAPMC / AME Managed AMPs, those expenditures will be directly charged to the appropriate PAPMC / AME Managed AMPs.

V. Capital Fund Program

PHA will apply all expenditures under the Capital Fund program to three areas, PHA Managed AMPs, PAPMC / AME Managed AMPs, and Capital Projects. Under PHA's MTW agreement, PHA is permitted flexibility with the expenditures of Capital Funds. Some of the expenditures that PHA will not be able to apply all expenditures made under the Capital Fund Program to a specific PHA Managed AMP or PAPMC / AME Managed AMP. PHA will create a separate category to charge these expenditures, Capital Projects.

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.

A. 1406 Expenditures

1406 expenditures will be prorated across all PHA Managed AMPs. PHA has included in its annual plan Operating Transfers from the CFP Program into the Public Housing Program to offset operating expenses. PHA has determined that the appropriate treatment of Operating Transfers at the current time will be to allocate the Operating Transfers to all PHA Managed AMPs based on the number of available units. PHA will establish an account number for the CFP Operating Transfers. The Operating Transfers are made to assist the PHA Managed AMPs with its operations. PHA may need to adjust the allocation of the Operating Transfers in fiscal years to

assist the operating needs of one AMP over another AMP that may not need the assistance. PHA will reserve the right to adjust the allocations of the Operating Transfers to meet the financial needs of all of the PHA Managed AMPs. PHA will not present expenditures for the CFP under the Capital Projects cost department for BLI 1406.

B. 1408 / 1410 / 1430 Expenditures

PHA utilizes CFP Grant Funds in many different ways to support PHA's MTW objectives. PHA will analyze grant expenditures in these three Budget Line Items (BLIs) to determine the appropriate treatment of the expenditures. The three treatments are as follows:

1. Direct Expenditures

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

2. Indirect Expenditures for the Benefit of PHA Managed AMPs

Indirect costs that cannot be defined as expenditures for a specific AMP, but can be identified as providing benefits to the PHA Managed AMPs will be prorated across all AMPs. This would include expenditures in the 1410 BLI. PHA utilizes 10% of each year's annual award to charge an allocated percentage of administrative salaries and benefits per PHA's OMB circular A-133 compliant Indirect Cost Allocation Plan. PHA will continue to allocate administrative salaries and benefits to this BLI; however, at this time the expenditures will be prorated across all the PHA Managed AMPs. PHA will review these expenditures on an annual basis to determine if any adjustments to the allocation are required.

3. Indirect Expenditures to Support Capital Projects

Indirect costs that cannot be defined as expenditures for a specific AMP, and cannot be identified as providing benefits to the PHA Managed AMPs will be considered expenditures to support the Capital Projects. Some CFP expenditures that are included in this area would include Staff Training, Software Improvements and Database Management, and Pre-apprenticeship Job Training Programs.

C. 1501 Expenditures

1501 expenditures are related to the repayment and interest on Construction Bonds that were approved by HUD in prior fiscal years. PHA received 4 series of bonds. HUD repays the bonds and interest on different schedules for each of bonds on a semi-annual basis. PHA utilized the proceeds of the Construction

Bonds for the benefit of several different PHA Managed AMPs, for Homeownership units that have been sold, and for PAPMC / AME Managed AMPs. PHA also utilized the interest earned on the proceeds for the benefit of construction projects. PHA will not be able to identify which specific PHA Managed AMP or PAPMC / AME Managed AMPs to charge the annual payments of principle and interest. PHA plans to charge the expenditures to the Capital Projects category.

D. All Other CFP BLIs

PHA currently charges most of the grant expenditures under BLIs 1440 to 1499 to a specific PHA Managed AMP or PAPMC / AME Managed AMP. As with the other Capital Fund Program BLIs, there will be some expenditures made that PHA will not be able to charge to a specific PHA Managed AMP or PAPMC / AME Managed AMP. In these few cases, PHA will charge the expenditures to the Capital Projects category.

E. Project Based Budgeting

PHA 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 and accounts payable process. The operating budgets are consolidated for the purposes of preparing PHA's monthly financial statements. PHA needs to add to the operating budgets for each of the projects and departments budget amounts for the Indirect Cost and Frontline Expense Departments allocation account. 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.

VI. FDS Reporting - Financial Data Schedule ("FDS")

PHA will submit its FYE 2012 FDS in compliance with the HUD "Special Instructions for Preparing Financial Data Schedules for Moving To Work Agencies" published March 9, 2010.

APPENDIX A LOCAL ASSET MANAGEMENT PLAN

APPENDIX 1

PHA MANAGED SITES

PROJECT NUMBER	PROJECT NAME	UNITS
PA2-001	Johnson Homes	530
PA2-003	Richard Allen	150
PA2-010	Raymond Rosen	552
PA2-013	Wilson Park	727
PA2-014	Norris Apartments	145
PA2-015	Harrison Plaza	299
PA2-018	Arch Homes	73
PA2-020	Spring Garden Apartments	203
PA2-024	Queen Lane Apartments	19
PA2-029	Hill Creek	331
PA2-030	Abbotsford Homes	235
PA2-031	Bartram Village	499
PA2-032	Oxford Village	199
PA2-034	Whitehall Apartments	248
PA2-035	Haddington Homes	147
PA2-039	West Park Apartments	323
PA2-042	Champlost Homes	102
PA2-046	Haverford Homes	24
PA2-049	Morton Homes	248
PA2-050	Blumberg Apts	498
PA2-054	Parkview Apartments	20
PA2-055	Fairhill Apartments	264
PA2-062	Pt. Breeze	71
PA2-063	Katie B Jackson	56
PA2-065	College View	54
PA2-066	Holmecrest Homes	84
PA2-076	Emlen Arms	155
PA2-077	Bentley Hall	96
PA2-079	Plymouth Hall	53
PA2-093	Westpark Plaza	65
PA2-100	Cecil B Moore	29
PA2-104	Arlene Homes	32
PA2-114	Gladys B Jacobs	80
PA2-901	Haddington	430
PA2-902	Mantua	383
PA2-903	Kingsessing	518
PA2-904	Germantown/Hunting Park	362
PA2-905	Fairhill Square	451
PA2-906	Francisville	417
PA2-907	Ludlow	427
PA2-908	Susquehanna	411
PA2-909	Strawberry Mansion	429
PA2-910	Oxford Jefferson	341
TOTAL		10,780

PAPMC / AME MANAGED SITES

PROJECT NUMBER	PROJECT NAME	UNITS
PA2-121	Courtyard Apartments	470
PA2-126	8 Diamonds	152
PA2-127	Spring Garden Scattered Sites	86
PA2-128	Martin Luther King - Phase I	49
PA2-129	Cambridge Plaza II	40
PA2-130	Falls Ridge	135
PA2-131	St. Anthony's Senior Residence	38
PA2-132	Suffolk Manor	137
PA2-133	Richard Allen III	178
PA2-136	Martin Luther King - Phase III	45
PA2-137	Cambridge Plaza I	44
PA2-138	Mount Olivet	161
PA2-139	Greater Grays Ferry Estates I	245
PA2-143	Greater Grays Ferry Estates II	184
PA2-145	Lucien E. Blackwell I	80
PA2-146	Angela Court I (St. Ignatius)	67
PA2-147	Cambridge Plaza III	40
PA2-148	Neumann North	67
PA2-149	Martin Luther King IV	42
PA2-150	Lucien E. Blackwell II	80
PA2-152	Germantown House	133
PA2-153	Lucien E. Blackwell III	50
PA2-156	Marshal Shepard	80
PA2-157	Ludlow Phase III	75
PA2-158	Nellie Reynolds Garden	64
PA2-159	Angela Courts II	54
PA2-160	Warnock I	50
PA2-161	Warnock II	45
PA2-162	Spring Garden II	32
PA2-163	Mantua I	50
PA2-164	Mantua II	51
PA2-173	Paschall Village I	49
PA2-174	Paschall Village II	50
PA2-175	Norris, LP	51
TOTAL		3,174

Unit counts are those included in subsidy calculation for calendar year ending 12/31/13

APPENDIX 2

Department ID	Department Description
404404	Special Operations
405405	Environmental Services
406406	Inspections
407407	Safety Office
427427	Family Self Sufficiency
441441	Public Housing Admissions
442442	Public Housing Leasing
455455	Conventional Sites Specialty Crews
456456	Combustion
462462	Force Account Programs
463463	Work Order Center
464464	Vector Control
467467	Provisional Roofing
468468	Roofing Inspections
470470	Primary Electric
471471	Elevators
472472	Lock Shop
473473	Specialty Plumbing
494494	Fleet Management
496496	Risk Management Insurance
512512	Lease Enforcement/Compliance
601601	Call Center
651651	Customer Support Services
602602	Events
709712	End User Support Services
440440	Office, General Manager, Scattered Sites Mgmt
450450	Office, General Manager, Conv. Sites Mgt & Maint.
460460	Office, GM, Scattered Sites Maint.
431431/451451	North Area Management
432432/452452	Northeast Area Management
433433/453453	South Area Management
434434/454454	West Area Management
438438/458458	North Central Area Management
431431/451451	North Area Vacancy Crew
432432/452452	Northeast Area Vacancy Crew
433433/453453	South Area Vacancy Crew
434434/454454	West Area Vacancy Crew
438438/458458	North Central Area Vacancy Crew
490490-493493	PHA Police

FRONTLINE DEPARTMENTS AND PRORATION METHODS

Proration Method

[illegible]

APPENDIX 2 (CONTINUED)**PHA FRONTLINE PRORATION RATE CALCULATIONS****PROJECT**

NUMBER	PROJECT NAME	UNITS	PERCENTAGE
PA2-001	Johnson Homes	530	4.9165%
PA2-003	Richard Allen	150	1.3915%
PA2-010	Raymond Rosen	552	5.1206%
PA2-013	Wilson Park	727	6.7440%
PA2-014	Norris Apartments	145	1.3451%
PA2-015	Harrison Plaza	299	2.7737%
PA2-018	Arch Homes	73	0.6772%
PA2-020	Spring Garden Apartments	203	1.8831%
PA2-024	Queen Lane Apartments	19	0.1763%
PA2-029	Hill Creek	331	3.0705%
PA2-030	Abbotsford Homes	235	2.1800%
PA2-031	Bartram Village	499	4.6289%
PA2-032	Oxford Village	199	1.8460%
PA2-034	Whitehall Apartments	248	2.3006%
PA2-035	Haddington Homes	147	1.3636%
PA2-039	West Park Apartments	323	2.9963%
PA2-042	Champlost Homes	102	0.9462%
PA2-046	Haverford Homes	24	0.2226%
PA2-049	Morton Homes	248	2.3006%
PA2-050	Blumberg Apts	498	4.6197%
PA2-054	Parkview Apartments	20	0.1855%
PA2-055	Fairhill Apartments	264	2.4490%
PA2-062	Pt. Breeze	71	0.6586%
PA2-063	Katie B Jackson	56	0.5195%
PA2-065	College View	54	0.5009%
PA2-066	Holmecrest Homes	84	0.7792%
PA2-076	Emlen Arms	155	1.4378%
PA2-077	Bentley Hall	96	0.8905%
PA2-079	Plymouth Hall	53	0.4917%
PA2-093	Westpark Plaza	65	0.6030%
PA2-100	Cecil B Moore	29	0.2690%
PA2-104	Arlene Homes	32	0.2968%
PA2-114	Gladys B Jacobs	80	0.7421%
PA2-901	Haddington	430	3.9889%
PA2-902	Mantua	383	3.5529%
PA2-903	Kingsessing	518	4.8052%
PA2-904	Germantown/Hunting Park	362	3.3581%
PA2-905	Fairhill Square	451	4.1837%
PA2-906	Francisville	417	3.8683%
PA2-907	Ludlow	427	3.9610%
PA2-908	Susquehanna	411	3.8126%
PA2-909	Strawberry Mansion	429	3.9796%
PA2-910	Oxford Jefferson	341	3.1633%
PHA Managed AMPs Only Total		10,780	100.00%

Unit counts are those included in subsidy calculation for calendar year ending 12/31/13

APPENDIX 2 (CONTINUED)**PHA FRONTLINE PRORATION RATE CALCULATIONS****PROJECT**

NUMBER	PROJECT NAME	UNITS	PERCENTAGE
<u>Germantown Region</u>			
PA2-024	Queen Lane Apartments	19	2.503%
PA2-030	Abbottsford Homes	235	30.962%
PA2-042	Champlost Homes	102	13.439%
PA2-049	Morton Homes	248	32.675%
PA2-076	Emlen Arms	155	20.422%
Germantown Region Total		759	100.000%

North Central Region

PA2-001	Johnson Homes	530	31.623%
PA2-010	Raymond Rosen	552	32.936%
PA2-050	Blumberg Apts	498	29.714%
PA2-077	Bentley Hall	96	5.728%
North Central Region Total		1676	100.000%

North Region

PA2-003	Richard Allen	150	13.146%
PA2-014	Norris Apartments	145	12.708%
PA2-015	Harrison Plaza	299	26.205%
PA2-020	Spring Garden Apartments	203	17.791%
PA2-055	Fairhill Apartments	264	23.138%
PA2-114	Gladys B Jacobs	80	7.011%
North Region Total		1141	100.000%

Northeast Region

PA2-029	Hill Creek	331	36.175%
PA2-032	Oxford Village	199	21.749%
PA2-034	Whitehall Apartments	248	27.104%
PA2-066	Holmecrest Homes	84	9.180%
PA2-079	Plymouth Hall	53	5.792%
Northeast Region Total		915	100.000%

APPENDIX 2 (CONTINUED)**Scattered Sites Region**

PA2-054	Parkview Apartments	20	0.465%
PA2-065	College View	54	1.255%
PA2-100	Cecil B Moore	29	0.674%
PA2-104	Arlene Homes	32	0.743%
PA2-901	Haddington	430	9.991%
PA2-902	Mantua	383	8.899%
PA2-903	Kingsessing	518	12.035%
PA2-904	Germantown/Hunting Park	362	8.411%
PA2-905	Fairhill Square	451	10.479%
PA2-906	Francisville	417	9.689%
PA2-907	Ludlow	427	9.921%
PA2-908	Susquehanna	411	9.549%
PA2-909	Strawberry Mansion	429	9.967%
PA2-910	Oxford Jefferson	341	7.923%
Scattered Sites Region Total		4304	100.000%

South Region

PA2-013	Wilson Park	727	51.269%
PA2-031	Bartram Village	499	35.190%
PA2-062	Pt. Breeze	71	5.007%
PA2-063	Katie B Jackson	56	3.949%
PA2-093	Westpark Plaza	65	4.584%
South Region Total		1418	100.000%

West Region

PA2-018	Arch Homes	73	12.875%
PA2-035	Haddington Homes	147	25.926%
PA2-039	West Park Apartments	323	56.966%
PA2-046	Haverford Homes	24	4.233%
West Region Total		567	100.000%

Unit counts are those included in subsidy calculation for calendar year ending 12/31/13

APPENDIX 2 (CONTINUED)

PHA FRONTLINE PRORATION RATE CALCULATIONS

PROJECT		UNITS	PERCENTAGE
NUMBER	PROJECT NAME		
<u>Conventional Sites</u>			
PA2-001	Johnson Homes	530	8.1841%
PA2-003	Richard Allen	150	2.3162%
PA2-010	Raymond Rosen	552	8.5238%
PA2-013	Wilson Park	727	11.2261%
PA2-014	Norris Apartments	145	2.2390%
PA2-015	Harrison Plaza	299	4.6170%
PA2-018	Arch Homes	73	1.1272%
PA2-020	Spring Garden Apartments	203	3.1347%
PA2-024	Queen Lane Apartments	19	0.2934%
PA2-029	Hill Creek	331	5.1112%
PA2-030	Abbottsford Homes	235	3.6288%
PA2-031	Bartram Village	499	7.7054%
PA2-032	Oxford Village	199	3.0729%
PA2-034	Whitehall Apartments	248	3.8295%
PA2-035	Haddington Homes	147	2.2699%
PA2-039	West Park Apartments	323	4.9876%
PA2-042	Champlost Homes	102	1.5750%
PA2-046	Haverford Homes	24	0.3706%
PA2-049	Morton Homes	248	3.8295%
PA2-050	Blumberg Apts	498	7.6899%
PA2-055	Fairhill Apartments	264	4.0766%
PA2-062	Pt. Breeze	71	1.0964%
PA2-063	Katie B Jackson	56	0.8647%
PA2-066	Holmecrest Homes	84	1.2971%
PA2-076	Emlen Arms	155	2.3935%
PA2-077	Bentley Hall	96	1.4824%
PA2-079	Plymouth Hall	53	0.8184%
PA2-093	Westpark Plaza	65	1.0037%
PA2-114	Gladys B Jacobs	80	1.2353%
Conventional Sites Total		6476	100.00%

Unit counts are those included in subsidy calculation for calendar year ending 12/31/13

APPENDIX 3**INDIRECT COST DEPARTMENTS OVERHEAD ALLOCATION RATES****PROJECT**

NUMBER	PROJECT NAME	UNITS	PERCENTAGE
PA2-001	Johnson Homes	530	4.9165%
PA2-003	Richard Allen	150	1.3915%
PA2-010	Raymond Rosen	552	5.1206%
PA2-013	Wilson Park	727	6.7440%
PA2-014	Norris Apartments	145	1.3451%
PA2-015	Harrison Plaza	299	2.7737%
PA2-018	Arch Homes	73	0.6772%
PA2-020	Spring Garden Apartments	203	1.8831%
PA2-024	Queen Lane Apartments	19	0.1763%
PA2-029	Hill Creek	331	3.0705%
PA2-030	Abbotsford Homes	235	2.1800%
PA2-031	Bartram Village	499	4.6289%
PA2-032	Oxford Village	199	1.8460%
PA2-034	Whitehall Apartments	248	2.3006%
PA2-035	Haddington Homes	147	1.3636%
PA2-039	West Park Apartments	323	2.9963%
PA2-042	Champlost Homes	102	0.9462%
PA2-046	Haverford Homes	24	0.2226%
PA2-049	Morton Homes	248	2.3006%
PA2-050	Blumberg Apts	498	4.6197%
PA2-054	Parkview Apartments	20	0.1855%
PA2-055	Fairhill Apartments	264	2.4490%
PA2-062	Pt. Breeze	71	0.6586%
PA2-063	Katie B Jackson	56	0.5195%
PA2-065	College View	54	0.5009%
PA2-066	Holmecrest Homes	84	0.7792%
PA2-076	Emlen Arms	155	1.4378%
PA2-077	Bentley Hall	96	0.8905%
PA2-079	Plymouth Hall	53	0.4917%
PA2-093	Westpark Plaza	65	0.6030%
PA2-100	Cecil B Moore	29	0.2690%
PA2-104	Arlene Homes	32	0.2968%
PA2-114	Gladys B Jacobs	80	0.7421%
PA2-901	Haddington	430	3.9889%
PA2-902	Mantua	383	3.5529%
PA2-903	Kingsessing	518	4.8052%
PA2-904	Germantown/Hunting Park	362	3.3581%
PA2-905	Fairhill Square	451	4.1837%
PA2-906	Francisville	417	3.8683%
PA2-907	Ludlow	427	3.9610%
PA2-908	Susquehanna	411	3.8126%
PA2-909	Strawberry Mansion	429	3.9796%
PA2-910	Oxford Jefferson	341	3.1633%
PHA Managed AMPs Only Total		10,780	100.00%

Unit counts are those included in subsidy calculation for calendar year ending 12/31/13

APPENDIX 3 (CONTINUED)**INDIRECT COST DEPARTMENTS**

Department ID	Department Description
100100	Office, Executive Director
110110	Office, Senior Deputy Executive Director
200200	Office, Inspector General
338338	Office, Assistant Executive Director, Supply Chain Mgmt
339339	Contracts Administration
340340	Contracts & Procurement
341341	Affirmative Action
342342	Purchasing
343343	Office Services
400400	Office, AED for Operations
401401	Office, Executive General Manager
496496	Risk Management
500500	Office, General Manager Human Resources
501501	Recruitment & Replacement
502502	Compensation & Benefits
503503	Labor/Employment Relations
504504	Student Interns
505505	Technical Aides
507507	Temporary Personnel
508508	Payroll
510510	Corporate Legal
511511	Real Estate Investment
521521	Strategic Management
522522	Organizational Development
523523	Quality Assurance
600600	Communications
630630	Program Compliance
700700	Office, Assistant Executive Director, Finance
701701	Finance
707707	Budget
709709	Office, Chief Information Officer, ISM
709711	Enterprise Systems
709714	ISM Financial Information Systems
800800	Office, Assistant Executive Director, Real Estate Services
810811	Program Management
810812	Program Development
810813	Policy
344344-344345	Inventory -Warehouses

APPENDIX B – CAPITAL FUND PROGRAM ANNUAL STATEMENTS

Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary						
PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250108			Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Revised 2	Obligated	Expended
1	Total Non-CFP Funds					
2	1406 Operations	10,000,000	3,000,000	3,000,000	3,000,000	3,000,000
3	1408 Management Improvements	5,975,314	4,907,965	4,907,965	4,907,965	4,907,965
4	1410 Administrative Costs	5,875,025	6,267,853	6,267,853	6,267,853	6,267,853
5	1411 Audit	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0
7	1430 Fees and Costs	3,800,000	4,957,645	4,326,441	4,326,441	4,326,441
8	1440 Site Acquisition	100,000	0	0	0	0
9	1450 Site Improvements	2,302,377	3,094,597	3,068,631	3,068,631	3,068,631
10	1460 Dwelling Structures	16,457,000	20,683,043	21,376,200	21,376,200	21,376,200
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	0
12	1470 Non-Dwelling Space	300,000	16,027	16,027	16,027	16,027
13	1475 Non-Dwelling Equipment	1,405,000	1,910,356	1,883,007	1,883,007	1,883,007
14	1485 Demolition	300,000	2,941	2,941	2,941	2,941
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495 Relocation	200,000	53,751	52,500	52,500	52,500
18	1499 Development Activities	500,000	1,362,072	1,354,685	1,354,685	1,354,685
19	1501 Collateralization or Debt Service	12,000,000	11,962,677	11,962,677	11,962,677	11,962,677
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	59,214,716	58,218,926	58,218,926	58,218,926	58,218,926
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report											
Capital Fund Program (CFP)											
Part II: Supporting Pages											
PHA Name:			Grant Type and Number								
Philadelphia Housing Authority			Capital Fund Program Grant No:			PA26P00250108			2008		
Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
000	PHA-Wide	701100	Operating Subsidy	1406		10,000,000	3,000,000	3,000,000	3,000,000	3,000,000	
			Total Operating Subsidy Cost			10,000,000	3,000,000	3,000,000	3,000,000	3,000,000	
			Management Improvements								
000	PHA-Wide	700168	PHA Development Staff Manager	1408		115,000	100,719	100,719	100,719	100,719	PHA Development Staff Manager consist of Salaries & Benefits.
000	PHA-Wide	700169	Police Officers Salaries and Benefits	1408		2,662,514	2,924,074	2,924,074	2,924,074	2,924,074	Police Officers Salaries and Benefits
000	PHA-Wide	700176	Computer Software Acquisition, Customization, Installation and Program Implementation Training	1408		2,000,000	920,532	920,532	920,532	920,532	
000	PHA-Wide	700368	Apprenticeship Program Field Training	1408		500,000	52,462	52,462	52,462	52,462	PHA provides additional funding through the MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include:preparing public housing residents for entry into approved apprenticeships in various trades.
000	PHA-Wide	700787	Lobby Monitors: Program to enhance site security.	1408		622,800	910,179	910,179	910,179	910,179	Lobby Monitors consist of Salaries & Benefits.
000	PHA-Wide	700796	Staff Development	1408		75,000	0	0	0	0	Various Training (i.e. Ethical Conduct, Prevent Harassment, Culture of Respect) for Executive level thru Line Staff.
			Total Management Improvement Cost			5,975,314	4,907,965	4,907,965	4,907,965	4,907,965	
			Administrative Costs								
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		5,875,025	6,267,853	6,267,853	6,267,853	6,267,853	
			Total Administrative Cost	1410		5,875,025	6,267,853	6,267,853	6,267,853	6,267,853	
			Fees and Costs								
000	PHA-Wide	700184	PHA Technical Salaries	1430		500,000	0	0	0	0	
000	PHA-Wide	700185	A&E, Legal and Consultant Services	1430		2,000,000	4,618,670	3,995,549	3,995,549	3,995,549	
000	PHA-Wide	700187	Master Planning	1430		600,000	11,882	11,882	11,882	11,882	
000	PHA-Wide	700188	Physical Needs Assessment	1430		500,000	0	0	0	0	
000	PHA-Wide	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		200,000	2,690	2,690	2,690	2,690	
001	Johnson Homes	700855	Environ issues-LBP/asbestos	1430			13,728	13,728	13,728	13,728	
004	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			8,804	8,804	8,804	8,804	
005	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			0	0	0	0	
012	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			2,657	2,518	2,518	2,518	
014	Norris Apartments	700855	Environ issues-LBP/asbestos	1430			8,121	7,424	7,424	7,424	
015	Harrison Plaza	700855	Environ issues-LBP/asbestos	1430			6,135	6,135	6,135	6,135	
018	Arch Homes	700855	Environ issues-LBP/asbestos	1430			1,548	1,548	1,548	1,548	
020	Spring Garden Apartments	700855	Environ issues-LBP/asbestos	1430			197,407	196,988	196,988	196,988	
024	Queen Lane Apartments	700855	Environ issues-LBP/asbestos	1430			3,880	3,880	3,880	3,880	
025	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			423	423	423	423	
029	Hill Creek	700855	Environ issues-LBP/asbestos	1430			1,979	1,979	1,979	1,979	
031	Bartram Village	700855	Environ issues-LBP/asbestos	1430			844	844	844	844	

Annual Statement/Performance and Evaluation Report											
Capital Fund Program (CFP)											
Part II: Supporting Pages											
PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501082008									
Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
032	Oxford Village	700855	Environ issues-LBP/asbestos	1430			1,842	1,703	1,703	1,703	
034	Whitehall Apartments	700855	Environ issues-LBP/asbestos	1430			515	515	515	515	
035	Haddington Homes	700855	Environ issues-LBP/asbestos	1430			40,951	40,951	40,951	40,951	
039	West Park Apartments	700855	Environ issues-LBP/asbestos	1430			14,313	8,275	8,275	8,275	
046	Haverford Homes	700855	Environ issues-LBP/asbestos	1430			0	0	0	0	
049	Morton Homes	700855	Environ issues-LBP/asbestos	1430			4,806	4,434	4,434	4,434	
060	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			419	419	419	419	
069	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			3,819	3,819	3,819	3,819	
080	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			4,069	3,790	3,790	3,790	
081	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			1,510	1,510	1,510	1,510	
085	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			1,676	1,676	1,676	1,676	
088	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			1,935	1,935	1,935	1,935	
091	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			1,258	1,258	1,258	1,258	
092	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			1,155	1,155	1,155	1,155	
093	Westpark Plaza	700855	Environ issues-LBP/asbestos	1430			473	473	473	473	
097	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			140	140	140	140	
			Total Professional Services Costs and Fees			3,800,000	4,957,645	4,326,441	4,326,441	4,326,441	
			Site Acquisition								
000	PHA-Wide	700165	Acquire properties below TDC	1440		100,000	0	0	0	0	
			Total Site Acquisition Costs			100,000	0	0	0	0	
			PHA- Wide Site Improvements								
000	PHA-Wide	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	250,000	0	0	0	0	
001	Johnson Homes	700174	504 Site Improvements	1450			22,722	22,722	22,722	22,722	504 Exterior Improvements, Ramps, Exterior Glides
003	Richard Allen	700174	504 Site Improvements	1450			5,268	5,268	5,268	5,268	504 Exterior Improvements, Ramps, Exterior Glides
004	Scattered Sites	700174	504 Site Improvements	1450			45,170	41,845	41,845	41,845	504 Exterior Improvements, Ramps, Exterior Glides
005	Scattered Sites	700174	504 Site Improvements	1450			870	870	870	870	504 Exterior Improvements, Ramps, Exterior Glides
010	Raymond Rosen	700174	504 Site Improvements	1450			11,792	11,792	11,792	11,792	504 Exterior Improvements, Ramps, Exterior Glides
012	Scattered Sites	700174	504 Site Improvements	1450			24,288	24,195	24,195	24,195	504 Exterior Improvements, Ramps, Exterior Glides
013	Wilson Park - Seni	700174	504 Site Improvements	1450			16,925	16,345	16,345	16,345	504 Exterior Improvements, Ramps, Exterior Glides
014	Norris Apartments	700174	504 Site Improvements	1450			10,936	10,936	10,936	10,936	504 Exterior Improvements, Ramps, Exterior Glides
015	Harrison Plaza	700174	504 Site Improvements	1450			4,058	4,058	4,058	4,058	504 Exterior Improvements, Ramps, Exterior Glides

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Development Number / Name HA-Wide		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
023	Liddonfield Homes	700174	504 Site Improvements	1450			5,765	5,540	5,540	5,540	504 Exterior Improvements, Ramps, Exterior Glides
024	Queen Lane Apart	700174	504 Site Improvements	1450			1,086	1,086	1,086	1,086	504 Exterior Improvements, Ramps, Exterior Glides
029	Hill Creek	700174	504 Site Improvements	1450			13,698	13,697	13,697	13,697	504 Exterior Improvements, Ramps, Exterior Glides
032	Oxford Village	700174	504 Site Improvements	1450			26,838	25,602	25,602	25,602	504 Exterior Improvements, Ramps, Exterior Glides
035	Haddington Homes	700174	504 Site Improvements	1450			11,531	11,531	11,531	11,531	504 Exterior Improvements, Ramps, Exterior Glides
049	Morton Homes	700174	504 Site Improvements	1450			34,376	34,153	34,153	34,153	504 Exterior Improvements, Ramps, Exterior Glides
050	Blumberg Apts	700174	504 Site Improvements	1450			6,650	6,650	6,650	6,650	504 Exterior Improvements, Ramps, Exterior Glides
061	Paschall Apartments	700174	504 Site Improvements	1450			530	530	530	530	504 Exterior Improvements, Ramps, Exterior Glides
065	College View	700174	504 Site Improvements	1450			6,875	6,875	6,875	6,875	504 Exterior Improvements, Ramps, Exterior Glides
069	Scattered Sites	700174	504 Site Improvements	1450			54,201	53,889	53,889	53,889	504 Exterior Improvements, Ramps, Exterior Glides
080	Scattered Sites	700174	504 Site Improvements	1450			9,293	9,293	9,293	9,293	504 Exterior Improvements, Ramps, Exterior Glides
081	Scattered Sites	700174	504 Site Improvements	1450			4,609	4,609	4,609	4,609	504 Exterior Improvements, Ramps, Exterior Glides
085	Scattered Sites	700174	504 Site Improvements	1450			11,839	11,654	11,654	11,654	504 Exterior Improvements, Ramps, Exterior Glides
088	Scattered Sites	700174	504 Site Improvements	1450			19,322	19,024	19,024	19,024	504 Exterior Improvements, Ramps, Exterior Glides
091	Scattered Sites	700174	504 Site Improvements	1450			3,465	3,465	3,465	3,465	504 Exterior Improvements, Ramps, Exterior Glides
092	Scattered Sites	700174	504 Site Improvements	1450			18,355	18,355	18,355	18,355	504 Exterior Improvements, Ramps, Exterior Glides
097	Scattered Sites	700174	504 Site Improvements	1450			5,008	4,268	4,268	4,268	504 Exterior Improvements, Ramps, Exterior Glides
114	Gladys B Jacobs	700174	504 Site Improvements	1450			3,569	3,369	3,369	3,369	504 Exterior Improvements, Ramps, Exterior Glides
135	Scatt Sites - 117 Ir	700174	504 Site Improvements	1450			10,824	10,634	10,634	10,634	504 Exterior Improvements, Ramps, Exterior Glides
000	PHA-Wide	700856	Underground Storage Tank Removal & Inspections	1450	Varies	50,000					removal/inspection of underground tanks.
000	PHA-Wide	700857	PCB Removal & Disposal	1450	Varies	30,000					PCB Removal & Disposal
000	PHA-Wide	700876	Install Back Flow Preventors	1450	4 sites	50,000					Install Back Flow Preventors
000	PHA-Wide	700992	Landscaping including Tree Trimming/Tree Removal	1450	Varies	100,000					Landscaping including Tree Trimming/Tree Removal
000	PHA-Wide	701097	Asphalt/Paving	1450	Varies	0	0	0	0	0	
001	Johnson Homes	701097	Asphalt/Paving	1450			23,335	23,335	23,335	23,335	asphalt repair/replacement of driveways

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Development Number / Name HA-Wide		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
013	Wilson Park - Seni	701097	Asphalt/Paving	1450			9,810	9,810	9,810	9,810	asphalt repair/replacement of driveways
015	Harrison Plaza	701097	Asphalt/Paving	1450			7,285	7,285	7,285	7,285	asphalt repair/replacement of driveways
020	Spring Garden Ap	701097	Asphalt/Paving	1450			36,155	36,155	36,155	36,155	asphalt repair/replacement of driveways
030	Abbottsford Home	701097	Asphalt/Paving	1450			35,555	35,555	35,555	35,555	asphalt repair/replacement of driveways
031	Bartram Village	701097	Asphalt/Paving	1450			71,935	71,935	71,935	71,935	asphalt repair/replacement of driveways
034	Whitehall Apartme	701097	Asphalt/Paving	1450			16,295	16,295	16,295	16,295	asphalt repair/replacement of driveways
035	Haddington Home	701097	Asphalt/Paving	1450			30,460	30,460	30,460	30,460	asphalt repair/replacement of driveways
042	Champlost Homes	701097	Asphalt/Paving	1450			7,285	7,285	7,285	7,285	asphalt repair/replacement of driveways
049	Morton Homes	701097	Asphalt/Paving	1450			21,760	21,760	21,760	21,760	asphalt repair/replacement of driveways
000	PHA-Wide	701099	Concrete and Pavement	1450	200,000 cy	300,000	0	0	0	0	concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701099	Concrete and pavement	1450	38613 cy		25,742	25,742	25,742	25,742	concreter repair/replacement of sidewalks, walkways and curbs
003	Richard Allen	701099	Concrete and pavement	1450	23076 cy		15,384	15,384	15,384	15,384	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete and pavement	1450	17420 cy		11,614	11,614	11,614	11,614	concreter repair/replacement of sidewalks, walkways and curbs
013	Wilson Park - Seni	701099	Concrete and pavement	1450	30008 cy		20,006	20,006	20,006	20,006	concreter repair/replacement of sidewalks, walkways and curbs
014	Norris Apartments	701099	Concrete and pavement	1450	27318 cy		18,212	18,212	18,212	18,212	concreter repair/replacement of sidewalks, walkways and curbs
015	Harrison Plaza	701099	Concrete and pavement	1450	174345 cy		116,230	116,230	116,230	116,230	concreter repair/replacement of sidewalks, walkways and curbs
018	Arch Homes	701099	Concrete and pavement	1450	29649 cy		19,766	19,766	19,766	19,766	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Ap	701099	Concrete and pavement	1450	64872 cy		43,248	40,473	40,473	40,473	concreter repair/replacement of sidewalks, walkways and curbs
023	Liddonfield Home	701099	Concrete and pavement	1450	12243 cy		8,162	8,162	8,162	8,162	concreter repair/replacement of sidewalks, walkways and curbs
024	Queen Lane Apart	701099	Concrete and pavement	1450	19634 cy		13,090	13,090	13,090	13,090	concreter repair/replacement of sidewalks, walkways and curbs
029	Hill Creek	701099	Concrete and pavement	1450	250994 cy		167,330	167,330	167,330	167,330	concreter repair/replacement of sidewalks, walkways and curbs
030	Abbottsford Home	701099	Concrete and pavement	1450	9738 cy		6,492	6,492	6,492	6,492	concreter repair/replacement of sidewalks, walkways and curbs
031	Bartram Village	701099	Concrete and pavement	1450	62177 cy		41,451	41,445	41,445	41,445	concreter repair/replacement of sidewalks, walkways and curbs
032	Oxford Village	701099	Concrete and pavement	1450	22573 cy		15,049	15,049	15,049	15,049	concreter repair/replacement of sidewalks, walkways and curbs
034	Whitehall Apartme	701099	Concrete and pavement	1450	17576 cy		11,717	11,717	11,717	11,717	concreter repair/replacement of sidewalks, walkways and curbs
035	Haddington Home	701099	Concrete and pavement	1450	41674 cy		27,783	27,783	27,783	27,783	concreter repair/replacement of sidewalks, walkways and curbs
039	West Park Apartm	701099	Concrete and pavement	1450	38025 cy		25,351	25,351	25,351	25,351	concreter repair/replacement of sidewalks, walkways and curbs

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Development Number / Name		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
HA-Wide											Comments	
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
042	Champlost Homes	701099	Concrete and pavement	1450	11768 cy		7,846	7,846	7,846	7,846	concreter repair/replacement of sidewalks, walkways and curbs	
046	Haverford Homes	701099	Concrete and pavement	1450	1467 cy		979	979	979	979	concreter repair/replacement of sidewalks, walkways and curbs	
049	Morton Homes	701099	Concrete and pavement	1450	33982 cy		22,655	22,655	22,655	22,655	concreter repair/replacement of sidewalks, walkways and curbs	
050	Blumberg Apts	701099	Concrete and pavement	1450	36418 cy		24,279	24,279	24,279	24,279	concreter repair/replacement of sidewalks, walkways and curbs	
055	Fairhill Apartment	701099	Concrete and pavement	1450	25323 cy		16,883	16,883	16,883	16,883	concreter repair/replacement of sidewalks, walkways and curbs	
061	Paschall Apartment	701099	Concrete and pavement	1450	24826 cy		16,551	16,551	16,551	16,551	concreter repair/replacement of sidewalks, walkways and curbs	
062	Cassie L Holley	701099	Concrete and pavement	1450	6303 cy		4,202	4,202	4,202	4,202	concreter repair/replacement of sidewalks, walkways and curbs	
063	Katie B Jackson	701099	Concrete and pavement	1450	7169 cy		4,780	4,780	4,780	4,780	concreter repair/replacement of sidewalks, walkways and curbs	
065	College View	701099	Concrete and pavement	1450	817 cy		545	545	545	545	concreter repair/replacement of sidewalks, walkways and curbs	
066	Holmecrest Homes	701099	Concrete and pavement	1450	6602 cy		4,401	4,401	4,401	4,401	concreter repair/replacement of sidewalks, walkways and curbs	
076	Emlen Arms	701099	Concrete and pavement	1450	3701 cy		2,468	2,468	2,468	2,468	concreter repair/replacement of sidewalks, walkways and curbs	
077	Bentley Hall	701099	Concrete and pavement	1450	17143 cy		11,429	11,429	11,429	11,429	concreter repair/replacement of sidewalks, walkways and curbs	
085	Scattered Sites	701099	Concrete and pavement	1450	3220 cy		2,147	1,370	1,370	1,370	concreter repair/replacement of sidewalks, walkways and curbs	
093	Westpark Plaza	701099	Concrete and pavement	1450	9225 cy		6,150	6,150	6,150	6,150	concreter repair/replacement of sidewalks, walkways and curbs	
114	Gladys B Jacobs	701099	Concrete and pavement	1450	3080 cy		2,054	2,054	2,054	2,054	concreter repair/replacement of sidewalks, walkways and curbs	
435	Force Account Wa	701099	Concrete and pavement	1450	39847 cy		26,565	26,565	26,565	26,565	concreter repair/replacement of sidewalks, walkways and curbs	
907	Ludlow	701099	Concrete and pavement	1450	3449 cy		2,300	2,300	2,300	2,300	concreter repair/replacement of sidewalks, walkways and curbs	
000	PHA-Wide	701423	Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000					Repair / Replace Exterior Plumbing Lines	
000	PHA-Wide	701478	Fencing	1450	Varies	75,000					Repair/replace fencing	
000	PHA-Wide	900630	Sparkle-Signage/Awnings	1450	Varies	75,000	0	0	0	0	Repair/replace signage and awnings	
042	Champlost Homes	900630	Sparkle-Signage/Awnings	1450			747	747	747	747	Repair/replace signage and awnings	
055	Fairhill Apartment	900630	Sparkle-Signage/Awnings	1450			3,296	3,296	3,296	3,296	Repair/replace signage and awnings	
000	PHA-Wide	900635	Sparkle-Lighting/Bollards	1450	Varies	50,000	0	0	0	0	Repair/replace lighting and bollards	
000	PHA-Wide	900660	Sparkle-Iron Fencing	1450	Varies	75,000	0	0	0	0	repair/replace iron fences	
000	PHA-Wide	900675	Sparkle-Siding	1450	Varies	100,000	0	0	0	0	replace/replace siding	
			Total PHA-Wide Site Improvements			1,305,000	1,396,641	1,385,475	1,385,475	1,385,475		
			Scattered Sites Site Improvements									

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Development Number / Name HA-Wide		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
											Comments	
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
004	Scattered Sites	700881	Comprehensive Site Improvements	1450	8	100,000	267,353	267,325	267,325	267,325	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
005	Scattered Sites	701400	Comprehensive Site Improvements	1450	2	20,000	43,632	43,632	43,632	43,632	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
012	Scattered Sites	701401	Comprehensive Site Improvements	1450	14	169,377	227,139	227,139	227,139	227,139	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
060	Scattered Sites	701409	Comprehensive Site Improvements	1450	2	20,000	54,185	53,769	53,769	53,769	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
067	Scattered Sites	701410	Comprehensive Site Improvements	1450	0	5,000	1,018	1,018	1,018	1,018	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
069	Scattered Sites	701411	Comprehensive Site Improvements	1450	6	75,000	330,498	322,998	322,998	322,998	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
078	Scattered Sites	701413	Comprehensive Site Improvements	1450	1	8,000	457	457	457	457	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
080	Scattered Sites	701414	Comprehensive Site Improvements	1450	5	60,000	53,703	53,412	53,412	53,412	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
081	Scattered Sites	701415	Comprehensive Site Improvements	1450	5	60,000	121,805	120,238	120,238	120,238	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
085	Scattered Sites	701417	Comprehensive Site Improvements	1450	17	200,000	239,084	237,358	237,358	237,358	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
087	Scattered Sites	701418	Comprehensive Site Improvements	1450	0	5,000	6,119	6,119	6,119	6,119	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
088	Scattered Sites	701419	Comprehensive Site Improvements	1450	8	100,000	188,692	186,723	186,723	186,723	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
091	Scattered Sites	701420	Comprehensive Site Improvements	1450	8	100,000	125,753	124,450	124,450	124,450	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
092	Scattered Sites	701421	Comprehensive Site Improvements	1450	2	20,000	24,191	24,191	24,191	24,191	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
025	Scattered Sites	701494	Comprehensive Site Improvements	1450	0	5,000	14,327	14,327	14,327	14,327	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	
			Total Scattered Site Improvements		79	947,377	1,697,956	1,683,156	1,683,156	1,683,156		

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											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
			Conventional Site Improvements								
055	Fairhill	700856	Underground Storage Tank Removal & Inspections	1450		50,000					removal/inspection of underground tanks.
			Total Conventional Site Improvements			50,000	0	0	0	0	
			PHA Wide Dwelling Structures								
000	PHA-Wide	700179	Environmental Hazard Abatement	1460	Varies	150,000	66,251	66,059	66,059	66,059	Abestos removal
013	Wilson Park - Sen	700179	Environmental Hazard Abatement	1460			2,630	2,630	2,630	2,630	Abestos removal
014	Norris Apartments	700179	Environmental Hazard Abatement	1460			19,649	19,649	19,649	19,649	Abestos removal
024	Queen Lane Apart	700179	Environmental Hazard Abatement	1460			885	885	885	885	Abestos removal
029	Hill Creek	700179	Environmental Hazard Abatement	1460			4,000	3,990	3,990	3,990	Abestos removal
031	Bartram Village	700179	Environmental Hazard Abatement	1460			250	250	250	250	Abestos removal
032	Oxford Village	700179	Environmental Hazard Abatement	1460			0	0	0	0	Abestos removal
050	Blumberg Apts	700179	Environmental Hazard Abatement	1460			1,231	1,231	1,231	1,231	Abestos removal
054	Parkview Apartme	700179	Environmental Hazard Abatement	1460			1,400	1,360	1,360	1,360	Abestos removal
061	Paschall Apartmen	700179	Environmental Hazard Abatement	1460			3,695	3,695	3,695	3,695	Abestos removal
063	Katie B Jackson	700179	Environmental Hazard Abatement	1460			1,237	1,237	1,237	1,237	Abestos removal
066	Holmecrest Homes	700179	Environmental Hazard Abatement	1460			3,145	3,145	3,145	3,145	Abestos removal
076	Emlen Arms	700179	Environmental Hazard Abatement	1460			4,353	4,353	4,353	4,353	Abestos removal
077	Bentley Hall	700179	Environmental Hazard Abatement	1460			1,270	1,270	1,270	1,270	Abestos removal
114	Gladys B Jacobs	700179	Environmental Hazard Abatement	1460			250	250	250	250	Abestos removal
000	PHA-Wide	700181	Mold Remediation	1460	Varies	100,000					mold removal
000	PHA-Wide	700874	Combustion Upgrades	1460	500	500,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
001	Johnson Homes	700874	Combustion upgrades	1460			51,315	51,315	51,315	51,315	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
010	Raymond Rosen	700874	Combustion upgrades	1460			5,253	5,253	5,253	5,253	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
013	Wilson Park - Senior	700874	Combustion upgrades	1460			6,505	6,505	6,505	6,505	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
014	Norris Apartments	700874	Combustion upgrades	1460			1,258	1,258	1,258	1,258	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
020	Spring Garden Apartments	700874	Combustion upgrades	1460			159,298	159,298	159,298	159,298	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
029	Hill Creek	700874	Combustion upgrades	1460			49,353	49,283	49,283	49,283	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
030	Abbottsford Homes	700874	Combustion upgrades	1460			3,125	3,125	3,125	3,125	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.

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Development Number / Name HA-Wide		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
031	Bartram Village	700874	Combustion upgrades	1460			17,148	17,148	17,148	17,148	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
050	Blumberg Apts	700874	Combustion upgrades	1460			49,083	47,946	47,946	47,946	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
061	Paschall Apartments	700874	Combustion upgrades	1460			9,556	3,622	3,622	3,622	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
065	College View	700874	Combustion upgrades	1460			0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
066	Holmecrest Homes	700874	Combustion upgrades	1460			12,410	12,410	12,410	12,410	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
114	Gladys B Jacobs	700874	Combustion upgrades	1460			5,265	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
000	PHA-Wide	700875	Electrical Upgrades/Distribution	1460	250 Units	200,000	0	0	0	0	repair/replace elcetrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
063	Katie B Jackson	700875	Electrical distribution system	1460			125,665	112,380	112,380	112,380	repair/replace elcetrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
000	PHA-Wide	700878	Plumbing Upgrades	1460	35 Units	100,000	4,306	4,306	4,306	4,306	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets, manholes, domestic water tanks, boilers, fixtures and controls.
000	PHA-Wide	700978	Window Replacement	1460	Various Sites	250,000	0	0	0	0	repair/replace windows
004	Scattered Sites	700978	Window replacement	1460			4,622	4,269	4,269	4,269	repair/replace windows
005	Scattered Sites	700978	Window replacement	1460			2,522	2,522	2,522	2,522	repair/replace windows
012	Scattered Sites	700978	Window replacement	1460			235	235	235	235	repair/replace windows
020	Spring Garden Apartments	700978	Window replacement	1460			39,650	39,650	39,650	39,650	repair/replace windows
069	Scattered Sites	700978	Window replacement	1460			2,265	2,265	2,265	2,265	repair/replace windows
077	Bentley Hall	700978	Window replacement	1460			0	0	0	0	repair/replace windows
080	Scattered Sites	700978	Window replacement	1460			384	384	384	384	repair/replace windows
081	Scattered Sites	700978	Window replacement	1460			5,536	3,409	3,409	3,409	repair/replace windows
085	Scattered Sites	700978	Window replacement	1460			1,436	1,436	1,436	1,436	repair/replace windows
088	Scattered Sites	700978	Window replacement	1460			9,090	4,235	4,235	4,235	repair/replace windows
091	Scattered Sites	700978	Window replacement	1460			236	0	0	0	repair/replace windows
092	Scattered Sites	700978	Window replacement	1460			2,066	1,949	1,949	1,949	repair/replace windows
097	Scattered Sites	700978	Window replacement	1460			1,226	266	266	266	repair/replace windows
135	Scatt Sites - 117 In-Fill Unit	700978	Window replacement	1460			245	0	0	0	repair/replace windows
000	PHA-Wide	701081	Flooring	1460	20,000 sf	100,000	0	0	0	0	repair/replace flooring

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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
000	PHA-Wide	701089	Replace Metal Handrails and Railings	1460	Varies	50,000	0	0	0	0	repair/replace metal railings
004	Scattered Sites	701089	Replace Metal Handrails and Railings	1460			1,150	1,150	1,150	1,150	repair/replace metal railings
088	Scattered Sites	701089	Replace Metal Handrails and Railings	1460			1,150	1,150	1,150	1,150	repair/replace metal railings
000	PHA-Wide	701090	Fire Safety Code Compliance	1460	Varies	250,000	0	0	0	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
013	Wilson Park - Senior	701090	Fire Safety Code Compliance	1460			10,228	10,228	10,228	10,228	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
014	Norris Apartments	701090	Fire Safety Code Compliance	1460			11,451	11,451	11,451	11,451	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
015	Harrison Plaza	701090	Fire Safety Code Compliance	1460			11,354	11,354	11,354	11,354	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
031	Bartram Village	701090	Fire Safety Code Compliance	1460			480	480	480	480	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
039	West Park Apartments	701090	Fire Safety Code Compliance	1460			14,637	14,637	14,637	14,637	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
050	Blumberg Apts	701090	Fire Safety Code Compliance	1460			38,337	38,337	38,337	38,337	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
063	Katie B Jackson	701090	Fire Safety Code Compliance	1460			1,548	1,548	1,548	1,548	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
076	Emlen Arms	701090	Fire Safety Code Compliance	1460			842	842	842	842	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
039	West Park Apartments	701091	Trash Chute Doors	1460			19,999	19,999	19,999	19,999	repair/replace trash chute doors
050	Blumberg Apts	701091	Trash Chute Doors	1460			20,369	20,369	20,369	20,369	repair/replace trash chute doors
055	Fairhill Apartments	701091	Trash Chute Doors	1460			13,333	13,333	13,333	13,333	repair/replace trash chute doors
000	PHA-Wide	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	100,000	0	0	0	0	repair/replace HVAC and air conditioning systems.
024	Queen Lane Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460			2,051	2,051	2,051	2,051	repair/replace HVAC and air conditioning systems.
000	PHA-Wide	701098	504 Unit modifications	1460	13 Units	200,000	0	0	0	0	504 Unit Modification/Fair Housing
001	Johnson Homes	701098	504 Unit modifications	1460			70,190	70,190	70,190	70,190	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit modifications	1460			19,858	19,858	19,858	19,858	504 Unit Modification/Fair Housing
004	Scattered Sites	701098	504 Unit modifications	1460			51,569	49,407	49,407	49,407	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit modifications	1460			2,924	2,924	2,924	2,924	504 Unit Modification/Fair Housing
012	Scattered Sites	701098	504 Unit modifications	1460			3,660	3,660	3,660	3,660	504 Unit Modification/Fair Housing

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013	Wilson Park - Senior	701098	504 Unit modifications	1460			25,930	25,620	25,620	25,620	504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit modifications	1460			636	636	636	636	504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit modifications	1460			73,734	73,445	73,445	73,445	504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit modifications	1460			1,206	1,206	1,206	1,206	504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit modifications	1460			1,108	1,108	1,108	1,108	504 Unit Modification/Fair Housing
023	Liddonfield Homes	701098	504 Unit modifications	1460			294	294	294	294	504 Unit Modification/Fair Housing
024	Queen Lane Apartments	701098	504 Unit modifications	1460			15	15	15	15	504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit modifications	1460			120,286	120,025	120,025	120,025	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit modifications	1460			37,567	37,567	37,567	37,567	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit modifications	1460			34,152	34,035	34,035	34,035	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit modifications	1460			8,463	8,463	8,463	8,463	504 Unit Modification/Fair Housing
035	Haddington Homes	701098	504 Unit modifications	1460			37,117	37,090	37,090	37,090	504 Unit Modification/Fair Housing
042	Champlost Homes	701098	504 Unit modifications	1460			2,185	2,185	2,185	2,185	504 Unit Modification/Fair Housing
046	Haverford Homes	701098	504 Unit modifications	1460			873	873	873	873	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit modifications	1460			46,995	46,780	46,780	46,780	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit modifications	1460			1,138	1,138	1,138	1,138	504 Unit Modification/Fair Housing
065	College View	701098	504 Unit modifications	1460			16,146	15,726	15,726	15,726	504 Unit Modification/Fair Housing
066	Holmecrest Homes	701098	504 Unit modifications	1460			2,794	2,794	2,794	2,794	504 Unit Modification/Fair Housing
069	Scattered Sites	701098	504 Unit modifications	1460			11,440	10,976	10,976	10,976	504 Unit Modification/Fair Housing
076	Emlen Arms	701098	504 Unit modifications	1460			1,165	1,165	1,165	1,165	504 Unit Modification/Fair Housing
077	Bentley Hall	701098	504 Unit modifications	1460			2,859	2,859	2,859	2,859	504 Unit Modification/Fair Housing
080	Scattered Sites	701098	504 Unit modifications	1460			832	832	832	832	504 Unit Modification/Fair Housing
081	Scattered Sites	701098	504 Unit modifications	1460			1,992	1,992	1,992	1,992	504 Unit Modification/Fair Housing
085	Scattered Sites	701098	504 Unit modifications	1460			1,634	1,634	1,634	1,634	504 Unit Modification/Fair Housing
088	Scattered Sites	701098	504 Unit modifications	1460			2,316	2,316	2,316	2,316	504 Unit Modification/Fair Housing
091	Scattered Sites	701098	504 Unit modifications	1460			2,466	2,466	2,466	2,466	504 Unit Modification/Fair Housing
092	Scattered Sites	701098	504 Unit modifications	1460			5,332	5,332	5,332	5,332	504 Unit Modification/Fair Housing
097	Scattered Sites	701098	504 Unit modifications	1460			726	726	726	726	504 Unit Modification/Fair Housing
114	Gladys B Jacobs	701098	504 Unit modifications	1460			41,310	41,310	41,310	41,310	504 Unit Modification/Fair Housing
135	Scatt Sites - 117 In-Fill Unit	701098	504 Unit modifications	1460			13,011	12,851	12,851	12,851	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit modifications	1460			0	0	0	0	504 Unit Modification/Fair Housing
501	712 North 16th Street	701098	504 Unit modifications	1460			10,846	10,846	10,846	10,846	504 Unit Modification/Fair Housing
901	Haddington	701098	504 Unit modifications	1460			4,896	4,896	4,896	4,896	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit modifications	1460			21,825	21,825	21,825	21,825	504 Unit Modification/Fair Housing

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903	Kingsessing	701098	504 Unit modifications	1460			2,914	2,914	2,914	2,914	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit modifications	1460			1,714	1,714	1,714	1,714	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit modifications	1460			35,041	35,041	35,041	35,041	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit modifications	1460			3,573	3,573	3,573	3,573	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit modifications	1460			60,417	60,417	60,417	60,417	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit modifications	1460			4,001	4,001	4,001	4,001	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit modifications	1460			20,744	20,744	20,744	20,744	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit modifications	1460			18,786	18,786	18,786	18,786	504 Unit Modification/Fair Housing
000	PHA-Wide	701165	Elevator Upgrades	1460	4-6 Elevators	275,000					repair/replace elevators
000	PHA-Wide	701206	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000					Contracted security for units under renovation.
000	PHA-Wide	701431	Comprehensive Unit Modernization	1460	360 Units	1,000,000	13,163	13,163	13,163	13,163	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
001	Johnson Homes	701431	Comprehensive Unit Modernization	1460			456,715	450,215	450,215	450,215	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
003	Richard Allen	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
004	Scattered Sites	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
010	Raymond Rosen	701431	Comprehensive Unit Modernization	1460			1,221,165	1,221,237	1,221,237	1,221,237	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
012	Scattered Sites	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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013	Wilson Park - Senior	701431	Comprehensive Unit Modernization	1460			543,164	543,954	543,954	543,954	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
014	Norris Apartments	701431	Comprehensive Unit Modernization	1460			950,847	950,774	950,774	950,774	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
015	Harrison Plaza	701431	Comprehensive Unit Modernization	1460			292,241	292,241	292,241	292,241	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
018	Arch Homes	701431	Comprehensive Unit Modernization	1460			39,580	39,580	39,580	39,580	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
020	Spring Garden Apartments	701431	Comprehensive Unit Modernization	1460			180,774	179,314	179,314	179,314	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
023	Liddonfield Homes	701431	Comprehensive Unit Modernization	1460			336	336	336	336	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
024	Queen Lane Apartments	701431	Comprehensive Unit Modernization	1460			167,453	167,434	167,434	167,434	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
025	Scattered Sites	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
029	Hill Creek	701431	Comprehensive Unit Modernization	1460			270,044	270,044	270,044	270,044	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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030	Abbottsford Homes	701431	Comprehensive Unit Modernization	1460			4,654	4,654	4,654	4,654	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
031	Bartram Village	701431	Comprehensive Unit Modernization	1460			375,346	374,706	374,706	374,706	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
032	Oxford Village	701431	Comprehensive Unit Modernization	1460			142,113	142,113	142,113	142,113	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
034	Whitehall Apartments	701431	Comprehensive Unit Modernization	1460			35,855	35,189	35,189	35,189	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
035	Haddington Homes	701431	Comprehensive Unit Modernization	1460			5,014	14,850	14,850	14,850	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
039	West Park Apartments	701431	Comprehensive Unit Modernization	1460			234,732	234,122	234,122	234,122	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
042	Champlost Homes	701431	Comprehensive Unit Modernization	1460			39,158	39,158	39,158	39,158	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
046	Haverford Homes	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
049	Morton Homes	701431	Comprehensive Unit Modernization	1460			675,818	675,818	675,818	675,818	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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050	Blumberg Apts	701431	Comprehensive Unit Modernization	1460			1,323,805	1,323,805	1,323,805	1,323,805	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
055	Fairhill Apartments	701431	Comprehensive Unit Modernization	1460			205,817	204,782	204,782	204,782	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
061	Paschall Apartments	701431	Comprehensive Unit Modernization	1460			8,957	8,957	8,957	8,957	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
062	Cassie L Holley	701431	Comprehensive Unit Modernization	1460			0	12,141	12,141	12,141	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
063	Katie B Jackson	701431	Comprehensive Unit Modernization	1460			14,774	14,774	14,774	14,774	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
066	Holmecrest Homes	701431	Comprehensive Unit Modernization	1460			636	636	636	636	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
069	Scattered Sites	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
076	Emlen Arms	701431	Comprehensive Unit Modernization	1460			9,149	9,149	9,149	9,149	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
077	Bentley Hall	701431	Comprehensive Unit Modernization	1460			5,695	3,661	3,661	3,661	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
080	Scattered Sites	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
091	Scattered Sites	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
093	Westpark Plaza	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
113	Wilson Park - Family	701431	Comprehensive Unit Modernization	1460			0	10,710	10,710	10,710	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
114	Gladys B Jacobs	701431	Comprehensive Unit Modernization	1460			11,588	11,588	11,588	11,588	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
117	Raymond Rosen - 117	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
129	Cambridge Plaza II	701431	Comprehensive Unit Modernization	1460			1,012	1,012	1,012	1,012	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
132	Suffolk Manor	701431	Comprehensive Unit Modernization	1460			72	72	72	72	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
134	Richard Allen IIIB	701431	Comprehensive Unit Modernization	1460			52	52	52	52	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	

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Part II: Supporting Pages											
PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501082008									
Development Number / Name HA-Wide		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
135	Scatt Sites - 117 In-Fill Unit	701431	Comprehensive Unit Modernization	1460			0	75,035	75,035	75,035	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
138	Mount Olivet	701431	Comprehensive Unit Modernization	1460			1,651	1,651	1,651	1,651	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
139	Greater Grays Ferry Estates I	701431	Comprehensive Unit Modernization	1460			1,528	1,528	1,528	1,528	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
144	Greater Grays Ferry II-B	701431	Comprehensive Unit Modernization	1460			540	540	540	540	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
145	Lucien E. Blackwell I	701431	Comprehensive Unit Modernization	1460			298	298	298	298	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
149	Martin Luther King IV	701431	Comprehensive Unit Modernization	1460			773	773	773	773	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
150	Lucien E. Blackwell II	701431	Comprehensive Unit Modernization	1460			46	46	46	46	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
152	Germantown House	701431	Comprehensive Unit Modernization	1460			6,326	6,326	6,326	6,326	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
158	Nellie Reynolds Garden	701431	Comprehensive Unit Modernization	1460			1,076	1,076	1,076	1,076	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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Part II: Supporting Pages											
PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250108									
Development Number / Name		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
HA-Wide											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
000	PHA-Wide	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	300,000					Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
000	PHA-Wide	701434	Roof Repair/Replacement	1460	250 Units	100,000	4,924	4,924	4,924	4,924	repair/replace roof including but not limited to taring, flashing, tiles and materials.
004	Scattered Sites	701434	Roof repair/replacement	1460	5 Units		2,030	1,506	1,506	1,506	repair/replace roof including but not limited to taring, flashing, tiles and materials.
005	Scattered Sites	701434	Roof repair/replacement	1460	3 Units		1,546	683	683	683	repair/replace roof including but not limited to taring, flashing, tiles and materials.
069	Scattered Sites	701434	Roof repair/replacement	1460	3 Units		1,441	561	561	561	repair/replace roof including but not limited to taring, flashing, tiles and materials.
081	Scattered Sites	701434	Roof repair/replacement	1460	1 Units		750	750	750	750	repair/replace roof including but not limited to taring, flashing, tiles and materials.
085	Scattered Sites	701434	Roof repair/replacement	1460	3 Units		1,495	1,495	1,495	1,495	repair/replace roof including but not limited to taring, flashing, tiles and materials.
088	Scattered Sites	701434	Roof repair/replacement	1460	5 Units		2,041	1,584	1,584	1,584	repair/replace roof including but not limited to taring, flashing, tiles and materials.
091	Scattered Sites	701434	Roof repair/replacement	1460	1 Units		750	750	750	750	repair/replace roof including but not limited to taring, flashing, tiles and materials.
092	Scattered Sites	701434	Roof repair/replacement	1460	1 Units		187	187	187	187	repair/replace roof including but not limited to taring, flashing, tiles and materials.
097	Scattered Sites	701434	Roof repair/replacement	1460	1 Units		561	561	561	561	repair/replace roof including but not limited to taring, flashing, tiles and materials.
000	PHA-Wide	701091	Trash Chute Doors	1460	Varies	0	0	0	0	0	
			Total PHA-Wide Dwelling Unit Improvements			3,775,000	8,912,594	8,966,167	8,966,167	8,966,167	
			Scattered Sites Dwelling Unit Renovation								
004	Scattered Sites	700453	Scattered Site Comprehensive Unit Modernization	1460	64	4,800,000	5,487,012	6,129,034	6,129,034	6,129,034	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mantua	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	8,291	8,291	8,291	8,291	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	81	81	81	81	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
906	Francisville	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	767	767	767	767	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

Annual Statement/Performance and Evaluation Report												
Capital Fund Program (CFP)												
Part II: Supporting Pages												
PHA Name:		Grant Type and Number										
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501082008										
Development Number / Name HA-Wide		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
											Comments	
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
907	Ludlow	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	2,961	2,961	2,961	2,961	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
909	Strawberry Mansion	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	3,763	3,763	3,763	3,763	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
910	Oxford Jefferson	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	1,446	1,446	1,446	1,446	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
005	Scattered Sites	700454	Scattered Site Comprehensive Unit Modernization	1460	1	12,000	13,923	13,923	13,923	13,923	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
012	Scattered Sites	700455	Scattered Site Comprehensive Unit Modernization	1460	3	210,000	397,160	397,145	397,145	397,145	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
025	Scattered Sites	700456	Scattered Site Comprehensive Unit Modernization	1460	1	10,000	88,240	88,240	88,240	88,240	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
060	Scattered Sites	700457	Scattered Site Comprehensive Unit Modernization	1460	1	40,000	41,338	41,338	41,338	41,338	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
067	Scattered Sites	700458	Scattered Site Comprehensive Unit Modernization	1460	1	20,000	13,572	13,572	13,572	13,572	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
069	Scattered Sites	700459	Scattered Site Comprehensive Unit Modernization	1460	3	200,000	297,277	296,121	296,121	296,121	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	

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Part II: Supporting Pages											
PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501082008									
Development Number / Name HA-Wide		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
080	Scattered Sites	700460	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	463,738	463,738	463,738	463,738	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
081	Scattered Sites	700461	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	78,636	78,636	78,636	78,636	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
078	Scattered Sites	700462	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	31,434	31,434	31,434	31,434	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
085	Scattered Sites	700463	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	77,978	77,502	77,502	77,502	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
087	Scattered Sites	700464	Scattered Site Comprehensive Unit Modernization	1460	1	50,000	50,000	50,000	50,000	50,000	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
088	Scattered Sites	700464	Scattered Site Comprehensive Unit Modernization	1460	0	0	901	901	901	901	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
088	Scattered Sites	700465	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	93,433	92,641	92,641	92,641	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
091	Scattered Sites	700466	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	207,399	207,399	207,399	207,399	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
092	Scattered Sites	700467	Scattered Site Comprehensive Unit Modernization	1460	1	50,000	219,692	219,692	219,692	219,692	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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Capital Fund Program (CFP)												
Part II: Supporting Pages												
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250108								2008	
Development Number / Name HA-Wide		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments	
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
901	Haddington	700504	Stimulus Units	1460	Varies	0	535,215	535,215	535,215	535,215	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
902	Mantua	700504	Stimulus Units	1460	Varies	0	329,129	329,129	329,129	329,129	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
903	Kingsessing	700504	Stimulus Units	1460	Varies	0	761,300	761,300	761,300	761,300	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
904	Germantown/Hunting Park	700504	Stimulus Units	1460	Varies	0	107,043	107,043	107,043	107,043	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
905	Fairhill Square	700504	Stimulus Units	1460	Varies	0	275,607	275,607	275,607	275,607	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
906	Francisville	700504	Stimulus Units	1460	Varies	0	916,343	916,343	916,343	916,343	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
907	Ludlow	700504	Stimulus Units	1460	Varies	0	513,693	513,693	513,693	513,693	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
908	Susquehanna	700504	Stimulus Units	1460	Varies	0	58,629	58,629	58,629	58,629	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
909	Strawberry Mansion	700504	Stimulus Units	1460	Varies	0	587,405	587,405	587,405	587,405	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	

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Capital Fund Program (CFP)											
Part II: Supporting Pages											
PHA Name:			Grant Type and Number								
Philadelphia Housing Authority			Capital Fund Program Grant No:			PA26P00250108			2008		
Development Number / Name HA-Wide		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
910	Oxford Jefferson	700504	Stimulus Units	1460	Varies	0	107,043	107,043	107,043	107,043	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
			Scattered Site Unit Renovation Total		4	5,842,000	11,770,449	12,410,032	12,410,032	12,410,032	
			Conventional Site Dwelling Unit Renovation								
014	Norris Homes	700875	Electrical Upgrades/Distribution	1460		125,000	0	0	0	0	repair/replace elcetrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
039	Westpark Apts.	700875	Electrical Upgrades/Distribution	1460		300,000	0	0	0	0	repair/replace elcetrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
066	Holmecrest	700875	Electrical Upgrades/Distribution	1460		120,000	0	0	0	0	repair/replace elcetrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
062	Point Breeze	701166	Heating Plant Upgrade	1460		300,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
114	G.B. Jacobs	701166	Heating Plant Upgrade	1460		400,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
035	Haddington	701166	Heating Plant Upgrade	1460		375,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
055	Fairhill	701166	Heating Plant Upgrade	1460		520,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
054	Collegeview	701166	Heating Plant Upgrade	1460		200,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
066	Holmecrest	701166	Heating Plant Upgrade	1460		500,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
001	Johnson Homes	701166	Heating Plant Upgrade	1460		1,300,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
015	Harrison Plaza	701166	Heating Plant Upgrade	1460		1,500,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
066	Morton Homes	701438	Interior Wall Repair	1460		200,000	0	0	0	0	repair interior walls
029	Hill Creek	700979	Canopies	1460	115 Canopies	1,000,000	0	0	0	0	Installation of canopies
			Total Site Specific Dwelling Unit Work Items			6,840,000	0	0	0	0	

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Part II: Supporting Pages											
PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250108									
		2008									
Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
			Total Dwelling Construction	1460			20,683,043	21,376,200	21,376,200	21,376,200	
			<u>Non-Dwelling Structures</u>								
000	PHA-Wide	701486	Modernization of Non-Dwelling Space	1470	1 LS	300,000	0	0	0	0	replacement/repair of security doors and windows
039	West Park Apartments	701486	Modernization of Non-Dwelling Space	1470	1 LS	0	12,787	12,787	12,787	12,787	replacement/repair of security doors and windows
050	Blumberg Apts	701486	Modernization of Non-Dwelling Space	1470	1 LS	0	3,240	3,240	3,240	3,240	replacement/repair of security doors and windows
			Total Non-Dwelling Structures			300,000	16,027	16,027	16,027	16,027	
			<u>Non-Dwelling Equipment</u>								
000	PHA-Wide	700035	Equipment for Security Upgrades	1475	5 Bldgs	200,000	0	0	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
000	PHA-Wide	700180	Computer Infrastrucure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	Varies	500,000	632,616	605,732	605,732	605,732	Computer Infrastrucure Upgrades, Computer Lab Support, PHA Office and ISM Support Services
000	PHA-Wide	700614	Telephone Infrastructure Upgrades	1475	10 Sites	500,000	790,349	790,349	790,349	790,349	Telephone equipments including but not limited to network switches.
000	PHA-Wide	700798	Community Space Furniture and Equipment	1475	Varies	30,000	0	0	0	0	replacement of furniture and or equipment for community centers throughout PHA.
000	PHA-Wide	701203	Maintenance Equipment	1475	Varies	100,000	391,122	390,867	390,867	390,867	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment.
000	PHA-Wide	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	75,000	96,270	96,059	96,059	96,059	replacement of furniture and or equipment for administrative and office bldgs. throughout PHA.
			Total Non-Dwelling Equipment			1,405,000	1,910,356	1,883,007	1,883,007	1,883,007	
000	PHA-Wide	700882	Demolition	1485	8-11 Units	300,000	2,941	2,941	2,941	2,941	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition			300,000	2,941	2,941	2,941	2,941	
000	PHA-Wide	700854	Relocation	1495	Varies	200,000	23,038	21,790	21,790	21,790	relocation of tenants
004	Scattered Sites	700854	Relocation	1495			425	425	425	425	relocation of tenants
014	Norris Apartments	700854	Relocation	1495			590	590	590	590	relocation of tenants
023	Liddonfield Homes	700854	Relocation	1495			19,002	19,000	19,000	19,000	relocation of tenants
050	Blumberg Apts	700854	Relocation	1495			590	590	590	590	relocation of tenants
061	Paschall Apartments	700854	Relocation	1495			10,107	10,106	10,106	10,106	relocation of tenants
			Total Relocation			200,000	53,751	52,500	52,500	52,500	
000	PHA-Wide	701490	New Development	1499	Varies	500,000	0	0	0	0	Funding to be used on new development projects.

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PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501082008									
Development Number / Name HA-Wide		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
139	Greater Grays Ferry Estates I	701098	504 unit modification/fair hsg	1499	Varies	0	252,440	250,405	250,405	250,405	504 unit modification/fair hsg
152	Germantown House	701098	504 unit modification/fair hsg	1499	Varies	0	474,427	469,076	469,076	469,076	504 unit modification/fair hsg
158	Nellie Reynolds Garden	701098	504 unit modification/fair hsg	1499	Varies	0	10,205	10,205	10,205	10,205	504 unit modification/fair hsg
152	Germantown House	701165	Elevator upgrades	1499	Varies	0	625,000	625,000	625,000	625,000	repair elevators
			New Development			500,000	1,362,072	1,354,685	1,354,685	1,354,685	
000	PHA-Wide	701491	Bond Debt Principle	1501		0	6,260,000	6,260,000	6,260,000	6,260,000	bond debt principle payment for Tasker Bond
000	PHA-Wide	701498	Bond Debt Interest	1501		12,000,000	5,702,677	5,702,677	5,702,677	5,702,677	bond debt interest payment for Tasker Bond
			Total Debt Service			12,000,000	11,962,677	11,962,677	11,962,677	11,962,677	
			GRAND TOTAL			59,214,716	58,218,926	58,218,926	58,218,926	58,218,926	

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250108		Federal FFY of Grant: 2008	
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	06/13/2008	06/12/2010	06/13/2008	06/12/2012	

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Capital Fund Program (CFP) Part I: Summary						
PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250109			Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost				
		Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended
1	Total Non-CFP Funds					
2	1406 Operations	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
3	1408 Management Improvements	6,590,000	4,320,192	4,320,192	4,320,192	4,320,192
4	1410 Administrative Costs	5,826,101	5,826,101	5,826,101	5,826,101	5,826,101
5	1411 Audit	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0
7	1430 Fees and Costs	3,700,000	3,599,000	3,599,000	3,599,000	3,599,000
8	1440 Site Acquisition	100,000	100,000	100,000	100,000	100,000
9	1450 Site Improvements	4,328,000	6,140,540	6,140,540	6,140,540	6,140,540
10	1460 Dwelling Structures	12,750,000	13,040,269	13,040,269	13,040,269	13,040,269
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	0
12	1470 Non-Dwelling Space	1,900,000	1,020,000	1,020,000	1,020,000	1,020,000
13	1475 Non-Dwelling Equipment	1,205,000	1,045,000	1,045,000	1,045,000	1,045,000
14	1485 Demolition	300,000	100,000	100,000	100,000	100,000
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495 Relocation	200,000	200,000	200,000	200,000	200,000
18	1499 Development Activities	500,000	1,328,000	1,328,000	1,328,000	1,328,000
19	1501 Collateralization or Debt Service	11,901,300	11,901,300	11,901,300	11,901,300	11,901,300
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	59,300,401	58,620,401	58,620,401	58,620,401	58,620,401
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109									2009	
Development Number / Name Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work		
											Comments		
						Original	Revised	Revised 2	Obligated	Expended			
000	PHA-Wide	701100	Operating Subsidy	1406		10,000,000	10,000,000	10,000,000	10,000,000	10,000,000			
			Total Operating Subsidy Cost			10,000,000	10,000,000	10,000,000	10,000,000	10,000,000			
			Management Improvements										
000	PHA-Wide	700168	PHA Development Staff Manager	1408		115,000	115,000	115,000	115,000	115,000	PHA Development Staff Manager consist of Salaries & Benefits.		
000	PHA-Wide	700169	Police Officers Salaries and Benefits	1408		1,800,000	1,800,000	1,800,000	1,800,000	1,800,000			
000	PHA-Wide	700176	Computer Software Acquisition, Customization, Installation and Program Implementation Training	1408		2,000,000	1,230,192	1,230,192	1,230,192	1,230,192			
000	PHA-Wide	700368	Apprenticeship Program Field Training	1408		2,000,000	500,000	500,000	500,000	500,000	PHA provides additional funding through the MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include:preparing public housing residents for entry into approved apprenticeships in various		
000	PHA-Wide	700787	Lobby Monitors: Program to enhance site security.	1408		600,000	600,000	600,000	600,000	600,000	Lobby Monitors consist of Salaries & Benefits.		
000	PHA-Wide	700796	Staff Development: Provide training opportunities for PHA staff.	1408		75,000	75,000	75,000	75,000	75,000	Various Training (i.e. Ethical Conduct, Prevent Harassment, Culture of Respect) for Executive level thru Line Staff.		
000	PHA-Wide	823006	Police Salaries	1408		0	0	0	0	0			
			Total Management Improvement Cost			6,590,000	4,320,192	4,320,192	4,320,192	4,320,192			
			Administrative Costs										
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		5,826,101	5,826,101	5,826,101	5,826,101	5,826,101			
			Total Administrative Cost	1410		5,826,101	5,826,101	5,826,101	5,826,101	5,826,101			
			Fees and Costs										
000	PHA-Wide	700187	Master Planning	1430		600,000	500,000	500,000	500,000	500,000			
000	PHA-Wide	700185	A&E, Legal and Consultant Services	1430		2,400,000	2,400,000	2,400,000	2,400,000	2,400,000			
000	PHA-Wide	700188	Physical Needs Assessment	1430		500,000	500,000	500,000	500,000	500,000			
000	PHA-Wide	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		200,000	19,130	19,130	19,130	19,130			

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109									2009	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work		
						Original	Revised		Revised 2	Obligated	Expended	Comments	
001	Johnson Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	14,000	14,000	14,000	14,000			
003	Richard Allen	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	600	600	600	600			
004	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	15,000	15,000	15,000	15,000			
012	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	8,000	8,000	8,000	8,000			
013	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	812	812	812	812			
014	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	21,000	21,000	21,000	21,000			
015	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	16,932	16,932	16,932	16,932			
018	Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	2,000	2,000	2,000			
020	Spring Garden	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	2,000	2,000	2,000			
024	Queen Lane	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	10,812	10,812	10,812	10,812			
025	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	1,000	1,000	1,000	1,000			
029	Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	59,790	59,790	59,790	59,790			
031	Bartram Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	2,000	2,000	2,000			
032	Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	0			
035	Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	4,000	4,000	4,000	4,000			
039	West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	6,812	6,812	6,812	6,812			
046	Haverford Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	2,000	2,000	2,000			
049	Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	2,000	2,000	2,000			
050	Blumberg Apts	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	864	864	864	864			
055	Fairhill Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	812	812	812	812			
060	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	0			
063	Katie B Jackson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,812	2,812	2,812	2,812			
069	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	0			
076	Emlen Arms	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	812	812	812	812			
077	Bentley Hall	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	812	812	812	812			

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109									2009	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work		
						Original	Revised	Revised 2	Obligated	Expended	Comments		
081	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	0			
085	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	0			
088	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	1,500	1,500	1,500	1,500			
093	Westpark Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	2,000	2,000	2,000			
901	Haddington	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	1,500	1,500	1,500	1,500			
			Total Professional Services Costs and Fees			3,700,000	3,599,000	3,599,000	3,599,000	3,599,000			
			Site Acquisition										
000	PHA-Wide	700165	Acquire properties below TDC	1440		100,000	100,000	100,000	100,000	100,000			
			Total Site Acquisition Costs			100,000	100,000	100,000	100,000	100,000			
			PHA- Wide Site Improvements										
000	PHA-Wide	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	300,000	73,554	73,554	73,554	73,554			
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	10,400	10,400	10,400	10,400			
004	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	27,925	27,925	27,925	27,925			
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	17,471	17,471	17,471	17,471			
012	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	8,660	8,660	8,660	8,660			
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	12,525	12,525	12,525	12,525			
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	4,300	4,300	4,300	4,300			
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	8,560	8,560	8,560	8,560			
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	5,208	5,208	5,208	5,208			
024	Queen Lane Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	225	225	225	225			
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	8,552	8,552	8,552	8,552			
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	21,213	21,213	21,213	21,213			
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	6,435	6,435	6,435	6,435			
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	2,922	2,922	2,922	2,922			
060	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	1,422	1,422	1,422	1,422			

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Capital Fund Program (CFP)

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109								2009
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
										Comments	
					Original	Revised	Revised 2	Obligated	Expended		
061	Paschall Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	839	839	839	839	
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	7,775	7,775	7,775	7,775	
069	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	27,016	27,016	27,016	27,016	
080	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	16,002	16,002	16,002	16,002	
081	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	12,327	12,327	12,327	12,327	
085	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	7,055	7,055	7,055	7,055	
088	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	20,521	20,521	20,521	20,521	
091	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	3,730	3,730	3,730	3,730	
135	Scatt Sites - 117 In-Fill Unit	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	6,824	6,824	6,824	6,824	
001	Johnson Homes	700370	Heating system work	1450	1 LS	0	316,000	316,000	316,000	316,000	
000	PHA-Wide	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	50,000	36,100	36,100	36,100	36,100	
050	Blumberg Apts	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	50,000	363,900	363,900	363,900	363,900	
000	PHA-Wide	700857	PCB Removal & Disposal	1450	1 LS	30,000	21,970	21,970	21,970	21,970	
020	Spring Garden	700857	PCB Removal & Disposal	1450	1 LS	30,000	8,030	8,030	8,030	8,030	
000	PHA-Wide	700876	Install Back Flow Preventors	1450	4 sites	50,000	9,633	9,633	9,633	9,633	
000	PHA-Wide	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	100,000	0	0	0	0	
000	PHA-Wide	701097	Asphalt/Paving	1450	10	100,000	29,200	29,200	29,200	29,200	asphalt repair/replacement of driveways
001	Johnson Homes	701097	Asphalt/Paving	1450	40,000 cy	0	4,800	4,800	4,800	4,800	asphalt repair/replacement of driveways
013	Wilson Park - Senior	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
014	Norris Apartments	701097	Asphalt/Paving	1450	1600 cy	0	4,800	4,800	4,800	4,800	asphalt repair/replacement of driveways
020	Spring Garden Apartments	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
024	Queen Lane Apartments	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
030	Abbottsford Homes	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
031	Bartram Village	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
032	Oxford Village	701097	Asphalt/Paving	1450	1600 cy	0	4,800	4,800	4,800	4,800	asphalt repair/replacement of driveways

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109								2009
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original	Revised	Revised 2	Obligated	Expended	
034	Whitehall Apartments	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
035	Haddington Homes	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
042	Champlost Homes	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
046	Haverford Homes	701097	Asphalt/Paving	1450	800 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
049	Morton Homes	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
050	Blumberg Apts	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
055	Fairhill Apartments	701097	Asphalt/Paving	1450	1200 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
063	Katie B Jackson	701097	Asphalt/Paving	1450	800 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
065	College View	701097	Asphalt/Paving	1450	800 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
066	Holmecrest Homes	701097	Asphalt/Paving	1450	800 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
076	Emlen Arms	701097	Asphalt/Paving	1450	800 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
100	Cecil B Moore	701097	Asphalt/Paving	1450	800 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
114	Gladys B Jacobs	701097	Asphalt/Paving	1450	800 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
000	PHA-Wide	701099	Concrete and Pavement	1450	200,000 cy	500,000	10,209	10,209	10,209	10,209	concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701099	Concrete and Pavement	1450	3185 cy	0	9,557	9,557	9,557	9,557	concreter repair/replacement of sidewalks, walkways and curbs
003	Richard Allen	701099	Concrete and Pavement	1450	1132 cy	0	3,399	3,399	3,399	3,399	concreter repair/replacement of sidewalks, walkways and curbs
004	Scattered Sites	701099	Concrete and Pavement	1450	302 cy	0	907	907	907	907	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete and Pavement	1450	8003 cy	0	24,009	24,009	24,009	24,009	concreter repair/replacement of sidewalks, walkways and curbs
012	Scattered Sites	701099	Concrete and Pavement	1450	185 cy	0	556	556	556	556	concreter repair/replacement of sidewalks, walkways and curbs
013	Wilson Park - Senior	701099	Concrete and Pavement	1450	290 cy	0	872	872	872	872	concreter repair/replacement of sidewalks, walkways and curbs
014	Norris Apartments	701099	Concrete and Pavement	1450	3128 cy	0	9,386	9,386	9,386	9,386	concreter repair/replacement of sidewalks, walkways and curbs
015	Harrison Plaza	701099	Concrete and Pavement	1450	100415 cy	0	301,247	301,247	301,247	301,247	concreter repair/replacement of sidewalks, walkways and curbs
018	Arch Homes	701099	Concrete and Pavement	1450	3306 cy	0	9,920	9,920	9,920	9,920	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Apartments	701099	Concrete and Pavement	1450	100778 cy	0	302,335	302,335	302,335	302,335	concreter repair/replacement of sidewalks, walkways and curbs
024	Queen Lane Apartments	701099	Concrete and Pavement	1450	455 cy	0	1,366	1,366	1,366	1,366	concreter repair/replacement of sidewalks, walkways and curbs

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Capital Fund Program (CFP) Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109							2009	
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
					Original	Revised		Obligated	Expended	Comments	
029	Hill Creek	701099	Concrete and Pavement	1450	21098 cy	0	63,295	63,295	63,295	63,295	concreter repair/replacement of sidewalks, walkways and curbs
030	Abbottsford Homes	701099	Concrete and Pavement	1450	388 cy	0	1,164	1,164	1,164	1,164	concreter repair/replacement of sidewalks, walkways and curbs
031	Bartram Village	701099	Concrete and Pavement	1450	4688 cy	0	14,064	14,064	14,064	14,064	concreter repair/replacement of sidewalks, walkways and curbs
032	Oxford Village	701099	Concrete and Pavement	1450	6586 cy	0	19,758	19,758	19,758	19,758	concreter repair/replacement of sidewalks, walkways and curbs
034	Whitehall Apartments	701099	Concrete and Pavement	1450	296 cy	0	890	890	890	890	concreter repair/replacement of sidewalks, walkways and curbs
035	Haddington Homes	701099	Concrete and Pavement	1450	16979 cy	0	50,938	50,938	50,938	50,938	concreter repair/replacement of sidewalks, walkways and curbs
039	West Park Apartments	701099	Concrete and Pavement	1450	15087 cy	0	45,262	45,262	45,262	45,262	concreter repair/replacement of sidewalks, walkways and curbs
042	Champlost Homes	701099	Concrete and Pavement	1450	957 cy	0	2,872	2,872	2,872	2,872	concreter repair/replacement of sidewalks, walkways and curbs
049	Morton Homes	701099	Concrete and Pavement	1450	708 cy	0	2,124	2,124	2,124	2,124	concreter repair/replacement of sidewalks, walkways and curbs
050	Blumberg Apts	701099	Concrete and Pavement	1450	3097 cy	0	9,292	9,292	9,292	9,292	concreter repair/replacement of sidewalks, walkways and curbs
054	Parkview Apartments	701099	Concrete and Pavement	1450	674 cy	0	2,024	2,024	2,024	2,024	concreter repair/replacement of sidewalks, walkways and curbs
055	Fairhill Apartments	701099	Concrete and Pavement	1450	766 cy	0	2,298	2,298	2,298	2,298	concreter repair/replacement of sidewalks, walkways and curbs
062	Cassie L Holley	701099	Concrete and Pavement	1450	282 cy	0	848	848	848	848	concreter repair/replacement of sidewalks, walkways and curbs
063	Katie B Jackson	701099	Concrete and Pavement	1450	290 cy	0	870	870	870	870	concreter repair/replacement of sidewalks, walkways and curbs
066	Holmecrest Homes	701099	Concrete and Pavement	1450	0	0	0	0	0	0	concreter repair/replacement of sidewalks, walkways and curbs
076	Emlen Arms	701099	Concrete and Pavement	1450	154 cy	0	464	464	464	464	concreter repair/replacement of sidewalks, walkways and curbs
077	Bentley Hall	701099	Concrete and Pavement	1450	11472 cy	0	34,417	34,417	34,417	34,417	concreter repair/replacement of sidewalks, walkways and curbs
080	Scattered Sites	701099	Concrete and Pavement	1450	302 cy	0	907	907	907	907	concreter repair/replacement of sidewalks, walkways and curbs
085	Scattered Sites	701099	Concrete and Pavement	1450	105 cy	0	318	318	318	318	concreter repair/replacement of sidewalks, walkways and curbs
114	Gladys B Jacobs	701099	Concrete and Pavement	1450	2119 cy	0	6,358	6,358	6,358	6,358	concreter repair/replacement of sidewalks, walkways and curbs
380	Bartram Warehouse	701099	Concrete and Pavement	1450	218 cy	0	655	655	655	655	concreter repair/replacement of sidewalks, walkways and curbs
901	Haddington	701099	Concrete and Pavement	1450	19287 cy	0	57,863	57,863	57,863	57,863	concreter repair/replacement of sidewalks, walkways and curbs
902	Mantua	701099	Concrete and Pavement	1450	7715 cy	0	23,145	23,145	23,145	23,145	concreter repair/replacement of sidewalks, walkways and curbs
903	Kingsessing	701099	Concrete and Pavement	1450	24190 cy	0	72,573	72,573	72,573	72,573	concreter repair/replacement of sidewalks, walkways and curbs
904	Germantown/Hunting Park	701099	Concrete and Pavement	1450	7804 cy	0	23,413	23,413	23,413	23,413	concreter repair/replacement of sidewalks, walkways and curbs

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109								2009	
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
											Comments	
905	Fairhill Square	701099	Concrete and Pavement	1450	12744 cy	0	38,233	38,233	38,233	38,233	concreter repair/replacement of sidewalks, walkways and curbs	
906	Francisville	701099	Concrete and Pavement	1450	7715 cy	0	23,145	23,145	23,145	23,145	concreter repair/replacement of sidewalks, walkways and curbs	
907	Ludlow	701099	Concrete and Pavement	1450	21216 cy	0	63,649	63,649	63,649	63,649	concreter repair/replacement of sidewalks, walkways and curbs	
908	Susquehanna	701099	Concrete and Pavement	1450	7813 cy	0	23,442	23,442	23,442	23,442	concreter repair/replacement of sidewalks, walkways and curbs	
909	Strawberry Mansion	701099	Concrete and Pavement	1450	9643 cy	0	28,931	28,931	28,931	28,931	concreter repair/replacement of sidewalks, walkways and curbs	
910	Oxford Jefferson	701099	Concrete and Pavement	1450	9643 cy	0	28,931	28,931	28,931	28,931	concreter repair/replacement of sidewalks, walkways and curbs	
000	PHA-Wide	701423	Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000	150,000	150,000	150,000	150,000		
000	PHA-Wide	701478	Fencing	1450	1LS	75,000	75,000	75,000	75,000	75,000	replace chain link fence	
000	PHA-Wide	900630	Sparkle-Signage/Awnings	1450	1LS	75,000	131,658	131,658	131,658	131,658		
013	Wilson Park - Senior	900630	Sparkle-Signage/Awnings	1450	1LS	0	3,295	3,295	3,295	3,295		
032	Oxford Village	900630	Sparkle-Signage/Awnings	1450	1LS	0	3,295	3,295	3,295	3,295		
000	PHA-Wide	900635	Sparkle-Lighting/Bollards	1450	1LS	50,000	50,000	50,000	50,000	50,000		
000	PHA-Wide	900640	Sparkle-Grounds/Tree Removal	1450	1LS	50,000	0	0	0	0		
001	Johnson Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	138,290	138,290	138,290	138,290		
003	Richard Allen	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	4,738	4,738	4,738	4,738		
004	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	118,050	118,050	118,050	118,050		
005	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	15,244	15,244	15,244	15,244		
010	Raymond Rosen	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	74,316	74,316	74,316	74,316		
012	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	52,491	52,491	52,491	52,491		
013	Wilson Park - Senior	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	22,569	22,569	22,569	22,569		
014	Norris Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	58,627	58,627	58,627	58,627		
015	Harrison Plaza	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	112,035	112,035	112,035	112,035		
018	Arch Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	9,315	9,315	9,315		
020	Spring Garden Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	17,658	17,658	17,658	17,658		
024	Queen Lane Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,567	18,567	18,567	18,567		

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P002501092009								
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original	Revised	Revised 2	Obligated	Expended	
029	Hill Creek	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	75,785	75,785	75,785	75,785	
030	Abbottsford Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	128,887	128,887	128,887	128,887	
031	Bartram Village	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	128,545	128,545	128,545	128,545	
032	Oxford Village	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	100,269	100,269	100,269	100,269	
034	Whitehall Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	19,562	19,562	19,562	19,562	
035	Haddington Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,630	18,630	18,630	18,630	
039	West Park Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	0	0	0	0	
042	Champlost Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	26,508	26,508	26,508	26,508	
046	Haverford Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	9,315	9,315	9,315	
049	Morton Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	75,037	75,037	75,037	75,037	
050	Blumberg Apts	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	16,129	16,129	16,129	16,129	
054	Parkview Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	9,315	9,315	9,315	
055	Fairhill Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	30,475	30,475	30,475	30,475	
061	Paschall Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	35,000	35,000	35,000	35,000	
063	Katie B Jackson	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	8,150	8,150	8,150	8,150	
065	College View	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	9,315	9,315	9,315	
066	Holmecrest Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,630	18,630	18,630	18,630	
069	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	85,727	85,727	85,727	85,727	
077	Bentley Hall	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	11,753	11,753	11,753	11,753	
080	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	5,719	5,719	5,719	5,719	
081	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	50,673	50,673	50,673	50,673	
085	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	29,197	29,197	29,197	29,197	
088	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	75,942	75,942	75,942	75,942	
091	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	13,073	13,073	13,073	13,073	
092	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	1,094	1,094	1,094	1,094	

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PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501092009									
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original	Revised		Obligated	Expended	Comments
093	Westpark Plaza	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	59,880	59,880	59,880	59,880	
097	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	4,713	4,713	4,713	4,713	
100	Cecil B Moore	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	39,210	39,210	39,210	39,210	
104	Arlene Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	11,678	11,678	11,678	11,678	
114	Gladys B Jacobs	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	7,878	7,878	7,878	7,878	
901	Haddington	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	19,000	19,000	19,000	19,000	
902	Mantua	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,000	18,000	18,000	18,000	
903	Kingsessing	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	12,000	12,000	12,000	12,000	
904	Germantown/Hunting Park	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	15,000	15,000	15,000	15,000	
905	Fairhill Square	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,000	18,000	18,000	18,000	
906	Francisville	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	4,000	4,000	4,000	4,000	
907	Ludlow	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	3,000	3,000	3,000	3,000	
908	Susquehanna	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	3,000	3,000	3,000	3,000	
909	Strawberry Mansion	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	15,000	15,000	15,000	15,000	
910	Oxford Jefferson	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,000	9,000	9,000	9,000	
000	PHA-Wide	900660	Sparkle-Iron Fencing	1450	1LS	75,000	22,459	22,459	22,459	22,459	
004	Scattered Sites	900660	Sparkle-Iron Fencing	1450	1LS	0	4,608	4,608	4,608	4,608	
015	Harrison Plaza	900660	Sparkle-Iron Fencing	1450	1LS	0	3,460	3,460	3,460	3,460	
032	Oxford Village	900660	Sparkle-Iron Fencing	1450	1LS	0	3,571	3,571	3,571	3,571	
039	West Park Apartments	900660	Sparkle-Iron Fencing	1450	1LS	0	12,704	12,704	12,704	12,704	
085	Scattered Sites	900660	Sparkle-Iron Fencing	1450	1LS	0	3,198	3,198	3,198	3,198	
			Total PHA-Wide Site Improvements			1,685,000	4,810,234	4,810,234	4,810,234	4,810,234	
			Scattered Sites Site Improvements								
004	Scattered Sites	700881	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	33	400,000	200,000	200,000	200,000	200,000	
005	Scattered Sites	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	3	30,000	39,307	39,307	39,307	39,307	

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PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P002501092009									
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original	Revised	Revised 2	Obligated	Expended	
012	Scattered Sites	701401	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	25	300,000	177,999	177,999	177,999	177,999	
025	Scattered Sites	701494	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	2	20,000	20,000	20,000	20,000	20,000	
060	Scattered Sites	701409	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	4	50,000	50,000	50,000	50,000	50,000	
067	Scattered Sites	701410	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	0	5,000	5,000	5,000	5,000	5,000	
069	Scattered Sites	701411	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	17	200,000	200,000	200,000	200,000	200,000	
078	Scattered Sites	701413	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1	8,000	8,000	8,000	8,000	8,000	
080	Scattered Sites	701414	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	5	60,000	60,000	60,000	60,000	60,000	
081	Scattered Sites	701415	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8	100,000	100,000	100,000	100,000	100,000	
085	Scattered Sites	701417	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	17	200,000	200,000	200,000	200,000	200,000	
087	Scattered Sites	701418	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1	10,000	10,000	10,000	10,000	10,000	
088	Scattered Sites	701419	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8	100,000	100,000	100,000	100,000	100,000	
091	Scattered Sites	701420	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8	100,000	100,000	100,000	100,000	100,000	
092	Scattered Sites	701421	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	5	60,000	60,000	60,000	60,000	60,000	
			Total Scattered Site Improvements		137	1,643,000	1,330,306	1,330,306	1,330,306	1,330,306	
			Conventional Site Improvements								
001	Johnson	700870	Underground Heating	1450		1,000,000	0	0	0	0	
			Total Conventional Site Improvements			1,000,000	0	0	0	0	
			PHA Wide Dwelling Structures								
000	PHA-Wide	700179	Environmental Hazard Abatement	1460	Varies	150,000	2,444	2,444	2,444	2,444	
001	Johnson Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	36,058	36,058	36,058	36,058	
004	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	10,000	10,000	10,000	

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109									2009	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work		
						Original	Revised		Revised 2	Obligated	Expended	Comments	
005	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	2,000	2,000	2,000	2,000			
010	Raymond Rosen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	0	0	0			
012	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	7,000	7,000	7,000	7,000			
013	Wilson Park - Senior	700179	Environmental Hazard Abatement	1460	1 LS	0	540	540	540	540			
014	Norris Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	363	363	363	363			
015	Harrison Plaza	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	10,000	10,000	10,000			
020	Spring Garden Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	0	0	0			
024	Queen Lane Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	10,000	10,000	10,000			
025	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	3,000	3,000	3,000	3,000			
029	Hill Creek	700179	Environmental Hazard Abatement	1460	1 LS	0	15,549	15,549	15,549	15,549			
031	Bartram Village	700179	Environmental Hazard Abatement	1460	1 LS	0	1,813	1,813	1,813	1,813			
032	Oxford Village	700179	Environmental Hazard Abatement	1460	1 LS	0	0	0	0	0			
035	Haddington Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	10,000	10,000	10,000			
060	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	4,000	4,000	4,000			
067	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	4,000	4,000	4,000			
069	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	8,000	8,000	8,000	8,000			
078	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	1,000	1,000	1,000	1,000			
080	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	5,000	5,000	5,000	5,000			
081	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	5,000	5,000	5,000	5,000			
085	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	4,000	4,000	4,000			
087	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	1,000	1,000	1,000	1,000			
088	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	15,000	15,000	15,000	15,000			
091	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	4,000	4,000	4,000			
092	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	2,000	2,000	2,000	2,000			
901	Haddington	700179	Environmental Hazard Abatement	1460	1 LS	0	7,875	7,875	7,875	7,875			

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PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501092009									
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original	Revised		Obligated	Expended	Comments
903	Kingsessing	700179	Environmental Hazard Abatement	1460	1 LS	0	0	0	0	0	
904	Germantown/Hunting Park	700179	Environmental Hazard Abatement	1460	1 LS	0	162	162	162	162	
905	Fairhill Square	700179	Environmental Hazard Abatement	1460	1 LS	0	21	21	21	21	
906	Francisville	700179	Environmental Hazard Abatement	1460	1 LS	0	410	410	410	410	
907	Ludlow	700179	Environmental Hazard Abatement	1460	1 LS	0	0	0	0	0	
908	Susquehanna	700179	Environmental Hazard Abatement	1460	1 LS	0	293	293	293	293	
909	Strawberry Mansion	700179	Environmental Hazard Abatement	1460	1 LS	0	0	0	0	0	
910	Oxford Jefferson	700179	Environmental Hazard Abatement	1460	1 LS	0	142	142	142	142	
000	PHA-Wide	700181	Mold Remediation	1460	Varies	100,000	0	0	0	0	
001	Johnson Homes	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
003	Richard Allen	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
004	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	10,000	10,000	10,000	10,000	
005	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	2,000	2,000	2,000	2,000	
010	Raymond Rosen	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
012	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	7,000	7,000	7,000	7,000	
013	Wilson Park	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
015	Harrison Plaza	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
018	Arch Homes	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
020	Spring Garden Apartments	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
024	Queen Lane Apartments	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
025	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	3,000	3,000	3,000	3,000	
029	Hill Creek	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
031	Bartram Village	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
032	Oxford Village	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
034	Whitehall Apartments	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	

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PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501092009									
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original	Revised	Revised 2	Obligated	Expended	
035	Haddington Homes	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
039	West Park Apartments	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
042	Champlost Homes	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
049	Morton Homes	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
050	Blumberg Apts	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
055	Fairhill Apartments	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
060	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	4,000	4,000	4,000	
066	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
067	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	4,000	4,000	4,000	
069	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	8,000	8,000	8,000	8,000	
076	Emlen Arms	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
078	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	1,000	1,000	1,000	1,000	
080	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	5,000	5,000	5,000	5,000	
081	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	5,000	5,000	5,000	5,000	
085	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	4,000	4,000	4,000	
087	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	1,000	1,000	1,000	1,000	
088	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	5,000	5,000	5,000	5,000	
091	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	4,000	4,000	4,000	
092	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	2,000	2,000	2,000	2,000	
093	Westpark Plaza	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
104	Arlene Homes	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
132	Suffolk Manor	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
139	Greater Grays Ferry Estates I	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
143	Greater Grays Ferry II-A	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
145	Lucien E. Blackwell I	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109							2009	
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original	Revised		Obligated	Expended	Comments
901	Haddington	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
902	Mantua	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
903	Kingsessing	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
904	Germantown/Hunting Park	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
905	Fairhill Square	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
906	Francisville	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
907	Ludlow	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
908	Susquehanna	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
909	Strawberry Mansion	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
910	Oxford Jefferson	700181	Mold Remediation	1460	1 LS	0	0	0	0	0	
000	PHA-Wide	700874	Combustion Upgrades	1460	500	500,000	198,953	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
020	Spring Garden Apartments	700874	Combustion Upgrades	1460	500	0	19,840	19,840	19,840	19,840	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
029	Hill Creek	700874	Combustion Upgrades	1460	500	0	168,000	168,000	168,000	168,000	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
031	Bartram Village	700874	Combustion Upgrades	1460	500	0	21,926	21,926	21,926	21,926	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
114	Gladys B Jacobs	700874	Combustion Upgrades	1460	500	0	91,281	91,281	91,281	91,281	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
000	PHA-Wide	700875	Electrical Upgrades/Distribution	1460	750 Units	400,000	140,714	-	0	0	repair/replace elctrical systems including but not limited to panels, transformers, switch gears,
000	PHA-Wide	700878	Plumbing Upgrades	1460	35 Units	100,000	97,621	0	0	0	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets,
029	Hill Creek	700878	Plumbing Upgrades	1460	35 Units	0	2,379	2,379	2,379	2,379	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets,
000	PHA-Wide	700978	Window Replacement	1460	Various Sites	250,000	158,604	0	0	0	
004	Scattered Sites	700978	Window Replacement	1460	Various Sites	0	0	0	0	0	
069	Scattered Sites	700978	Window Replacement	1460	Various Sites	0	1,306	1,306	1,306	1,306	

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PHA Name:		Grant Type and Number									2009	
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250109										
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
						Original	Revised		Obligated	Expended	Comments	
081	Scattered Sites	700978	Window Replacement	1460	Various Sites	0	270	270	270	270		
088	Scattered Sites	700978	Window Replacement	1460	Various Sites	0	0	0	0	0		
000	PHA-Wide	701081	Flooring	1460	20,000 sf	100,000	0	0	0	0		
000	PHA-Wide	701089	Replace Metal Handrails and Railings	1460	Varies	50,000	50,000	-	0	0		
000	PHA-Wide	701090	Fire Safety Code Compliance	1460	Varies	250,000	143,536	-	0	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping,	
004	Scattered Sites	701090	Fire Safety Code Compliance	1460	1 LS	0	1,155	1,155	1,155	1,155	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping,	
013	Wilson Park - Senior	701090	Fire Safety Code Compliance	1460	1 LS	0	760	760	760	760	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping,	
039	West Park Apartments	701090	Fire Safety Code Compliance	1460	1 LS	0	2,502	2,502	2,502	2,502	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping,	
055	Fairhill Apartments	701090	Fire Safety Code Compliance	1460	1 LS	0	643	643	643	643	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping,	
000	PHA-Wide	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	100,000	25,229	0	0	0	repair/replace HVAC and air conditioning systems.	
024	Queen Lane Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	0	2,238	2,238	2,238	2,238	repair/replace HVAC and air conditioning systems.	
063	Katie B Jackson	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	0	60,000	60,000	60,000	60,000	repair/replace HVAC and air conditioning systems.	
114	Gladys B Jacobs	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	0	12,534	12,534	12,534	12,534	repair/replace HVAC and air conditioning systems.	
000	PHA-Wide	701098	504 Unit Modification/Fair Housing	1460	150 Units	1,500,000	20,348	20,348	20,348	20,348		
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	738	738	738	738		
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0		
004	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	4,489	4,489	4,489	4,489		
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,555	1,555	1,555	1,555		
012	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	5,361	5,361	5,361	5,361		
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	2,758	2,758	2,758	2,758		
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	2,402	2,402	2,402	2,402		
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	931	931	931	931		
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,296	1,296	1,296	1,296		
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	5,408	5,408	5,408	5,408		

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109										2009	
Development Number / Name Activities		HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work		
							Original	Revised	Revised 2	Obligated	Expended	Comments		
024	Queen Lane Apartments		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0			
029	Hill Creek		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	3,247	3,247	3,247	3,247			
030	Abbottsford Homes		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	308	308	308	308			
031	Bartram Village		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	18,257	18,257	18,257	18,257			
032	Oxford Village		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	18,284	18,284	18,284	18,284			
034	Whitehall Apartments		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0			
035	Haddington Homes		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	2,886	2,886	2,886	2,886			
039	West Park Apartments		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0			
042	Champlost Homes		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	2,797	2,797	2,797	2,797			
049	Morton Homes		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	22,715	22,715	22,715	22,715			
050	Blumberg Apts		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0			
054	Parkview Apartments		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0			
055	Fairhill Apartments		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,323	1,323	1,323	1,323			
062	Cassie L Holley		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,782	1,782	1,782	1,782			
063	Katie B Jackson		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	3,352	3,352	3,352	3,352			
065	College View		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	4,812	4,812	4,812	4,812			
066	Holmecrest Homes		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0			
069	Scattered Sites		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	165	165	165	165			
076	Emlen Arms		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0			
077	Bentley Hall		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	12,638	12,638	12,638	12,638			
080	Scattered Sites		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	5,735	5,735	5,735	5,735			
081	Scattered Sites		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	3,364	3,364	3,364	3,364			
085	Scattered Sites		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	447	447	447	447			
088	Scattered Sites		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	165	165	165	165			
093	Westpark Plaza		701098	504 Unit Modification/Fair Housing	1460	150 Units	0	634	634	634	634			

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109 2009								
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original	Revised		Obligated	Expended	Comments
097	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	491	491	491	491	
104	Arlene Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,220	1,220	1,220	1,220	
114	Gladys B Jacobs	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0	
132	Suffolk Manor	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0	
135	Scatt Sites - 117 In-Fill Unit	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0	
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0	
144	Greater Grays Ferry II-B	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0	
152	Germantown House	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0	
901	Haddington	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	933	933	933	933	
902	Mantua	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0	
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	918	918	918	918	
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	2,131	2,131	2,131	2,131	
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	612	612	612	612	
906	Francisville	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	3,591	3,591	3,591	3,591	
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	670,463	670,463	670,463	670,463	
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	5,162	5,162	5,162	5,162	
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	656	656	656	656	
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	0	0	0	
000	PHA-Wide	701165	Elevator Upgrades	1460	6-8 Elevators	800,000	300,000	300,000	300,000	300,000	
000	PHA-Wide	701206	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000	10,000	10,000	10,000	10,000	
000	PHA-Wide	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	2,000,000	18,748	18,748	18,748	18,748	
001	Johnson Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	435,871	435,871	435,871	435,871	

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PHA Name:		Grant Type and Number									
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Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original	Revised	Revised 2	Obligated	Expended	
003	Richard Allen	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	18,259	18,259	18,259	18,259	
010	Raymond Rosen	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	282,733	282,733	282,733	282,733	
013	Wilson Park - Senior	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	442,569	442,569	442,569	442,569	
014	Norris Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	297,069	297,069	297,069	297,069	
015	Harrison Plaza	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	38,213	38,213	38,213	38,213	
018	Arch Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	67,721	67,721	67,721	67,721	
020	Spring Garden Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	79,649	79,649	79,649	79,649	
023	Liddonfield Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
024	Queen Lane Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	83,515	83,515	83,515	83,515	
029	Hill Creek	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	151,902	151,902	151,902	151,902	
030	Abbottsford Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	121,626	121,626	121,626	121,626	

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P002501092009								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
											Comments
						Original	Revised	Revised 2	Obligated	Expended	
031	Bartram Village	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	510,957	510,957	510,957	510,957	
032	Oxford Village	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	114,376	114,376	114,376	114,376	
034	Whitehall Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	104,255	104,255	104,255	104,255	
035	Haddington Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	33,121	33,121	33,121	33,121	
039	West Park Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	236,370	236,370	236,370	236,370	
042	Champlost Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	52,951	52,951	52,951	52,951	
045	Mantua Hall Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
046	Haverford Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	8,900	8,900	8,900	8,900	
049	Morton Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	27,288	27,288	27,288	27,288	
050	Blumberg Apts	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	96,566	96,566	96,566	96,566	
054	Parkview Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	-	-	

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											Comments
						Original	Revised	Revised 2	Obligated	Expended	
055	Fairhill Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	37,634	37,634	37,634	37,634	
061	Paschall Apartments	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	3,032	3,032	3,032	3,032	
062	Cassie L Holley	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	12,263	12,263	12,263	12,263	
063	Katie B Jackson	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	147,843	147,843	147,843	147,843	
065	College View	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	-	-	
066	Holmecrest Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	22,642	22,642	22,642	22,642	
076	Emlen Arms	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	19,500	19,500	19,500	19,500	
077	Bentley Hall	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	7,164	7,164	7,164	7,164	
079	Plymouth Hall	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
093	Westpark Plaza	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	-	-	
100	Cecil B Moore	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	10,052	10,052	10,052	10,052	

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											Comments
						Original	Revised	Revised 2	Obligated	Expended	
104	Arlene Homes	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	1,918	1,918	1,918	1,918	
113	Wilson Park - Family	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	-	-	
114	Gladys B Jacobs	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	7,896	7,896	7,896	7,896	
117	Raymond Rosen - 117	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	-	-	
129	Cambridge Plaza II	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
132	Suffolk Manor	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
133	Richard Allen IIIA	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
134	Richard Allen IIIB	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
138	Mount Olivet	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
139	Greater Grays Ferry Estates I	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
143	Greater Grays Ferry II-A	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	

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						Original	Revised		Revised 2	Obligated	Expended
144	Greater Grays Ferry II-B	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
145	Lucien E. Blackwell I	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
149	Martin Luther King IV	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
150	Lucien E. Blackwell II	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
152	Germantown House	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
156	Marshal Shepard	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
157	Ludlow Phase III	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
158	Nellie Reynolds Garden	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
901	Haddington	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	0	0	0	0	
903	Kingsessing	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	7,392	0	0	0	
904	Germantown/Hunting Park	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	4,305	0	0	0	

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											Comments	
						Original	Revised	Revised 2	Obligated	Expended		
905	Fairhill Square	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	17,700	0	0	0		
908	Susquehanna	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	875	0	0	0		
909	Strawberry Mansion	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	29,063	0	0	0		
910	Oxford Jefferson	701431	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	1460	100 Units	0	20,634	0	0	0		
000	PHA-Wide	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	300,000	99,643	99,643	99,643	99,643		
015	Harrison Plaza	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	0	357	357	357	357		
000	PHA-Wide	701434	Roof Repair/Replacement	1460	250 Units	100,000	81,444	81,444	81,444	81,444	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
004	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	1,643	1,643	1,643	1,643	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
005	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	0	0	0	0	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
012	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	2,053	2,053	2,053	2,053	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
013	Wilson Park - Senior	701434	Roof Repair/Replacement	1460	250 Units	0	2,100	2,100	2,100	2,100	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
069	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	4,114	4,114	4,114	4,114	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
080	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	1,724	1,724	1,724	1,724	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
081	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	0	0	0	0	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
085	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	2,285	2,285	2,285	2,285	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
088	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	2,435	2,435	2,435	2,435	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
091	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	1,079	1,079	1,079	1,079	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
092	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	374	374	374	374	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
097	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	750	750	750	750	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
			Total PHA-Wide Dwelling Unit Improvements			6,800,000	6,352,105	5,457,480	5,457,480	5,457,480		
			Scattered Sites Dwelling Unit Renovation									

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											Comments
						Original	Revised	Revised 2	Obligated	Expended	
004	Scattered Sites	700453	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	47	3,500,000	3,309,351	4,203,977	4,203,977	4,203,977	
005	Scattered Sites	700454	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	75,000	75,000	75,000	75,000	
012	Scattered Sites	700455	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	4	300,000	300,000	300,000	300,000	300,000	
025	Scattered Sites	700456	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	75,000	75,000	75,000	75,000	
060	Scattered Sites	700457	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	75,000	75,000	75,000	75,000	
067	Scattered Sites	700458	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	75,000	75,000	75,000	75,000	
004	Scattered Sites	700459	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	0	0	0	0	-	-	
069	Scattered Sites	700459	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	9	700,000	700,000	700,000	700,000	700,000	
080	Scattered Sites	700460	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	2	125,000	125,000	125,000	125,000	125,000	
081	Scattered Sites	700461	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	4	300,000	300,000	300,000	300,000	300,000	
078	Scattered Sites	700462	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	75,000	75,000	75,000	75,000	

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						Original	Revised	Revised 2	Obligated	Expended	Comments
903	Kingsessing	700463	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	0	0	200,000	200,000	200,000	200,000	
085	Scattered Sites	700463	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	3	200,000	0	0	0	0	
087	Scattered Sites	700464	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	75,000	75,000	75,000	75,000	
088	Scattered Sites	700465	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	3	200,000	200,000	200,000	200,000	200,000	
091	Scattered Sites	700466	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	100,000	100,000	100,000	100,000	100,000	
092	Scattered Sites	700467	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	1460	1	75,000	50,000	50,000	50,000	50,000	
901	Haddington	700504	Stimulus Units	1460	1 LS	0	250,000	250,000	250,000	250,000	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mantua	700504	Stimulus Units	1460	1 LS	0	126,109	126,109	126,109	126,109	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
903	Kingsessing	700504	Stimulus Units	1460	1 LS	0	326,109	326,109	326,109	326,109	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
904	Germantown/Hunting Park	700504	Stimulus Units	1460	1 LS	0	50,000	50,000	50,000	50,000	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	700504	Stimulus Units	1460	1 LS	0	78,325	78,325	78,325	78,325	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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											Comments
						Original	Revised	Revised 2	Obligated	Expended	
906	Francisville	700504	Stimulus Units	1460	1 LS	0	41,622	41,622	41,622	41,622	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
907	Ludlow	700504	Stimulus Units	1460	1 LS	0	32,757	32,757	32,757	32,757	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna	700504	Stimulus Units	1460	1 LS	0	0	0	0	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
909	Strawberry Mansion	700504	Stimulus Units	1460	1 LS	0	0	0	0	0	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910	Oxford Jefferson	700504	Stimulus Units	1460	1 LS	0	48,892	48,892	48,892	48,892	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
			Scattered Site Unit Renovation Total		79	5,950,000	6,688,163	7,582,789	7,582,789	7,582,789	
			Non-Dwelling Structures								
000	PHA-Wide	700066	Non-Dwelling Accessibility	1470		500,000	100,000	100,000	100,000	100,000	
000	PHA-Wide	701486	Modernization of Non-Dwelling Space	1470		300,000	281,634	280,134	280,134	280,134	
010	Raymond Rosen	701486	Modernization of Non-Dwelling Space	1470		300,000	120,000	120,000	120,000	120,000	
030	Abbottsford Homes	701486	Modernization of Non-Dwelling Space	1470		0	0	1,500	1,500	1,500	
031	Bartram Village	701486	Modernization of Non-Dwelling Space	1470		300,000	18,366	18,366	18,366	18,366	
076	Emlen Arms	701486	Laundry Room	1470		500,000	500,000	500,000	500,000	500,000	
			Total Non-Dwelling Structures			1,900,000	1,020,000	1,020,000	1,020,000	1,020,000	
			Non-Dwelling Equipment								
000	PHA-Wide	700035	Equipment for Security Upgrades	1475	5 Bldgs	200,000	104,682	104,682	104,682	104,682	Equipment for security upgrade include camera system , access card system to maintain the
013	Wilson Park - Senior	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	2,000	2,000	2,000	2,000	Equipment for security upgrade include camera system , access card system to maintain the

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												Comments
						Original	Revised	Revised 2	Obligated	Expended		
031	Bartram Village	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	26,600	26,600	26,600	26,600	Equipment for security upgrade include camera system , access card system to maintain the	
055	Fairhill Apartments	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	3,218	3,218	3,218	3,218	Equipment for security upgrade include camera system , access card system to maintain the	
908	Susquehanna	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	3,500	3,500	3,500	3,500	Equipment for security upgrade include camera system , access card system to maintain the	
000	PHA-Wide	700180	Computer Infrastrucure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	Varies	500,000	400,000	400,000	400,000	400,000		
000	PHA-Wide	700614	Telephone Infrastructure Upgrades	1475	10 Sites	300,000	300,000	300,000	300,000	300,000		
000	PHA-Wide	700798	Community Space Furniture and Equipment	1475	Varies	30,000	26,696	26,696	26,696	26,696		
010	Raymond Rosen	700798	Community Space Furniture and Equipment	1475	Varies	0	1,877	1,877	1,877	1,877		
029	Hill Creek	700798	Community Space Furniture and Equipment	1475	Varies	0	549	549	549	549		
076	Emlen Arms	700798	Community Space Furniture and Equipment	1475	Varies	0	878	878	878	878		
000	PHA-Wide	701203	Maintenance Equipment	1475	Varies	100,000	100,000	100,000	100,000	100,000		
000	PHA-Wide	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	75,000	73,075	73,075	73,075	73,075		
031	Bartram Village	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	-	1,925	1,925	1,925	1,925		
			Total Non-Dwelling Equipment			1,205,000	1,045,000	1,045,000	1,045,000	1,045,000		
000	PHA-Wide	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	300,000	33,873	33,873	33,873	33,873		
004	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	0	32,065	32,065	32,065	32,065		
012	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	0	16,033	16,033	16,033	16,033		
069	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	0	8,954	8,954	8,954	8,954		
088	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	0	9,075	9,075	9,075	9,075		
			Total Demolition			300,000	100,000	100,000	100,000	100,000		
000	PHA-Wide	700854	Relocation	1495	Varies	200,000	68,550	68,550	68,550	68,550		
001	Johnson Homes	700854	Relocation	1495	Varies	0	0	0	0	0		
004	Scattered Sites	700854	Relocation	1495	Varies	0	0	0	0	0		
013	Wilson Park - Senior	700854	Relocation	1495	Varies	0	0	0	0	0		
014	Norris Apartments	700854	Relocation	1495	Varies	0	0	0	0	0		

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501092009									
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original	Revised		Obligated	Expended	Comments
015	Harrison Plaza	700854	Relocation	1495	Varies	0	1,000	1,000	1,000	1,000	
020	Spring Garden Apartments	700854	Relocation	1495	Varies	0	150	150	150	150	
023	Liddonfield Homes	700854	Relocation	1495	Varies	0	15,000	15,000	15,000	15,000	
029	Hill Creek	700854	Relocation	1495	Varies	0	300	300	300	300	
055	Fairhill Apartments	700854	Relocation	1495	Varies	0	0	0	0	0	
061	Paschall Apartments	700854	Relocation	1495	Varies	0	115,000	115,000	115,000	115,000	
			Total Relocation			200,000	200,000	200,000	200,000	200,000	
129	Cambridge Plaza II	701098	504 unit modification/fair hsg	1499	Varies	0	80,000	80,000	80,000	80,000	
133	Richard Allen IIIA	701098	504 unit modification/fair hsg	1499	Varies	0	318,118	318,118	318,118	318,118	
137	Cambridge Plaza I	701098	504 unit modification/fair hsg	1499	Varies	0	122,353	122,353	122,353	122,353	
145	Lucien E. Blackwell I	701098	504 unit modification/fair hsg	1499	Varies	0	153,092	153,092	153,092	153,092	
147	Cambridge Plaza III	701098	504 unit modification/fair hsg	1499	Varies	0	32,941	32,941	32,941	32,941	
150	Lucien E. Blackwell II	701098	504 unit modification/fair hsg	1499	Varies	0	296,151	296,151	296,151	296,151	
153	Lucien E. Blackwell III	701098	504 unit modification/fair hsg	1499	Varies	0	99,464	99,464	99,464	99,464	
156	Marshal Shepard	701098	504 unit modification/fair hsg	1499	Varies	0	201,412	201,412	201,412	201,412	
157	Ludlow Phase III	701098	504 unit modification/fair hsg	1499	Varies	0	24,471	24,471	24,471	24,471	
			Stimulus Units			0	1,328,000	1,328,000	1,328,000	1,328,000	
000	PHA-Wide	701490	New Development	1499	Varies	500,000	0	0	0	0	

Annual Statement/Performance and Evaluation Report											
Capital Fund Program (CFP)											
Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P002501092009								
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original	Revised	Revised 2	Obligated	Expended	Comments
			New Development			500,000	0	0	0	0	
000	PHA-Wide	701491	Bond Debt Service - Principle	1501		6,534,000	6,534,000	6,534,000	6,534,000	6,534,000	
000	PHA-Wide	701498	Bond Debt Service - Interest	1501		5,367,300	5,367,300	5,367,300	5,367,300	5,367,300	
			Total Debt Service			11,901,300	11,901,300	11,901,300	11,901,300	11,901,300	
			GRAND TOTAL			\$59,300,401	\$58,620,401	\$58,620,401	\$58,620,401	\$58,620,401	

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA26P00250109	Federal FFY of Grant: 2009
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Annual Statement/Performance and Evaluation Report						
Capital Fund Program (CFP) Part I: Summary						
PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250110			Federal FY of Grant: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Revised 2	Obligated	Expended
1	Total Non-CFP Funds					
2	1406 Operations	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
3	1408 Management Improvements	5,490,000	4,390,000	4,390,000	4,390,000	4,390,000
4	1410 Administrative Costs	5,800,000	5,800,000	5,800,000	5,800,000	5,800,000
5	1411 Audit	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0
7	1430 Fees and Costs	2,600,000	2,400,000	2,415,550	2,415,550	2,415,550
8	1440 Site Acquisition	100,000	100,000	100,000	100,000	100,000
9	1450 Site Improvements	3,573,000	3,480,828	4,589,757	4,589,757	4,589,757
10	1460 Dwelling Structures	14,750,000	18,002,171	16,602,815	16,602,815	16,602,815
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	0
12	1470 Non-Dwelling Space	2,500,000	500,000	456,561	456,561	456,561
13	1475 Non-Dwelling Equipment	1,205,000	1,205,000	1,386,962	1,386,962	1,386,962
14	1485 Demolition	300,000	300,000	300,000	300,000	300,000
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495 Relocation	200,000	200,000	200,000	200,000	200,000
18	1499 Development Activities	500,000	0	136,355	136,355	136,355
19	1501 Collateralization or Debt Service	11,899,425	11,898,259	11,898,259	11,898,259	11,898,259
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	58,917,425	58,276,258	58,276,259	58,276,259	58,276,259
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance	1,500,000	1,800,000	1,420,930	1,420,930	1,420,930
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report											
Capital Fund Program (CFP)											
Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250110						2010		
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
701701	Finance	701100	Operating Subsidy	1406		10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	
			Total Operating Subsidy Cost			10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	
			Management Improvements								
522522	Organization Development	700168	PHA Development Staff Manager	1408		115,000	115,000	115,000	115,000	115,000	PHA Development Staff Manager consist of Salaries & Benefits.
493493	Police	700169	Police Officers Salaries and Benefits	1408		2,500,000	2,100,000	2,100,000	2,100,000	2,100,000	
709709	ISM	700176	Computer Software Acquisition,Production Support,Customization,and Program Implementation	1408		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
428428	Pre-Apprentice	700368	Apprenticeship Program Field Training	1408		1,000,000	300,000	300,000	300,000	300,000	PHA provides additional funding through the MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include:preparing public housing residents for entry into approved apprenticeships in various trades.
495495	Res. Lobby Monitors	700787	Lobby Monitors: Program to enhance site security.	1408		800,000	800,000	800,000	800,000	800,000	Lobby Monitors consist of Salaries & Benefits.
500500	Human Resource	700796	Staff Development: Provide training opportunities for PHA staff.	1408		75,000	75,000	75,000	75,000	75,000	Various Training (i.e. Ethical Conduct, Prevent Harassment, Culture of Respect) for Executive level thru Line Staff.
			Total Management Improvement Cost			5,490,000	4,390,000	4,390,000	4,390,000	4,390,000	
			Administrative Costs								
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		5,800,000	5,800,000	5,800,000	5,800,000	5,800,000	
			Total Administrative Cost	1410		5,800,000	5,800,000	5,800,000	5,800,000	5,800,000	
			Fees and Costs								
800800	Development	700185	A&E, Legal and Consultant Services	1430		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	
800800	Development	700187	Master Planning	1430		100,000	100,000	100,000	100,000	100,000	
800800	Development	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	500,000	90,781	76,781	76,781	76,781	
001	Johnson Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	144,219	146,564	146,564	146,564	
003	Richard Allen	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	455	455	455	
004	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	4,615	4,615	4,615	
012	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	2,901	2,901	2,901	
013	Wilson Park	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	700	700	700	
014	Norris Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,500	1,500	1,500	1,500	
015	Harrison Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,000	3,000	3,000	3,000	
018	Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,000	1,000	1,000	1,000	
020	Spring Garden Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	2,000	2,000	2,000	
024	Queen Lane Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	500	500	500	500	
029	Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,000	4,000	4,000	4,000	
031	Bartram Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	2,000	2,000	2,000	
032	Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,500	2,500	2,500	2,500	
035	Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,500	4,500	4,500	4,500	
039	West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	2,000	2,000	2,000	
049	Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	2,000	2,000	2,000	
050	Blumberg Apts	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	500	552	552	552	
055	Fairhill Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	450	450	450	

Annual Statement/Performance and Evaluation Report**Capital Fund Program (CFP)****Part II: Supporting Pages**

PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250110 2010									
Development Number / Name Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
060	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	350	350	350	
063	Katie B Jackson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	440	440	440	
069	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	700	700	700	
076	Emlen Arms	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	420	420	420	
077	Bentley Hall	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	540	540	540	
081	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	350	350	350	
085	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	350	350	350	
088	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	882	882	882	
901	Haddington	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,000	3,000	3,000	3,000	
902	Mantua	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,000	6,000	6,000	6,000	
903	Kingsessing	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,500	5,500	5,500	5,500	
904	Germantown/Hunting Park	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,500	2,500	2,500	2,500	
905	Fairhill Square	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,500	4,500	4,500	4,500	
906	Francisville	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	7,000	8,000	8,000	8,000	
907	Ludlow	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,500	7,500	7,500	7,500	
908	Susquehanna	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,500	4,500	4,500	4,500	
909	Strawberry Mansion	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,000	4,000	4,000	4,000	
910	Oxford Jefferson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,000	8,000	8,000	8,000	
			Total Professional Services Costs and Fees			2,600,000	2,400,000	2,415,550	2,415,550	2,415,550	
			Site Acquisition								
800800	Development	700165	Acquire properties below TDC	1440		100,000	100,000	100,000	100,000	100,000	
			Total Site Acquisition Costs			100,000	100,000	100,000	100,000	100,000	
			PHA- Wide Site Improvements								
401401	Housing Operations	700876	Install Back Flow Preventors	1450	4 sites	50,000	50,000	50,000	50,000	50,000	Install Back Flow Preventors
401401	Housing Operations	701423	Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000	150,000	150,000	150,000	150,000	Repair / Replace Exterior Plumbing Lines
401401	Housing Operations	700992	Landscaping including Tree Trimming/Tree Removal	1450	Various Sites	100,000	100,000	100,000	100,000	100,000	Landscaping including Tree Trimming/Tree Removal
401401	Housing Operations	701097	Asphalt/Paving	1450	40,000 cy	100,000	73,000	73,000	73,000	73,000	asphalt repair/replacement of driveways
001	Johnson Homes	701097	Asphalt/Paving	1450	1920 cy	0	4,800	4,800	4,800	4,800	asphalt repair/replacement of driveways
013	Wilson Park - Senior	701097	Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
014	Norris Apartments	701097	Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
024	Queen Lane Apartments	701097	Asphalt/Paving	1450	720 cy	0	1,800	1,800	1,800	1,800	asphalt repair/replacement of driveways
030	Abbottsford Homes	701097	Asphalt/Paving	1450	480 cy	0	1,200	1,200	1,200	1,200	asphalt repair/replacement of driveways
031	Bartram Village	701097	Asphalt/Paving	1450	1440 cy	0	3,600	3,600	3,600	3,600	asphalt repair/replacement of driveways
032	Oxford Village	701097	Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
049	Morton Homes	701097	Asphalt/Paving	1450	480 cy	0	1,200	1,200	1,200	1,200	asphalt repair/replacement of driveways
050	Blumberg Apts	701097	Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
055	Fairhill Apartments	701097	Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
065	College View	701097	Asphalt/Paving	1450	960 cy	0	2,400	2,400	2,400	2,400	asphalt repair/replacement of driveways
401401	Housing Operations	701099	Concrete	1450	300000 cy	500,000	125,806	750,000	750,000	750,000	concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701099	Concrete and pavement	1450	1570 cy		3,925	3,925	3,925	3,925	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete and pavement	1450	4200 cy		10,500	0	0	0	concreter repair/replacement of sidewalks, walkways and curbs
014	Norris Apartments	701099	Concrete and pavement	1450	2907 cy		7,268	7,268	7,268	7,268	concreter repair/replacement of sidewalks, walkways and curbs
015	Harrison Plaza	701099	Concrete and pavement	1450	95706 cy		239,265	239,265	239,265	239,265	concreter repair/replacement of sidewalks, walkways and curbs

Annual Statement/Performance and Evaluation Report											
Capital Fund Program (CFP)											
Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250110								2010
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
018	Arch Homes	701099	Concrete and pavement	1450	6121 cy		15,304	15,304	15,304	15,304	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Apartments	701099	Concrete and pavement	1450	49455 cy		123,639	123,639	123,639	123,639	concreter repair/replacement of sidewalks, walkways and curbs
029	Hill Creek	701099	Concrete and pavement	1450	8336 cy		20,840	20,840	20,840	20,840	concreter repair/replacement of sidewalks, walkways and curbs
032	Oxford Village	701099	Concrete and pavement	1450	1751 cy		4,378	4,378	4,378	4,378	concreter repair/replacement of sidewalks, walkways and curbs
035	Haddington Homes	701099	Concrete and pavement	1450	57836 cy		144,590	144,590	144,590	144,590	concreter repair/replacement of sidewalks, walkways and curbs
039	West Park Apartments	701099	Concrete and pavement	1450	8664 cy		21,662	21,662	21,662	21,662	concreter repair/replacement of sidewalks, walkways and curbs
049	Morton Homes	701099	Concrete and pavement	1450	636 cy		1,591	1,591	1,591	1,591	concreter repair/replacement of sidewalks, walkways and curbs
050	Blumberg Apts	701099	Concrete and pavement	1450	872 cy		2,181	36,709	36,709	36,709	concreter repair/replacement of sidewalks, walkways and curbs
054	Parkview Apartments	701099	Concrete and pavement	1450	294 cy		735	735	735	735	concreter repair/replacement of sidewalks, walkways and curbs
066	Holmecrest Homes	701099	Concrete and pavement	1450	174 cy		437	437	437	437	concreter repair/replacement of sidewalks, walkways and curbs
077	Bentley Hall	701099	Concrete and pavement	1450	9094 cy		22,735	22,735	22,735	22,735	concreter repair/replacement of sidewalks, walkways and curbs
080	Scattered Sites	701099	Concrete and pavement	1450	362 cy		907	907	907	907	concreter repair/replacement of sidewalks, walkways and curbs
114	Gladys B Jacobs	701099	Concrete and pavement	1450	1695 cy		4,239	4,239	4,239	4,239	concreter repair/replacement of sidewalks, walkways and curbs
401401	Housing Operations	701478	Fencing	1450	Varies	75,000	75,000	75,000	75,000	75,000	repair/replace fencing
401401	Housing Operations	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	300,000	161,000	151,870	151,870	151,870	504 compliance
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	2,000	2,000	2,000	504 compliance
003	Richard Allen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	3,500	3,500	3,500	504 compliance
004	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	10,000	10,000	10,000	504 compliance
005	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	10,000	10,000	10,000	504 compliance
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	2,000	2,000	2,000	504 compliance
012	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	10,000	10,000	10,000	10,000	504 compliance
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	5,000	5,000	5,000	504 compliance
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	5,000	5,000	5,000	504 compliance
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	1,000	1,000	1,000	504 compliance
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	5,168	5,168	5,168	
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	5,000	5,000	5,000	504 compliance
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	2,000	2,000	2,000	504 compliance
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	2,000	2,000	2,000	504 compliance
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	1,000	1,000	1,000	504 compliance
046	Haverford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	1,000	1,000	1,000	504 compliance
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	2,000	2,000	2,000	504 compliance
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	0	0	0	504 compliance
054	Parkview Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	10,000	10,000	10,000	10,000	504 compliance
060	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	10,000	10,000	10,000	504 compliance
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	5,000	5,000	5,000	504 compliance

Annual Statement/Performance and Evaluation Report											
Capital Fund Program (CFP)											
Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250110 2010								
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
0069	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	5,000	5,000	5,000	504 compliance
077	Bentley Hall	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	1,000	1,000	1,000	504 compliance
080	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	10,000	10,000	10,000	504 compliance
081	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	10,000	10,000	10,000	504 compliance
085	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	1,000	1,000	1,000	504 compliance
088	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	2,000	2,000	2,000	504 compliance
091	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	1,000	1,000	1,000	504 compliance
092	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	10,000	10,000	10,000	504 compliance
097	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	0	10,000	10,000	10,000	504 compliance
135	Scatt Sites - 117 In-Fill Unit	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	2,000	2,000	2,000	504 compliance
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	1,000	1,000	1,000	504 compliance
902	Mantua	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	1,000	1,000	1,000	504 compliance
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	1,000	1,000	1,000	504 compliance
904	Germantown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	4,000	1,000	1,000	1,000	504 compliance
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	16,000	1,000	1,000	1,000	504 compliance
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	1,000	1,000	1,000	504 compliance
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	13,000	1,000	1,000	1,000	504 compliance
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	3,000	1,000	1,000	1,000	504 compliance
909	Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	13,000	1,000	1,000	1,000	504 compliance
910	Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	10,000	1,000	1,000	1,000	504 compliance
401401	Housing Operations	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	0	0	0	0	inspect/repair/replace underground storage tank
013	Wilson Park - Senior	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	26,895	26,895	26,895	26,895	inspect/repair/replace underground storage tank
015	Harrison Plaza	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	14,038	14,038	14,038	14,038	inspect/repair/replace underground storage tank
050	Blumberg Apts	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	26,895	26,895	26,895	26,895	inspect/repair/replace underground storage tank
401401	Housing Operations	700857	PCB Removal & Disposal	1450	Various Sites	30,000	30,000	30,000	30,000	30,000	PCB Removal & Disposal
401401	Housing Operations	900630	Sparkle-Signage/Awnings	1450	Various Sites	250,000	100,000	103,950	103,950	103,950	replace/repair signage and or awnings
013	Wilson Park	900630	Sparkle-Signage/Awnings	1450	1 LS			0	0	0	
032	Oxford Village	900630	Sparkle-Signage/Awnings	1450	1 LS			3,295	3,295	3,295	
401401	Housing Operations	900635	Sparkle-Lighting/Bollards	1450	Various Sites	50,000	50,000	50,000	50,000	50,000	replace/repair lighting/bollards
401401	Housing Operations	900640	Sparkle-Grounds/Tree Removal	1450	Various Sites	50,000	6,579	6,579	6,579	6,579	removal of damaged trees
001	Johnson Homes	900640	Sparkle-Site & Ground Improv	1450	1 LS		4,485	4,485	4,485	4,485	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
						0					
003	Richard Allen	900640	Sparkle-Site & Ground Improv	1450	1 LS	0		4,738	4,738	4,738	
004	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0		4,608	4,608	4,608	
010	Raymond Rosen	900640	Sparkle-Site & Ground Improv	1450	1 LS		8,855	8,855	8,855	8,855	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
						0					
013	Wilson Park	900640	Sparkle-Site & Ground Improv	1450	1 LS	0		28,331	28,331	28,331	
014	Norris Apartments	900640	Sparkle-Site & Ground Improv	1450	1 LS	0		56,061	56,061	56,061	
015	Harrison Plaza	900640	Sparkle-Site & Ground Improv	1450	1 LS	0		45,693	45,693	45,693	
020	Spring Garden Apartments	900640	Sparkle-Site & Ground Improv	1450	1 LS		16,880	16,880	16,880	16,880	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
						0					

Annual Statement/Performance and Evaluation Report											
Capital Fund Program (CFP)											
Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250110								2010
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
024	Queen Lane Apartments	900640	Sparkle-Site & Ground Improv	1450	1 LS	0		16,886	16,886	16,886	
029	Hill Creek	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	122,596	122,596	122,596	122,596	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
030	Abbottsford Homes	900640	Sparkle-Site & Ground Improv	1450	1 LS	0		65,726	65,726	65,726	
031	Bartram Village	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	70,909	70,909	70,909	70,909	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
032	Oxford Village	900640	Sparkle-Site & Ground Improv	1450	1 LS	0		93,419	93,419	93,419	
034	Whitehall Apartments	900640	Sparkle-Site & Ground Improv	1450	1 LS	0		19,456	19,456	19,456	
035	Haddington Homes	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	13,621	13,621	13,621	13,621	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
039	West Park Apartments	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	30,000	42,704	42,704	42,704	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
046	Haverford Homes	900640	Sparkle-Site & Ground Improv	1450	1 LS	0		5,340	5,340	5,340	
049	Morton Homes	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	26,075	26,075	26,075	26,075	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
050	Blumberg Apts	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	16,090	16,090	16,090	
055	Fairhill Square	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	29,485	29,485	29,485	
065	College View	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	3,330	3,330	3,330	
066	Holmecrest Homes	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	21,330	21,330	21,330	
069	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	1,835	1,835	1,835	
085	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	3,179	3,179	3,179	
093	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	9,591	9,591	9,591	
100	Cecil B Moore	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	0	9,315	9,315	9,315	
901	Haddington	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	20,000	20,000	20,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
902	Mantua	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	20,000	20,000	20,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
903	Kingsessing	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	20,000	20,000	20,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
904	Germantown/Hunting Park	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	20,000	20,000	20,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
905	Fairhill Square	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	20,000	20,000	20,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
906	Francisville	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	20,000	20,000	20,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
907	Ludlow	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	20,000	20,000	20,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
908	Susquehanna	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	20,000	20,000	20,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
909	Strawberry Mansion	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	20,000	20,000	20,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
910	Oxford Jefferson	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	20,000	20,000	20,000	20,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
401401	Housing Operations	900660	Sparkle-Iron Fencing	1450	Various Sites	75,000	75,000	75,000	75,000	75,000	replace, repair, paint, patch exterior fences, walkways, landscaping and clean-up.
004	Scattered Sites	900660	Sparkle-Iron Fencing	1450	1 LS	0	0	0	0	0	
013	Wilson Park	900660	Sparkle-Iron Fencing	1450	1 LS	0	0	0	0	0	
015	Harrison Plaza	900660	Sparkle-Iron Fencing	1450	1 LS	0	0	0	0	0	
032	Oxford Village	900660	Sparkle-Iron Fencing	1450	1 LS	0	0	0	0	0	
039	West Park Apartments	900660	Sparkle-Iron Fencing	1450	1 LS	0	0	0	0	0	
085	Scattered Sites	900660	Sparkle-Iron Fencing	1450	1 LS	0	0	0	0	0	
093	Scattered Sites	900660	Sparkle-Iron Fencing	1450	1 LS	0	0	0	0	0	

Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250110								2010
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
			Total PHA-Wide Site Improvements			1,930,000	2,347,828	3,455,951	3,455,951	3,455,951	
			<u>Scattered Sites Site Improvements</u>								
901	Haddington	700881	Comprehensive Site Improvement	1450	14	163,782	112,943	175,806	175,806	175,806	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
902	Mantua	701400	Comprehensive Site Improvement	1450	12	143,818	99,176	50,000	50,000	50,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
903	Kingsessing	701401	Comprehensive Site Improvement	1450	17	198,905	137,163	150,000	150,000	150,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
905	Fairhill Square	701409	Comprehensive Site Improvement	1450	14	167,480	115,493	50,000	50,000	50,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
906	Francisville	701410	Comprehensive Site Improvement	1450	15	185,595	127,985	5,000	5,000	5,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
907	Ludlow	701411	Comprehensive Site Improvement	1450	14	164,152	113,198	160,000	160,000	160,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
908	Susquehanna	701413	Comprehensive Site Improvement	1450	14	161,934	111,668	8,000	8,000	8,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
909	Strawberry Mansion	701414	Comprehensive Site Improvement	1450	15	182,268	125,691	75,000	75,000	75,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
910	Oxford Jefferson	701415	Comprehensive Site Improvement	1450	11	135,684	93,567	75,000	75,000	75,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
085	Scattered Sites	701417	Comprehensive Site Improvement	1450	10	0	0	125,000	125,000	125,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
087	Scattered Sites	701418	Comprehensive Site Improvement	1450	5	0	0	10,000	10,000	10,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
088	Scattered Sites	701419	Comprehensive Site Improvement	1450	8	0	0	75,000	75,000	75,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
091	Scattered Sites	701420	Comprehensive Site Improvement	1450	8	0	0	75,000	75,000	75,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
092	Scattered Sites	701421	Comprehensive Site Improvement	1450	8	0	0	60,000	60,000	60,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
904	Germantown/Hunting Park	701494	Comprehensive Site Improvement	1450	12	139,381	96,116	40,000	40,000	40,000	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
			Total Scattered Site Improvements		176	1,643,000	1,133,000	1,133,806	1,133,806	1,133,806	
			<u>PHA Wide Dwelling Structures</u>								
401401	Housing Operations	700179	Environmental Hazard Abatement	1460	1 LS	150,000	18,600	16,781	16,781	16,781	Abestos removal

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Capital Fund Program (CFP)

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250110								2010
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
001	Johnson Homes	700179	Environmental hazard abate	1460	1 LS	0	100,001	100,001	100,001	100,001	Abestos removal
010	Raymond Rosen	700179	Environmental hazard abate	1460	1 LS	0	413	0	0	0	Abestos removal
013	Wilson Park - Senior	700179	Environmental hazard abate	1460	1 LS	0	2,776	2,776	2,776	2,776	Abestos removal
015	Harrison Plaza	700179	Environmental hazard abate	1460	1 LS	0	1,025	1,025	1,025	1,025	Abestos removal
020	Spring Garden Apartments	700179	Environmental hazard abate	1460	1 LS	0	1,932	3,932	3,932	3,932	Abestos removal
029	Hill Creek	700179	Environmental hazard abate	1460	1 LS	0	2,000	18,435	18,435	18,435	Abestos removal
031	Bartram Village	700179	Environmental hazard abate	1460	1 LS	0	154	0	0	0	Abestos removal
039	West Park Apartments	700179	Environmental hazard abate	1460	1 LS	0	0	0	0	0	Abestos removal
049	Morton Homes	700179	Environmental hazard abate	1460	1 LS	0	0	0	0	0	Abestos removal
050	Blumberg Apts	700179	Environmental hazard abate	1460	1 LS	0	9,822	9,822	9,822	9,822	Abestos removal
055	Fairhill Apartments	700179	Environmental hazard abate	1460	1 LS	0	0	0	0	0	Abestos removal
065	College View	700179	Environmental hazard abate	1460	1 LS	0	973	973	973	973	Abestos removal
080	Scattered Sites	700179	Environmental hazard abate	1460	1 LS	0	0	1,595	1,595	1,595	Abestos removal
143	Greater Grays Ferry II-A	700179	Environmental hazard abate	1460	1 LS	0	0	0	0	0	Abestos removal
150	Lucien E. Blackwell II	700179	Environmental hazard abate	1460	1 LS	0	0	0	0	0	Abestos removal
156	Marshal Shepard	700179	Environmental hazard abate	1460	1 LS	0	0	0	0	0	Abestos removal
345	Passyunk Office	700179	Environmental hazard abate	1460	1 LS	0	500	500	500	500	Abestos removal
901	Haddington	700179	Environmental hazard abate	1460	1 LS	0	0	0	0	0	Abestos removal
902	Mantua	700179	Environmental hazard abate	1460	1 LS	0	2,940	2,940	2,940	2,940	Abestos removal
903	Kingsessing	700179	Environmental hazard abate	1460	1 LS	0	1,380	1,380	1,380	1,380	Abestos removal
904	Germantown/Hunting Park	700179	Environmental hazard abate	1460	1 LS	0	0	0	0	0	Abestos removal
905	Fairhill Square	700179	Environmental hazard abate	1460	1 LS	0	0	0	0	0	Abestos removal
906	Francisville	700179	Environmental hazard abate	1460	1 LS	0	4,164	4,164	4,164	4,164	Abestos removal
907	Ludlow	700179	Environmental hazard abate	1460	1 LS	0	77	0	0	0	Abestos removal
908	Susquehanna	700179	Environmental hazard abate	1460	1 LS	0	426	0	0	0	Abestos removal
909	Strawberry Mansion	700179	Environmental hazard abate	1460	1 LS	0	2,707	2,707	2,707	2,707	Abestos removal
910	Oxford Jefferson	700179	Environmental hazard abate	1460	1 LS	0	110	0	0	0	Abestos removal
401401	Housing Operations	700181	Mold Remediation	1460	1 LS	100,000	100,000	100,000	100,000	100,000	mold removal
401401	Housing Operations	701433	Repair exterior wall surfaces	1460	11,000 sf	300,000	196,686	196,866	196,866	196,866	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
015	Harrison Plaza	701433	Repair exterior wall surfaces	1460	7 sf		180	180	180	180	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
024	Queen Lane Apartments	701433	Repair exterior wall surfaces	1460	8 sf		219	219	219	219	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
039	West Park Apartments	701433	Repair exterior wall surfaces	1460	8 sf		2,368	2,368	2,368	2,368	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
042	Champlost Homes	701433	Repair exterior wall surfaces	1460	8 sf		219	219	219	219	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
050	Blumberg Apts	701433	Repair exterior wall surfaces	1460	8 sf		329	329	329	329	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
440440	Housing Operations	700978	Window Replacement	1460	357	250,000	192,385	146,935	146,935	146,935	repair/replace windows
901	Haddington	700978	Window Replacement	1460	1	0	900	900	900	900	repair/replace windows
902	Mantua	700978	Window Replacement	1460	1	0	900	900	900	900	repair/replace windows
903	Kingsessing	700978	Window Replacement	1460	1	0	900	900	900	900	repair/replace windows
904	Germantown/Hunting Park	700978	Window Replacement	1460	1	0	900	900	900	900	repair/replace windows
905	Fairhill Square	700978	Window Replacement	1460	1	0	900	900	900	900	repair/replace windows
906	Francisville	700978	Window Replacement	1460	1	0	900	900	900	900	repair/replace windows
907	Ludlow	700978	Window Replacement	1460	1	0	900	900	900	900	repair/replace windows
908	Susquehanna	700978	Window Replacement	1460	1	0	900	900	900	900	repair/replace windows
909	Strawberry Mansion	700978	Window Replacement	1460	1	0	900	900	900	900	repair/replace windows
910	Oxford Jefferson	700978	Window Replacement	1460	1	0	900	900	900	900	repair/replace windows
401401	Housing Operations	701434	Roof Repair/Replacement	1460	250 Units	100,000	79,000	60,000	60,000	60,000	repair/replace roof
901	Haddington	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	3,749	3,749	3,749	repair/replace roof
902	Mantua	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	3,749	3,749	3,749	repair/replace roof
903	Kingsessing	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	3,749	3,749	3,749	repair/replace roof
904	Germantown/Hunting Park	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	3,749	3,749	3,749	repair/replace roof
905	Fairhill Square	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	4,749	4,749	4,749	repair/replace roof
906	Francisville	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	3,749	3,749	3,749	repair/replace roof
907	Ludlow	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	4,749	4,749	4,749	repair/replace roof
908	Susquehanna	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	5,749	5,749	5,749	repair/replace roof
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	3,749	3,749	3,749	repair/replace roof
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	3,749	3,749	3,749	repair/replace roof

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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments	
401401	Housing Operations	701431	Vacant unit rehab program	1460	100 Units	2,000,000	1,459,500	1,459,500	1,459,500	1,459,500	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
001	Johnson Homes	701431	Vacant unit rehab program	1460	1 LS	0	60,000	60,000	60,000	60,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
003	Richard Allen	701431	Vacant unit rehab program	1460	1 LS	0	5,000	5,000	5,000	5,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
010	Raymond Rosen	701431	Vacant unit rehab program	1460	1 LS	0	35,000	35,000	35,000	35,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
013	Wilson Park - Senior	701431	Vacant unit rehab program	1460	1 LS	0	60,000	60,000	60,000	60,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
014	Norris Apartments	701431	Vacant unit rehab program	1460	1 LS	0	35,000	35,000	35,000	35,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
015	Harrison Plaza	701431	Vacant unit rehab program	1460	1 LS	0	5,000	5,000	5,000	5,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
018	Arch Homes	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
020	Spring Garden Apartments	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
024	Queen Lane Apartments	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
029	Hill Creek	701431	Vacant unit rehab program	1460	1 LS	0	30,000	30,000	30,000	30,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
030	Abbottsford Homes	701431	Vacant unit rehab program	1460	1 LS	0	20,000	20,000	20,000	20,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
031	Bartram Village	701431	Vacant unit rehab program	1460	1 LS	0	60,000	60,000	60,000	60,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	

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032	Oxford Village	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
034	Whitehall Apartments	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
035	Haddington Homes	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
039	West Park Apartments	701431	Vacant unit rehab program	1460	1 LS	0	20,000	20,000	20,000	20,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
042	Champlost Homes	701431	Vacant unit rehab program	1460	1 LS	0	5,000	5,000	5,000	5,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
046	Haverford Homes	701431	Vacant unit rehab program	1460	1 LS	0	3,000	3,000	3,000	3,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
049	Morton Homes	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
050	Blumberg Apts	701431	Vacant unit rehab program	1460	1 LS	0	50,000	50,000	50,000	50,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
054	Parkview Apartments	701431	Vacant unit rehab program	1460	1 LS	0	1,000	1,000	1,000	1,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
055	Fairhill Apartments	701431	Vacant unit rehab program	1460	1 LS	0	20,000	20,000	20,000	20,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
062	Cassie L Holley	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
063	Katie B Jackson	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
065	College View	701431	Vacant unit rehab program	1460	1 LS	0	500	500	500	500	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	

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066	Holmecrest Homes	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
076	Emlen Arms	701431	Vacant unit rehab program	1460	1 LS	0	10,000	10,000	10,000	10,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
077	Bentley Hall	701431	Vacant unit rehab program	1460	1 LS	0	5,000	5,000	5,000	5,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
093	Westpark Plaza	701431	Vacant unit rehab program	1460	1 LS	0	5,000	5,000	5,000	5,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
100	Cecil B Moore	701431	Vacant unit rehab program	1460	1 LS	0	1,000	1,000	1,000	1,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
104	Arlene Homes	701431	Vacant unit rehab program	1460	1 LS	0	5,000	5,000	5,000	5,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
114	Gladys B Jacobs	701431	Vacant unit rehab program	1460	1 LS	0	5,000	5,000	5,000	5,000	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
904	Germantown/Hunting Park	701431	Vacant unit rehab program	1460	1 LS	0		0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
401401	Housing Operations	701098	504 Unit Modification/Fair Housing	1460	150 Units	1,500,000	1,407,183	853,500	853,500	853,500	504 compliance units
003	Richard Allen	701098	504 unit modification/fair hsg	1460	1 LS	0	0	0	0	0	
004	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	6,093	6,093	6,093	
012	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	1,000	1,000	1,000	
014	Norris Apartments	701098	504 unit modification/fair hsg	1460	1 LS	0	1,603	10,000	10,000	10,000	504 compliance units
029	Hill Creek	701098	504 unit modification/fair hsg	1460	1 LS	0	1,268	0	0	0	504 compliance units
030	Abbottsford Homes	701098	504 unit modification/fair hsg	1460	1 LS	0	0	500	500	500	
032	Oxford Village	701098	504 unit modification/fair hsg	1460	1 LS	0	805	805	805	805	504 compliance units
049	Morton Homes	701098	504 unit modification/fair hsg	1460	1 LS	0	980	980	980	980	504 compliance units
050	Blumberg Apts	701098	504 unit modification/fair hsg	1460	1 LS	0	5,000	5,000	5,000	5,000	504 compliance units
060	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	5,000	5,000	5,000	
062	Cassie L Holley	701098	504 unit modification/fair hsg	1460	1 LS	0	1,000	1,000	1,000	1,000	504 compliance units
065	College View	701098	504 unit modification/fair hsg	1460	1 LS	0	5,000	5,000	5,000	5,000	504 compliance units
069	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	5,000	5,000	5,000	
077	Bentley Hall	701098	504 unit modification/fair hsg	1460	1 LS	0	1,000	1,000	1,000	1,000	504 compliance units
080	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	1,000	1,000	1,000	
085	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	2,000	2,000	2,000	
088	Scattered Sites	701098	504 unit modification/fair hsg	1460	1 LS	0	0	5,000	5,000	5,000	
907	Ludlow	701098	504 unit modification/fair hsg	1460	1 LS	0	76,161	76,160	76,160	76,160	504 compliance units
401401	Housing Operations	701081	Flooring	1460	20,000 sf	100,000	99,210	-	-	-	repair/replace flooring
401401	Housing Operations	700878	Plumbing Upgrades	1460	35 Units	100,000	100,000	100,000	100,000	100,000	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets, manholes, domestic water tanks, boilers, fixtures and controls.
401401	Housing Operations	700874	Combustion Upgrades	1460	500	500,000	460,162	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.

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020	Spring Garden Apartments	700874	Combustion upgrades	1460	1 LS	0	19,840.00	19,840.00	19,840.00	19,840.00	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
029	Hill Creek	700874	Combustion upgrades	1460	1 LS	0		787,975.00	787,975.00	787,975.00	
030	Abbottsford Homes	700874	Combustion upgrades	1460	1 LS	0	6,916.00	6,916.00	6,916.00	6,916.00	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
031	Bartram Village	700874	Combustion upgrades	1460	1 LS	0	3,458.00	10,766.78	10,766.78	10,766.78	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
050	Blumberg Apts	700874	Combustion upgrades	1460	1 LS	0	9,624.25	120,374.25	120,374.25	120,374.25	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
401401	Housing Operations	700875	Electrical Upgrades/Distribution	1460	750 Units	400,000	200,000	140,000	140,000	140,000	repair/replace elcetrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
042	Champlost Homes	700875	Electrical Upgrades/Distribution	1460	1 LS	0	0	60,000	60,000	60,000	repair/replace elcetrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
401401	Housing Operations	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	100,000	0	94,376	94,376	94,376	repair/replace HVAC and air conditioning systems.
039	West Park Apartments	701095	HVAC upgrades	1460	1 LS	0	5,624	5,624	5,624	5,624	repair/replace HVAC and air conditioning systems.
063	Katie B Jackson	701095	HVAC upgrades	1460	1 LS	0	93,965	0	0	0	repair/replace HVAC and air conditioning systems.
114	Gladys B Jacobs	701095	HVAC upgrades	1460	1 LS	0	411	0	0	0	repair/replace HVAC and air conditioning systems.
401401	Housing Operations	701165	Elevator Upgrades	1460	6-8 Elevators	800,000	800,000	355,490	355,490	355,490	Elevator Repairs
013	Wilson Park - Senior	701166	Heating Plant Upgrades	1460	1 LS	0	29,212	29,212	29,212	29,212	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
024	Queen Lane Apartments	701166	Heating Plant Upgrades	1460	1 LS	0	1,825	1,825	1,825	1,825	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
050	Blumberg Apts	701166	Heating Plant Upgrades	1460	1 LS	0	541	541	541	541	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
401401	Housing Operations	701089	Repair/Replace Handrails	1460	Varies	50,000	50,000	50,000	50,000	50,000	Replace Metal Handrails and Railings
401401	Housing Operations	701090	Fire safety	1460	Varies	250,000	186,038	79,700	79,700	79,700	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
013	Wilson Park - Senior	701090	Fire safety	1460	1 LS	0	760	760	760	760	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
039	West Park Apartments	701090	Fire safety	1460	1 LS	0	2,502	9,600	9,600	9,600	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
050	Blumberg Apts	701090	Fire safety	1460	1 LS	0	10,700	10,700	10,700	10,700	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
069	Scattered Sites	701090	Fire safety	1460	1 LS	0	0	0	0	0	
908	Susquehanna	701090	Fire safety	1460	1 LS	0	0	0	0	0	
401401	Housing Operations	701206	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000	100,000	100,000	100,000	100,000	Security to Support Modernization Sites/Unit Turnover
			Total PHA-Wide Dwelling Unit Improvements			6,800,000	6,432,171	5,687,376	5,687,376	5,687,376	
			Scattered Sites Dwelling Unit Renovation								

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901	Haddington	700453	Comprehensive Unit Rehabilitation	1460	11	792,495	1,153,355	1,088,105	1,088,105	1,088,105	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
902	Mantua	700454	Comprehensive Unit Rehabilitation	1460	9	695,893	1,012,766	955,469	955,469	955,469	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
903	Kingsessing	700455	Comprehensive Unit Rehabilitation	1460	13	962,444	1,400,689	1,321,446	1,321,446	1,321,446	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
904	Germantown/Hunting Park	700456	Comprehensive Unit Rehabilitation	1460	9	674,426	981,523	925,995	925,995	925,995	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
905	Fairhill Square	700457	Comprehensive Unit Rehabilitation	1460	11	810,385	1,179,390	1,112,667	1,112,667	1,112,667	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
906	Francisville	700458	Comprehensive Unit Rehabilitation	1460	12	898,042	1,306,962	1,233,022	1,233,022	1,233,022	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
907	Ludlow	700459	Comprehensive Unit Rehabilitation	1460	11	794,284	1,155,959	1,090,561	1,090,561	1,090,561	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
909	Strawberry Mansion	700460	Comprehensive Unit Rehabilitation	1460	12	881,942	1,283,531	1,210,916	1,210,916	1,210,916	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
910	Oxford Jefferson	700461	Comprehensive Unit Rehabilitation	1460	9	656,537	955,488	901,432	901,432	901,432	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
908	Susquehanna	700462	Comprehensive Unit Rehabilitation	1460	10	783,551	1,140,338	1,075,824	1,075,824	1,075,824	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.	
			Scattered Site Unit Renovation Total		106	7,950,000	11,570,000	10,915,439	10,915,439	10,915,439		
			Non-Dwelling Structures									
050	Blumberg Apts	701209	Security Kiosk	1470	1 LS	0	0	44,965	44,965	44,965	Security doors and windows	
401401	Housing Operations	701486	Modernization of Non-Dwelling Space	1470	1 LS	2,500,000	0	209,452	209,452	209,452	Security doors and windows	
010	Raymond Rosen	701486	Mod of nondwelling space	1470	1 LS	0	200,000	120,800	120,800	120,800	Security doors and windows	
030	Abbottsford Homes	701486	Mod of nondwelling space	1470	1 LS	0	100,000	1,390	1,390	1,390	Security doors and windows	

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031	Bartram Village	701486	Mod of nondwelling space	1470	1 LS	0	200,000	69,033	69,033	69,033	Security doors and windows	
050	Blumberg Apts	701486	Mod of nondwelling space	1470	1 LS	0	0	10,921	10,921	10,921	Security doors and windows	
			Total Non-Dwelling Structures			2,500,000	500,000	456,561	456,561	456,561		
			Non-Dwelling Equipment									
401401	Housing Operations	700035	Equipment for Security Upgrades	1475	5 Bldgs	200,000	182,244	182,244	182,244	182,244	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system	
024	Queen Lane Apartments	700035	Equipment for Security Upgrad	1475	1 bldg	0	4,538	4,538	4,538	4,538	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system	
055	Fairhill Apartments	700035	Equipment for Security Upgrad	1475	1 bldg	0	3,218	6,436	6,436	6,436	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system	
901	Haddington	700035	Equipment for Security Upgrad	1475	1 bldg	0	2,000	2,000	2,000	2,000	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system	
906	Francisville	700035	Equipment for Security Upgrad	1475	1 bldg	0	4,000	4,000	4,000	4,000	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system	
907	Ludlow	700035	Equipment for Security Upgrad	1475	1 bldg	0	2,000	2,000	2,000	2,000	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system	
909	Strawberry Mansion	700035	Equipment for Security Upgrad	1475	1 bldg	0	2,000	2,000	2,000	2,000	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system	
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	10 Sites	300,000	300,000	300,000	300,000	300,000	Telephone equipments including but not limited to network switches and IVR upgrades	
709709	ISM	700180	Computer Infrastrucure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	Varies	500,000	500,000	500,000	500,000	500,000	Upgrades include, but are not limited to network, hardware, systems, support services through out PHA.	
380	Bartram Warehouse	700798	Community Space Furniture and Equipment	1475	Varies	30,000	30,000	0	0	0	replacement of furniture and or equipment for community centers throughout PHA.	
050	Blumberg Apts	700798	Community Space Furniture and Equipment	1475	1 LS	0	0	56,150	56,150	56,150	replacement of furniture and or equipment for community centers throughout PHA.	
076	Emlen Arms	700798	Community Space Furniture and Equipment	1475	1 LS	0	0	269	269	269	replacement of furniture and or equipment for community centers throughout PHA.	
114	Gladys B Jacobs	700798	Community Space Furniture and Equipment	1475	1 LS	0	0	150,400	150,400	150,400	replacement of furniture and or equipment for community centers throughout PHA.	
455455	Housing Operations - Specialty Crew	701203	Maintenance Equipment	1475	Varies	100,000	45,028	45,028	45,028	45,028	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.	
001	Johnson Homes	701203	Maintenance Equipment	1475	1 ls	0	9,202	9,202	9,202	9,202	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.	
010	Raymond Rosen	701203	Maintenance Equipment	1475	1 ls	0	4,942	4,942	4,942	4,942	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.	
029	Hill Creek	701203	Maintenance Equipment	1475	1 ls	0	4,601	4,601	4,601	4,601	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.	

Annual Statement/Performance and Evaluation Report												
Capital Fund Program (CFP)												
Part II: Supporting Pages												
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250110								2010	
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments	
030	Abbottsford Homes	701203	Maintenance Equipment	1475	1 ls	0	4,200	4,200	4,200	4,200	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small constructon equipment. To be used through out PHA's sites and administrative offices.	
031	Bartram Village	701203	Maintenance Equipment	1475	1 ls	0	4,942	4,942	4,942	4,942	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small constructon equipment. To be used through out PHA's sites and administrative offices.	
032	Oxford Village	701203	Maintenance Equipment	1475	1 ls	0	4,942	4,942	4,942	4,942	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small constructon equipment. To be used through out PHA's sites and administrative offices.	
039	West Park Apartments	701203	Maintenance Equipment	1475	1 ls	0	4,200	4,200	4,200	4,200	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small constructon equipment. To be used through out PHA's sites and administrative offices.	
050	Blumberg Apts	701203	Maintenance Equipment	1475	1 ls	0	4,200	4,200	4,200	4,200	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small constructon equipment. To be used through out PHA's sites and administrative offices.	
901	Haddington	701203	Maintenance Equipment	1475	1 ls	0	4,601	4,601	4,601	4,601	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small constructon equipment. To be used through out PHA's sites and administrative offices.	
902	Mantua	701203	Maintenance Equipment	1475	1 ls	0	4,942	4,942	4,942	4,942	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small constructon equipment. To be used through out PHA's sites and administrative offices.	
903	Kingsessing	701203	Maintenance Equipment	1475	1 ls	0	4,200	4,200	4,200	4,200	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small constructon equipment. To be used through out PHA's sites and administrative offices.	
380	Bartram Warehouse	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	75,000	75,000	75,000	75,000	75,000	replacement of furniture and or equipment for administrative and office bldgs. throughout PHA.	
031	Bartam Village	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	0	0	1,925	1,925	1,925		
			Total Non-Dwelling Equipment			1,205,000	1,205,000	1,386,962	1,386,962	1,386,962		
401401	Housing Operations	700882	Demolition	1485	8-11 Units	300,000	300,000	300,000	300,000	300,000	Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors	
			Total Demolition			300,000	300,000	300,000	300,000	300,000		
401401	Housing Operations	700854	Relocation	1495	Varies	200,000	81,000	81,000	81,000	81,000	Relocation	
001	Johnson Homes	700854	Relocation	1495			2,000	2,000	2,000	2,000	Relocation	
004	Scattered Sites	700854	Relocation	1495			26,000	26,000	26,000	26,000	Relocation	
013	Wilson Park - Senior	700854	Relocation	1495			10,000	10,000	10,000	10,000	Relocation	
014	Norris Apartments	700854	Relocation	1495			25,000	25,000	25,000	25,000	Relocation	
015	Harrison Plaza	700854	Relocation	1495			10,000	10,000	10,000	10,000	Relocation	
020	Spring Garden Apartments	700854	Relocation	1495			5,000	5,000	5,000	5,000	Relocation	
023	Liddonfield Homes	700854	Relocation	1495			10,000	10,000	10,000	10,000	Relocation	
029	Hill Creek	700854	Relocation	1495			10,000	10,000	10,000	10,000	Relocation	
055	Fairhill Apartments	700854	Relocation	1495			10,000	10,000	10,000	10,000	Relocation	
061	Paschall Apartments	700854	Relocation	1495			11,000	11,000	11,000	11,000	Relocation	
			Total Relocation			200,000	200,000	200,000	200,000	200,000		
004	Scattered Sites	701098	504 unit modification/fair hsg	1499	1 LS	0	0	4,756	4,756	4,756	504 unit renovations	
129	Cambridge Plaza II	701098	504 unit modification/fair hsg	1499	1 LS	0	0	5,815	5,815	5,815	504 unit renovations	
133	Richard Allen IIIA	701098	504 unit modification/fair hsg	1499	1 LS	0	0	25,143	25,143	25,143	504 unit renovations	
137	Cambridge Plaza I	701098	504 unit modification/fair hsg	1499	1 LS	0	0	0	0	0	504 unit renovations	
145	Lucien E. Blackwell I	701098	504 unit modification/fair hsg	1499	1 LS	0	0	10,975	10,975	10,975	504 unit renovations	
147	Cambridge Plaza III	701098	504 unit modification/fair hsg	1499	1 LS	0	0	3,560	3,560	3,560	504 unit renovations	

Annual Statement/Performance and Evaluation Report											
Capital Fund Program (CFP)											
Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P002501102010								
Development Number / Name Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
150	Lucien E. Blackwell II	701098	504 unit modification/fair hsg	1499	1 LS	0	0	12,873	12,873	12,873	504 unit renovations
153	Lucien E. Blackwell III	701098	504 unit modification/fair hsg	1499	1 LS	0	0	9,626	9,626	9,626	504 unit renovations
156	Marshal Shepard	701098	504 unit modification/fair hsg	1499	1 LS	0	0	63,209	63,209	63,209	504 unit renovations
157	Ludlow Phase III	701098	504 unit modification/fair hsg	1499	1 LS	0	0	400	400	400	504 unit renovations
800800	Development	701490	New Development	1499	Varies	500,000	0	0	0	0	Funding to be used on new development projects.
			New Development			500,000	0	136,355	136,355	136,355	
			Total 504			1,800,000	1,800,000	1,420,930	1,420,930	1,420,930	
700700	Finance	701491	Bond Debt Service - Principle	1501		6,774,000	6,774,000	6,774,000	6,774,000	6,774,000	bond debt principle payment for Tasker Bond
700700	Finance	701498	Bond Debt Service - Interest	1501		5,125,425	5,124,259	5,124,259	5,124,259	5,124,259	bond debt interest payment for Tasker Bond
			Total Debt Service			11,899,425	11,898,259	11,898,259	11,898,259	11,898,259	
			GRAND TOTAL			58,917,425	58,276,259	58,276,260	58,276,259	58,276,259	

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250110	Federal FFY of Grant: 2010
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Annual Statement/Performance and Evaluation Report					
Capital Fund Program (CFP) Part I: Summary					
PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250111		Federal FY of Grant: 2011	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> serve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost			
		Original Budget	Revised Budget	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	10,000,000	7,221,351	7,221,351	7,221,351
3	1408 Management Improvements	4,390,000	3,170,173	4,439,364	4,361,525
4	1410 Administrative Costs	5,800,000	4,188,384	4,188,384	4,188,384
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	2,600,000	1,877,551	952,814	579,161
8	1440 Site Acquisition	100,000	72,214	0	0
9	1450 Site Improvements	3,130,381	2,260,558	5,131,877	4,678,442
10	1460 Dwelling Structures	18,214,119	12,523,260	8,302,366	7,864,103
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Non-Dwelling Space	0	0	0	0
13	1475 Non-Dwelling Equipment	1,708,500	1,789,638	1,389,183	858,146
14	1485 Demolition	300,000	216,641	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495 Relocation	200,000	144,427	232,837	232,837
18	1499 Development Activities	0	73,925	116,975	109,711
19	1501 Collaterization or Debt Service	11,949,677	11,918,778	9,607,503	9,607,503
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	58,392,677	45,456,899	41,582,654	39,701,163
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	1,492,877			
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report										
Capital Fund Program (CFP)										
Part II: Supporting Pages										
PHA Name:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P00250111							2011
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
701701	Finance	701100	Operating Subsidy	1406		10,000,000	7,221,351	7,221,351.00	7,221,351.00	
			Total Operating Subsidy Cost			10,000,000	7,221,351	7,221,351	7,221,351	
			Management Improvements							
522522	Organization Development	700168	PHA Development Staff Manager	1408		115,000	83,046	70,182	70,182	PHA Development Staff Manager consist of Salaries & Benefits.
493493	Police	700169	Police Officers Salaries and Benefits	1408		2,100,000	1,516,484	2,903,142	2,903,142	
709709	ISM	700176	Computer Software Acquisition,Production Support,Customization,and Program Implementation	1408		1,000,000	722,135	686,792	608,953	
428428	Pre-Apprentice	700368	Apprenticeship Program Field Training	1408		300,000	216,641	23,919	23,919	PHA provides additional funding through the MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include:preparing public housing residents for entry into approved apprenticeships in various
495495	Res. Lobby Monitors	700787	Lobby Monitors: Program to enhance site security.	1408		800,000	577,708	755,329	755,329	Lobby Monitors consist of Salaries & Benefits.
500500	Human Resource	700796	Staff Development: Provide training opportunities for PHA staff.	1408		75,000	54,160	0	0	Various Training (i.e. Ethical Conduct, Prevent Harassment, Culture of Respect) for Executive level thru Line Staff.
			Total Management Improvement Cost			4,390,000	3,170,173	4,439,364	4,361,525	
			Administrative Costs							
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		5,800,000	4,188,384	4,188,384	4,188,384	
			Total Administrative Cost	1410		5,800,000	4,188,384	4,188,384	4,188,384	
			Fees and Costs							
800800	Development	700185	A&E, Legal and Consultant Services	1430		2,000,000	1,444,270	545,680	319,611	
800800	Development	700187	Master Planning	1430		100,000	72,214	71,750	41,805	
800800	Development	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	500,000	361,068	0	0	Asbestos testing
001	Johnson Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	38,663	29,673	Asbestos testing
013	Wilson Park - Senior	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	371	371	Asbestos testing
015	Harrison Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	11,295	6,958	Asbestos testing
018	Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	2,895	1,464	Asbestos testing
020	Spring Garden Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	46,507	40,056	Asbestos testing
024	Queen Lane Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	1,803	721	Asbestos testing
029	Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	22,626	15,815	
031	Bartram Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	18,789	8,771	
032	Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	8,313	4,693	
035	Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	46,786	36,839	
039	West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	20,717	15,612	
049	Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	7,963	5,844	Asbestos testing
901	Haddington	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	9,013	2,534	Asbestos testing
902	Mantua	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	9,352	2,513	Asbestos testing
903	Kingsessing	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	9,373	3,828	Asbestos testing
904	Germantown/Hunting Park	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	9,734	2,884	Asbestos testing
905	Fairhill Square	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	10,805	4,719	Asbestos testing
906	Francisville	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	11,655	6,551	Asbestos testing
907	Ludlow	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	11,908	6,871	Asbestos testing
908	Susquehanna	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	12,575	8,324	Asbestos testing
909	Strawberry Mansion	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	12,350	6,326	Asbestos testing
910	Oxford Jefferson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	0	11,893	6,378	Asbestos testing
			Total Professional Services Costs and Fees			2,600,000	1,877,551	952,814	579,161	
			Site Acquisition							
800800	Development	700165	Acquire properties below TDC	1440		100,000	72,214	0	0	Acquire properties below TDC
			Total Site Acquisition Costs			100,000	72,214	0	0	
			PHA- Wide Site Improvements							

Annual Statement/Performance and Evaluation Report										
Capital Fund Program (CFP)										
Part II: Supporting Pages										
PHA Name:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P00250111							2011
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obligated	Expended	Comments
401401	Housing Operations	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	Varies	300,000	191,641	4,661	4,661	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	29,767	26,326	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
003	Richard Allen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	12,525	12,525	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	13,828	10,008	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	32,731	28,635	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	6,588	5,840	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	6,966	6,966	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	3,635	3,635	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	43,569	39,293	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
030	Abbottsford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	4,000	4,000	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	27,268	16,289	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	6,294	4,783	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	3,317	3,317	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	17,364	12,399	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	1,125	1,125	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
055	Fairhill Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	3,325	3,325	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	1,420	1,420	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
114	Gladys B Jacobs	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	1,285	1,285	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.

Annual Statement/Performance and Evaluation Report										
Capital Fund Program (CFP)										
Part II: Supporting Pages										
PHA Name:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P00250111							2011
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obligated	Expended	Comments
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	44,924	39,118	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
902	Mantua	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	18,301	15,691	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	33,554	30,944	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
904	Germantown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	19,823	18,407	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	10,000	59,792	50,476	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	52,951	47,258	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	10,000	83,946	51,266	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	30,936	27,852	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
909	Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	30,762	24,835	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
910	Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	0	23,732	18,754	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
050	Blumberg	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	250,000	180,534	0	0	
001	Johnson Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	45,000	32,496	0	0	Landscaping including Tree Trimming/Tree Removal
010	Raymond Rosen	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	0	0	7,245	7,245	Landscaping including Tree Trimming/Tree Removal
014	Norris Apts	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	30,000	21,664	0	0	Landscaping including Tree Trimming/Tree Removal
015	Harrison Plaza	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,000	18,776	18,113	18,113	Landscaping including Tree Trimming/Tree Removal
018	Arch Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	21,000	15,165	0	0	Landscaping including Tree Trimming/Tree Removal
029	Hill Creek	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	37,000	26,719	0	0	Landscaping including Tree Trimming/Tree Removal
030	Abbottsford	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	60,000	43,328	18,113	18,113	Landscaping including Tree Trimming/Tree Removal
031	Bartram Village	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	46,000	33,218	37,176	37,176	Landscaping including Tree Trimming/Tree Removal
032	Oxford Village	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	30,000	21,664	1,373	1,373	Landscaping including Tree Trimming/Tree Removal
035	Haddington Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	21,000	15,165	0	0	Landscaping including Tree Trimming/Tree Removal
042	Champlost Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	24,000	17,331	17,668	17,668	Landscaping including Tree Trimming/Tree Removal
046	Haverford Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,000	18,776	0	0	Landscaping including Tree Trimming/Tree Removal

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Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
049	Morton Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	25,000	18,053	14,581	14,581	Landscaping including Tree Trimming/Tree Removal
050	Blumberg	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	20,000	14,443	0	0	Landscaping including Tree Trimming/Tree Removal
055	Fairhill Apts	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	23,000	16,609	0	0	Landscaping including Tree Trimming/Tree Removal
062	Cassie L Holly	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
063	Katie B Jackson	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
065	Collegeview	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
066	Holmecrest Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
076	Emlen Arms	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
077	Bentley Hall	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	46,000	33,218	0	0	Landscaping including Tree Trimming/Tree Removal
104	Arlene Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
003	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	0	2,400	2,400	asphalt repair/replacement of driveways
029	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	0	1,230	1,230	asphalt repair/replacement of driveways
030	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	0	600	600	asphalt repair/replacement of driveways
032	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	53,000	38,273	1,800	1,800	asphalt repair/replacement of driveways
034	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	0	1,200	1,200	asphalt repair/replacement of driveways
039	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	0	1,200	1,200	asphalt repair/replacement of driveways
050	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	0	4,890	4,890	asphalt repair/replacement of driveways
055	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	0	1,200	1,200	asphalt repair/replacement of driveways
000	Development	701099	Concrete	1450	304 SF	0	0	249,035	229,881	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete	1450	304 SF	0	0	1,124,109	988,522	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Apartments	701099	Concrete	1450	304 SF	0	0	3,134		concreter repair/replacement of sidewalks, walkways and curbs
031	Bartram Village	701099	Concrete	1450	304 SF	0	0	1,436,407	1,340,787	concreter repair/replacement of sidewalks, walkways and curbs
062	Cassie L Holley	701099	Concrete	1450	3,300 SF	34,000	24,553	0	0	concreter repair/replacement of sidewalks, walkways and curbs
114	Gladys B Jacobs	701099	Concrete	1450	9,500 SF	94,000	67,881	0	0	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymon Rosen	701478	Fencing	1450	3,000 LF	80,000	57,771	0	0	repair/replace chainlink fence
029	Hill Creek	701478	Fencing	1450	1,280 LF	32,000	23,108	0	0	repair/replace chainlink fence
055	Fairhill Apts	701478	Fencing	1450	1,700 LF	43,000	31,052	0	0	repair/replace chainlink fence
			Total PHA-Wide Site Improvements			1,438,000	1,038,430	3,559,862	3,198,412	
			Scattered Sites Site Improvements							
901	Haddington	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	79,600	57,482	16,520	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
902	Mantua	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	32,800	23,686	43,365	43,365	The Scattered Sites Physical Needs Assessment Plan has not been completed.
903	Kingsessing	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	29,600	21,375	0	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
904	Germantown/Hunting Park	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	23,700	17,115	28,305	14,300	The Scattered Sites Physical Needs Assessment Plan has not been completed.

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Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
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905	Fairhill Square	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	39,200	28,308	1,590	1,590	The Scattered Sites Physical Needs Assessment Plan has not been completed.
906	Francisville	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,400	19,064	5,750	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
907	Ludlow	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	45,600	32,929	25,420	25,420	The Scattered Sites Physical Needs Assessment Plan has not been completed.
908	Susquehanna	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	38,200	27,586	53,920	3,060	The Scattered Sites Physical Needs Assessment Plan has not been completed.
909	Strawberry Mansion	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	0	0	22,440	22,440	The Scattered Sites Physical Needs Assessment Plan has not been completed.
910	Oxford Jefferson	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	0	0	25,885	25,885	The Scattered Sites Physical Needs Assessment Plan has not been completed.
901	Haddington	701099	Concrete	1450	5786 SF	57,863	41,785	3,040	2,930	concreter repair/replacement of sidewalks, walkways and curbs
902	Mantua	701099	Concrete	1450	2315 SF	23,145	16,714	11,254	10,449	concreter repair/replacement of sidewalks, walkways and curbs
903	Kingsessing	701099	Concrete	1450	7216 SF	72,157	52,107	2,631	2,380	concreter repair/replacement of sidewalks, walkways and curbs
904	Germantown/Hunting Park	701099	Concrete	1450	2315 SF	23,145	16,714	1,499	1,480	concreter repair/replacement of sidewalks, walkways and curbs
905	Fairhill Square	701099	Concrete	1450	3472 SF	34,718	25,071	1,565	1,287	concreter repair/replacement of sidewalks, walkways and curbs
906	Francisville	701099	Concrete	1450	2315 SF	23,145	16,714	8,378	6,894	concreter repair/replacement of sidewalks, walkways and curbs
907	Ludlow	701099	Concrete	1450	6365 SF	63,649	45,963	4,325	2,813	concreter repair/replacement of sidewalks, walkways and curbs
908	Susquehanna	701099	Concrete	1450	2360 SF	23,597	17,040	3,771	3,659	concreter repair/replacement of sidewalks, walkways and curbs
909	Strawberry Mansion	701099	Concrete	1450	2893 SF	28,931	20,892	7,866	7,702	concreter repair/replacement of sidewalks, walkways and curbs
910	Oxford Jefferson	701099	Concrete	1450	2893 SF	28,931	20,892	3,215	3,099	concreter repair/replacement of sidewalks, walkways and curbs
901	Haddington	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	99,486	71,842	221,921	221,921	The Scattered Sites Physical Needs Assessment Plan has not been completed.
902	Mantua	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	87,359	63,085	151,014	151,014	The Scattered Sites Physical Needs Assessment Plan has not been completed.
903	Kingsessing	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	120,820	87,248	120,101	120,101	The Scattered Sites Physical Needs Assessment Plan has not been completed.
904	Germantown/Hunting Park	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	84,664	61,139	67,398	67,398	The Scattered Sites Physical Needs Assessment Plan has not been completed.
905	Fairhill Square	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	101,731	73,464	71,179	71,179	The Scattered Sites Physical Needs Assessment Plan has not been completed.
906	Francisville	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	112,735	81,410	81,557	81,557	The Scattered Sites Physical Needs Assessment Plan has not been completed.
907	Ludlow	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	99,710	72,004	119,275	119,275	The Scattered Sites Physical Needs Assessment Plan has not been completed.

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908	Susquehanna	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	98,363	71,031	109,900	109,900	The Scattered Sites Physical Needs Assessment Plan has not been completed.
909	Strawberry Mansion	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	110,714	79,951	195,187	195,187	The Scattered Sites Physical Needs Assessment Plan has not been completed.
910	Oxford Jefferson	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	82,418	59,517	163,744	163,744	The Scattered Sites Physical Needs Assessment Plan has not been completed.
			Total Scattered Site Improvements			1,692,381	1,222,128	1,572,015	1,480,030	
			PHA Wide Dwelling Structures							
000	Pha-Wide	700179	Environmental Hazard Abatement	1460	1 LS	0	0	2,557	2,557	Environmental Hazard Abatement
001	Johnson Homes	700179	Environmental Hazard Abatement	1460	1 LS	150,000	108,320	11,449	11,449	Environmental Hazard Abatement
003	Richard Allen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,806	1,806	Environmental Hazard Abatement
010	Raymond Rosen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	7,990	7,990	Environmental Hazard Abatement
013	Wilson Park - Senior	700179	Environmental Hazard Abatement	1460	1 LS	0	0	26,663	26,663	Environmental Hazard Abatement
014	Norris Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	5,900	5,900	Environmental Hazard Abatement
015	Harrison Plaza	700179	Environmental Hazard Abatement	1460	1 LS	0	0	2,223	2,223	Environmental Hazard Abatement
018	Arch Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	850	850	Environmental Hazard Abatement
020	Spring Garden Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	57,432	57,432	Environmental Hazard Abatement
024	Queen Lane Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	2,484	2,484	Environmental Hazard Abatement
029	Hill Creek	700179	Environmental Hazard Abatement	1460	1 LS	0	0	14,560	14,560	Environmental Hazard Abatement
030	Abbottsford Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	2,687	2,687	Environmental Hazard Abatement
031	Bartram Village	700179	Environmental Hazard Abatement	1460	1 LS	0	0	15,038	15,038	Environmental Hazard Abatement
032	Oxford Village	700179	Environmental Hazard Abatement	1460	1 LS	0	0	6,087	6,087	Environmental Hazard Abatement
034	Whitehall Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	4,878	4,878	Environmental Hazard Abatement
035	Haddington Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	580,094	580,094	Environmental Hazard Abatement
039	West Park Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	7,718	7,718	Environmental Hazard Abatement
042	Champlost Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,314	1,314	Environmental Hazard Abatement
046	Haverford Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	4,848	4,848	Environmental Hazard Abatement
049	Morton Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,940	1,940	Environmental Hazard Abatement
050	Blumberg Apts	700179	Environmental Hazard Abatement	1460	1 LS	0	0	9,213	9,213	Environmental Hazard Abatement
051	Whitman Park	700179	Environmental Hazard Abatement	1460	1 LS	0	0	0	0	Environmental Hazard Abatement
054	Parkview Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	2,729	2,729	Environmental Hazard Abatement
055	Fairhill Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,967	1,967	Environmental Hazard Abatement
062	Cassie L Holley	700179	Environmental Hazard Abatement	1460	1 LS	0	0	225	225	Environmental Hazard Abatement
063	Katie B Jackson	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,198	1,198	Environmental Hazard Abatement
065	College View	700179	Environmental Hazard Abatement	1460	1 LS	0	0	11,615	11,615	Environmental Hazard Abatement
066	Holmecrest Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	616	616	Environmental Hazard Abatement
076	Emlen Arms	700179	Environmental Hazard Abatement	1460	1 LS	0	0	11,984	11,984	Environmental Hazard Abatement
077	Bentley Hall	700179	Environmental Hazard Abatement	1460	1 LS	0	0	642	642	Environmental Hazard Abatement
079	Plymouth Hall	700179	Environmental Hazard Abatement	1460	1 LS	0	0	67	67	Environmental Hazard Abatement
093	Westpark Plaza	700179	Environmental Hazard Abatement	1460	1 LS	0	0	535	535	Environmental Hazard Abatement
100	Cecil B Moore	700179	Environmental Hazard Abatement	1460	1 LS	0	0	164	164	Environmental Hazard Abatement
104	Arlene Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	838	838	Environmental Hazard Abatement
114	Gladys B Jacobs	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,512	1,512	Environmental Hazard Abatement
132	Suffolk Manor	700179	Environmental Hazard Abatement	1460	1 LS	0	0	2,929	2,929	Environmental Hazard Abatement
133	Richard Allen IIIA	700179	Environmental Hazard Abatement	1460	1 LS	0	0	145	145	Environmental Hazard Abatement
143	Greater Grays Ferry II-A	700179	Environmental Hazard Abatement	1460	1 LS	0	0	44	44	Environmental Hazard Abatement
145	Lucien E. Blackwell I	700179	Environmental Hazard Abatement	1460	1 LS	0	0	127	127	Environmental Hazard Abatement
149	Martin Luther King IV	700179	Environmental Hazard Abatement	1460	1 LS	0	0	109	109	Environmental Hazard Abatement
150	Lucien E. Blackwell II	700179	Environmental Hazard Abatement	1460	1 LS	0	0	199	199	Environmental Hazard Abatement
157	Ludlow Phase III	700179	Environmental Hazard Abatement	1460	1 LS	0	0	57	57	Environmental Hazard Abatement
158	Nellie Reynolds Garden	700179	Environmental Hazard Abatement	1460	1 LS	0	0	151	151	Environmental Hazard Abatement
343	GGFE Bldg	700179	Environmental Hazard Abatement	1460	1 LS	0	0	614	614	Environmental Hazard Abatement

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						Original	Revised Budget	Obligated	Expended	Comments
501	712 North 16th Street	700179	Environmental Hazard Abatement	1460	1 LS	0	0	116	116	Environmental Hazard Abatement
630	Sect8-Northeast(Frankford)	700179	Environmental Hazard Abatement	1460	1 LS	0	0	134	134	Environmental Hazard Abatement
901	Haddington	700179	Environmental Hazard Abatement	1460	1 LS	0	0	12,602	12,602	Environmental Hazard Abatement
902	Mantua	700179	Environmental Hazard Abatement	1460	1 LS	0	0	13,129	13,120	Environmental Hazard Abatement
903	Kingsessing	700179	Environmental Hazard Abatement	1460	1 LS	0	0	28,471	28,471	Environmental Hazard Abatement
904	Germantown/Hunting Park	700179	Environmental Hazard Abatement	1460	1 LS	0	0	14,477	14,477	Environmental Hazard Abatement
905	Fairhill Square	700179	Environmental Hazard Abatement	1460	1 LS	0	0	16,558	16,558	Environmental Hazard Abatement
906	Francisville	700179	Environmental Hazard Abatement	1460	1 LS	0	0	38,440	38,440	Environmental Hazard Abatement
907	Ludlow	700179	Environmental Hazard Abatement	1460	1 LS	0	0	27,826	27,826	Environmental Hazard Abatement
908	Susquehanna	700179	Environmental Hazard Abatement	1460	1 LS	0	0	24,548	24,548	Environmental Hazard Abatement
909	Strawberry Mansion	700179	Environmental Hazard Abatement	1460	1 LS	0	0	14,381	14,381	Environmental Hazard Abatement
910	Oxford Jefferson	700179	Environmental Hazard Abatement	1460	1 LS	0	0	11,011	11,011	Environmental Hazard Abatement
909	Strawberry Mansion	700181	Mold Remediation	1460		0	0	95,670	95,670	Mold Remediation
013	Wilson Park	700874	Combustion Upgrades	1460	1 LS	23,942	17,289	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
050	Blumberg Apts	700874	Combustion Upgrades	1460	1 LS	0	61,470	146,470	70,319	
001	Johnson Homes	700875	Electrical distribution systems	1460	1 LS	300,000	423,615	292,333	276,382	Upgrade electrical service phase 3
013	Wilson Park Senior	700875	Electrical distribution systems	1460	1 LS	36,000	0	0	0	Replace/repair Service Emergency Generator
013	Wilson Park Data Center	700875	Electrical distribution systems	1460	1 LS	12,000	0	0	0	Replace/repair Service Emergency Generator
013	Wilson	700875	Electrical distribution systems	1460	1 unit	100,000	0	0	0	Replace/repair Service Emergency Generator
014	Norris Apts	700875	Electrical distribution systems	1460	1 unit	80,000	1,000	0	0	Replace Low Rise Transformer
042	Champlost	700875	Electrical distribution systems	1460	2 units	60,000	433,281	0	0	Replace Site transformers
049	Morton Homes	700875	Electrical distribution systems	1460	1 unit	600,000	25,997	0	0	Replace Electrical Service
050	Blumberg	700875	Electrical distribution systems	1460	1 LS	36,000	0	0	0	Service Emergency Generator
063	Katie B Jackson	700875	Electrical distribution systems	1460	1 LS	12,000	0	0	0	Service Emergency Generator
077	Bentley Hall	700875	Electrical distribution systems	1460	1 unit	200,000	153,093	0	0	Electrical Upgrades Emergency Generator
077	Bentley Hall	700875	Electrical distribution systems	1460	1 LS	12,000	0	0	0	Replace/repair Service Emergency Generator
343	GGFE Administrative Bldg	700875	Electrical distribution systems	1460	1 LS	12,000	8,666	0	0	Replace/repair Service Emergency Generator
345	Passyunk	700875	Electrical distribution systems	1460	1 LS	12,000	8,666	0	0	Replace/repair Service Emergency Generator
001	Johnson Homes	700878	Plumbing upgrades	1460	1 LS	0	0	150,000	0	Replace overhead 8' cracked sanitary main boiler room
013	Wilson park	700878	Plumbing upgrades	1460	1 LS	40,000	64,992	0	0	Replace overhead 8' cracked sanitary main boiler room
013	Wilson park	700878	Plumbing upgrades	1460	1 LS	50,000	0	0	0	4 " gas main repair
029	Hill Creek	700878	Plumbing upgrades	1460	17 new	157,000	113,375	1,712	1,323	New duplex sump pumps in boiler rooms
032	Oxford Village	700878	Plumbing upgrades	1460	1 unit	20,000	14,443	0	0	Replace 3 inch gas valve
035	Haddington Homes	700878	Plumbing upgrades	1460	1 unit	0	0	977	977	
050	Blumberg	700878	Plumbing upgrades	1460	1 LS	120,000	25,186	0	0	Boiler room replacement/repair of broken sanitary pipe
401401	Housing Operations	701090	Fire Saftey	1460	1 LS	0	2,552	2,552	2,552	
015	Harrison Plaza	701090	Fire Saftey	1460	1 LS	139,000	100,377	0	0	Replace Fire Alarm System
039	West Park Apts	701090	Fire Saftey	1460	1 LS	120,000	86,656	0	0	Replace Fire Alarm System
050	Blumberg	701090	Fire Saftey	1460	1 LS	16,000	11,554	0	0	Maintenance/repair of Fire Alarm System
055	Fairhill Apts	701090	Fire Saftey	1460	1 LS	300,000	214,089	0	0	Replace Fire Alarm System
065	Collegeview	701090	Fire Saftey	1460	1 LS	12,000	8,666	0	0	Replace Fire Alarm System
093	West Park Plaza	701090	Fire Saftey	1460	1 LS	13,500	9,749	0	0	Replace fire alarm and smole detectors
114	Gladys B Jacobs	701090	Fire Saftey	1460	1 LS	70,000	50,549	0	0	Replace Fire Alarm System
035	Haddington Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	40,200	29,030	0	0	repair/replace HVAC and air conditioning systems.
050	Blumberg Apts	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	0	0	3,551	3,551	
062	Cassie L Holley	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	51,200	36,973	0	0	repair/replace HVAC and air conditioning systems.
063	Katie B Jackson	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	0	8,666	0	0	
066	Holmecrest Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	0	0	15,212	15,212	

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114	Gladys B Jacobs	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	19,000	13,721	0	0	repair/replace HVAC and air conditioning systems.
000	Pha-Wide	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	485,652	0	0	
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	672,522	2,000	5,913	5,405	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460		0	0	15,727	14,568	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460		0	0	4,109	4,047	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	1 LS	520,355	256,992	6,960	6,775	504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460		0	0	1,333	1,333	504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460		0	0	6,701	5,311	504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	2,000	8,764	8,469	504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460		0	0	1,654	1,654	504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit Modification/Fair Housing	1460		0	0	19,604	19,153	504 Unit Modification/Fair Housing
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460		0	0	3,801	3,756	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460		0	0	5,636	5,505	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460		0	0	26,983	26,165	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460		0	0	6,129	5,719	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460		0	0	13,212	13,145	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460		0	0	6,414	6,065	504 Unit Modification/Fair Housing
055	Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460		0	0	1,363	1,363	504 Unit Modification/Fair Housing
062	Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460		0	0	2,432	2,432	504 Unit Modification/Fair Housing
076	Emlen Arms	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	0	3,746	3,729	504 Unit Modification/Fair Housing
077	Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	8,000	5,927	5,904	504 Unit Modification/Fair Housing
129	Cambridge Plaza II	701098	504 Unit Modification/Fair Housing	1460		0	0	19,691	19,691	504 Unit Modification/Fair Housing
137	Cambridge Plaza I	701098	504 Unit Modification/Fair Housing	1460		0	0	490	490	504 Unit Modification/Fair Housing
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460		0	0	1,313	1,313	504 Unit Modification/Fair Housing
145	Lucien E. Blackwell I	701098	504 Unit Modification/Fair Housing	1460		0	0	3,292	3,292	504 Unit Modification/Fair Housing
147	Cambridge Plaza III	701098	504 Unit Modification/Fair Housing	1460		0	0	2,095	2,095	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit Modification/Fair Housing	1460		0	0	10,607	10,607	504 Unit Modification/Fair Housing
901	Haddington	701098	504 Unit Modification/Fair Housing	1460		0	0	16,830	14,455	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit Modification/Fair Housing	1460		0	0	10,683	10,420	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460		0	0	51,260	48,835	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460		0	0	31,431	26,635	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460		0	0	115,008	107,540	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit Modification/Fair Housing	1460		0	0	21,827	16,811	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	32,850	95,805	88,542	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460		0	0	11,641	11,231	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460		0	0	2,560	2,188	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460		0	0	3,271	3,271	504 Unit Modification/Fair Housing
039	West Park Apts	701165	Elevator Repairs	1460	6 elevators	800,000	577,708	0	0	Elevator Repairs
001	Johnson Homes	701431	Rehab Program	1460		0	0	1,616	1,616	
003	Richard Allen	701431	Rehab Program	1460		0	0	506	506	
010	Raymond Rosen	701431	Rehab Program	1460		0	0	21,165	21,160	
014	Norris Apartments	701431	Rehab Program	1460	3,000 SF	34,000	24,553	7,376	7,376	Brick pointing/repair
020	Spring Garden Apartments	701431	Rehab Program	1460		0	0	294	294	
029	Hill Creek	701431	Rehab Program	1460	51 units	1,000,000	722,135	0	0	Replace electrical distribution system
031	Bartram Villiage	701431	Rehab Program	1460	1 LS	10,000	0	0	0	Repair Lentils
031	Bartram Villiage	701431	Rehab Program	1460	15,000 SF	212,000	160,314	72,398	70,944	Brick pointing/repair
050	Blumberg	701431	Rehab Program	1460	750 units	57,000	41,162	3,152	3,152	Scrape & paint lintels
055	Fairhill Apartments	701431	Rehab Program	1460		0	0	18,462	18,160	
066	Holmcrest Homes	701431	Rehab Program	1460	1 LS	6,000	4,333	0	0	Exterior Common Door
077	Bentley Hall	701431	Rehab Program	1460	1 LS	2,200	1,589	0	0	Exterior Common Door
015	Harrison Plaza	701433	Repair exterior wall surfaces	1460	1 LS	162,000	116,986	0	0	Water Penetration Investigation
018	Arch Homes	701433	Repair exterior wall surfaces	1460	3,200 SF	36,700	26,502	0	0	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
062	Cassie L Holly	701433	Repair exterior wall surfaces	1460	2,000 SF	5,000	5,416	0	0	Stucco exterior wall

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062	Cassie L Holly	701433	Repair exterior wall surfaces	1460	2,000 SF	2,500	0	0	0	Paint exterior wall
065	Collegeview	701433	Repair exterior wall surfaces	1460	900 SF	10,000	7,221	0	0	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking - Townhouses
076	Emlen Arms	701433	Repair exterior wall surfaces	1460	1 LS	210,000	151,648	0	0	Water Penetration Investigation
030	Abbottsford Homes	701434	Roof Repair/Replacement	1460	1 LS	20,000	14,443	0	0	Repair roof drainage
076	Emlen Arms	701434	Roof Repair/Replacement	1460	120 SF	70,000	50,549	0	0	Repair roof drainage
114	Gladys B Jacobs	701434	Roof Repair/Replacement	1460		0	0	1,324	1,258	
901	Haddington	701434	Roof Repair/Replacement	1460	1 LS	0	0	21,356	21,280	Repair roof drainage
902	Mantua	701434	Roof Repair/Replacement	1460	1 LS	0	0	22,898	22,898	Repair roof drainage
903	Kingsessing	701434	Roof Repair/Replacement	1460	1 LS	0	0	11,230	11,230	Repair roof drainage
904	Germantown/Hunting Park	701434	Roof Repair/Replacement	1460	1 LS	0	0	18,520	17,565	Repair roof drainage
905	Fairhill Square	701434	Roof Repair/Replacement	1460		0	0	1,884	1,429	
906	Francisville	701434	Roof Repair/Replacement	1460	1 LS	0	0	3,223	3,223	Repair roof drainage
907	Ludlow	701434	Roof Repair/Replacement	1460		0	0	13,598	13,598	
908	Susquehanna	701434	Roof Repair/Replacement	1460	1 LS	0	0	7,090	7,090	Repair roof drainage
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	1 LS	0	0	16,034	16,034	Repair roof drainage
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	1 LS	0	0	11,027	11,027	Repair roof drainage
			Total PHA-Wide Dwelling Unit Improvements			6,644,119	4,724,027	2,513,731	2,231,620	
			Scattered Sites Dwelling Unit Renovation							
440440	Scattered Sites	700453	Comprehensive Unit Rehabilitation	1460		0	0	234,496	234,496	
901	Haddington	700455	Comprehensive Unit Rehabilitation	1460	8 units	500,000	333,274	105,057	101,392	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mantua	700455	Comprehensive Unit Rehabilitation	1460	31 units	2,500,000	1,755,310	48,198	44,006	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
903	Kingsessing	700455	Comprehensive Unit Rehabilitation	1460	14 units	1,000,000	677,666	42,174	36,941	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
904	Germantown/Hunting Park	700455	Comprehensive Unit Rehabilitation	1460	14 units	1,000,000	677,666	37,225	32,509	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	700455	Comprehensive Unit Rehabilitation	1460	11 units	800,000	538,797	28,869	25,106	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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906	Francisville	700455	Comprehensive Unit Rehabilitation	1460	29 units	2,400,000	1,594,157	214,788	173,131	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
907	Ludlow	700455	Comprehensive Unit Rehabilitation	1460	13 units	800,000	494,327	73,089	67,405	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna	700455	Comprehensive Unit Rehabilitation	1460	19 units	1,200,000	855,445	26,713	24,361	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
909	Strawberry Mansion	700455	Comprehensive Unit Rehabilitation	1460	16 units	1,000,000	622,079	73,794	66,056	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910	Oxford Jefferson	700455	Comprehensive Unit Rehabilitation	1460	5 units	370,000	250,514	12,613	11,049	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
901	Haddington	700460	Comp unit mod, SMART II	1460	1 LS	0	0	449,460	444,219	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mantua	700460	Comp unit mod, SMART II	1460	1 LS	0	0	261,746	258,993	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
903	Kingessing	700460	Comp unit mod, SMART II	1460	1 LS	0	0	363,432	359,100	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
904	Germantown/Hunting Park	700460	Comp unit mod, SMART II	1460	1 LS	0	0	239,891	232,136	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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905	Fairhill Square	700460	Comp unit mod, SMART II	1460	1 LS	0	0	443,538	439,359	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
906	Francisville	700460	Comp unit mod, SMART II	1460	1 LS	0	0	582,738	573,621	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
907	Ludlow	700460	Comp unit mod, SMART II	1460	1 LS	0	0	689,688	681,264	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna	700460	Comp unit mod, SMART II	1460	1 LS	0	0	723,877	712,888	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
909	Strawberry Mansion	700460	Comp unit mod, SMART II	1460	1 LS	0	0	582,448	568,010	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910	Oxford Jefferson	700460	Comp unit mod, SMART II	1460	1 LS	0	0	554,801	546,439	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
			Scattered Site Unit Renovation Total		161 units	11,570,000	7,799,233	5,788,634	5,632,482	
			Non-Dwelling Structures							
			Total Non-Dwelling Structures			0				
			Non-Dwelling Equipment							
013	Wilson Park	700035	Equipment for Security Upgrades	1475	1 LS	10,000	7,221	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
015	Harrison Plaza	700035	Equipment for Security Upgrades	1475	1 LS	31,000	22,386	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
039	West Park Apts	700035	Equipment for Security Upgrades	1475	1 LS	60,000	43,328	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system

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050	Blumberg	700035	Equipment for Security Upgrades	1475	1 LS	83,000	59,937	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
055	Fairhill	700035	Equipment for Security Upgrades	1475	1 LS	16,000	11,554	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
709709	ISM	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	1 LS	500,000	361,068	345,795	335,797	The purchase of 200 replacement computers throughout PHA. Also includes server and network upgrades/replacements,
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	1 LS	300,000	216,641	309,703	97,821	Telephone equipments including but not limited to network switches and IVR upgrades
049	Morton Homes	700798	Community Space Furniture and Equipment	1475	1 LS	30,000	10,832	0	0	Replace Boiler
013	Wilson Park Data Center	700798	Community Space Furniture and Equipment	1475	1 LS	15,000	37,118	0	0	Repair 3 AHU's in gym and dance studio
014	Norris Apts	700798	Community Space Furniture and Equipment	1475	1 LS	51,400	4,030	0	0	Replace boiler and piping in Medical center
032	Oxford Villiage	700798	Community Space Furniture and Equipment	1475	1 LS	5,580	21,664	0	0	Heating, Ventilation and Air Conditioners (HVAC) Upgrades
042	Collegeview	700798	Community Space Furniture and Equipment	1475	1 LS	41,480	40,548	0	0	Community Center Boiler
050	Blumberg	700798	Community Space Furniture and Equipment	1475	1 LS	56,150	29,954	0	0	Replace air conditioning unit for community center
076	Emlen Arms	700798	Community Space Furniture and Equipment	1475	1 LS	290,390	209,701	0	0	Heating, Ventilation and Air Conditioners (HVAC) Upgrades
455455	Housing Operations Specialty Crew	701203	Maintenance Equipment	1475	1 LS	100,000	72,214	680,359	401,044	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.
901	Haddington	701203	Maintenance Equipment	1475	1 LS	0	27,793	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.
902	Mantua	701203	Maintenance Equipment	1475	1 LS	0	50,028	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.
903	Kingsessing	701203	Maintenance Equipment	1475	1 LS	0	44,470	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.
904	Germantown/Hunting Park	701203	Maintenance Equipment	1475	1 LS	0	44,470	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.
905	Fairhill Square	701203	Maintenance Equipment	1475	1 LS	0	38,911	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.
906	Francisville	701203	Maintenance Equipment	1475	1 LS	0	138,967	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.
907	Ludlow	701203	Maintenance Equipment	1475	1 LS	0	83,381	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.

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908	Susquehanna	701203	Maintenance Equipment	1475	1 LS	0	11,117	721	721	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construciton equipment. To be used through out PHA's sites and administrative offices.
909	Strawberry Mansion	701203	Maintenance Equipment	1475	1 LS	0	100,056	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construciton equipment. To be used through out PHA's sites and administrative offices.
910	Oxford Jefferson	701203	Maintenance Equipment	1475	1 LS	0	16,676	0	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construciton equipment. To be used through out PHA's sites and administrative offices.
427	John F Street Center	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	35,000	25,275	0	0	replace domestic water booster pump set
401401	Housing Operations	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	40,000	28,885	50,861	21,018	replace/repair equipment for adminstrative and field offices.
015	Harrison Plaza	701204	Administrative and Field Office Furniture and Equipment	1475		0	0	875	875	replace/repair equipment for adminstrative and field offices.
029	Hill Creek	701204	Administrative and Field Office Furniture and Equipment	1475		0	0	402	402	replace/repair equipment for adminstrative and field offices.
050	Blumberg Apts	701204	Administrative and Field Office Furniture and Equipment	1475		0	0	468	468	replace/repair equipment for adminstrative and field offices.
133	Richard Allen IIIA	701204	Administrative and Field Office Furniture and Equipment	1475		0	0	0	0	replace/repair equipment for adminstrative and field offices.
343	GGFE Administrative Bldg	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	40,000	28,885	0	0	replace domestic water booster pump set
345	Passyunk Admin Bldg	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	3,500	2,527	0	0	Replace purge fan on AHU
			Total Non-Dwelling Equipment			1,708,500	1,789,638	1,389,183	858,146	
401401	Housing Operations	700882	Demolition	1485	1 LS	300,000	216,641	0	0	Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition			300,000	216,641	0	0	
401401	Housing Operations	700854	Relocation	1495	1 LS	200,000	114,427	0	0	Relocations as needed through out PHA.
001	Johnson Homes	700854	Relocation	1495		0	0	19,008	19,008	Relocations as needed through out PHA.
013	Wilson Park - Senior	700854	Relocation	1495	1 LS	0	15,000	20,967	20,967	Relocations as needed through out PHA.
014	Norris Apartments	700854	Relocation	1495		0	0	500	500	Relocations as needed through out PHA.
020	Spring Garden Apartments	700854	Relocation	1495		0	0	100	100	Relocations as needed through out PHA.
023	Liddonfield Homes	700854	Relocation	1495	1 LS	0	15,000	279	279	Relocations as needed through out PHA.
024	Queen Lane Apartments	700854	Relocation	1495		0	0	140,056	140,056	Relocations as needed through out PHA.
029	Hill Creek	700854	Relocation	1495		0	0	1,253	1,253	Relocations as needed through out PHA.
031	Bartram Village	700854	Relocation	1495		0	0	3,141	3,141	Relocations as needed through out PHA.
032	Oxford Village	700854	Relocation	1495		0	0	1,253	1,253	Relocations as needed through out PHA.
034	Whitehall Apartments	700854	Relocation	1495		0	0	845	845	Relocations as needed through out PHA.
035	Haddington Homes	700854	Relocation	1495		0	0	1,218	1,218	Relocations as needed through out PHA.
039	West Park Apartments	700854	Relocation	1495		0	0	2,208	2,208	Relocations as needed through out PHA.
050	Blumberg Apts	700854	Relocation	1495		0	0	6,361	6,361	Relocations as needed through out PHA.
054	Parkview Apartments	700854	Relocation	1495		0	0	2,698	2,698	Relocations as needed through out PHA.
055	Fairhill Apartments	700854	Relocation	1495		0	0	10,380	10,380	Relocations as needed through out PHA.
061	Paschall Apartments	700854	Relocation	1495		0	0	300	300	Relocations as needed through out PHA.
901	Haddington	700854	Relocation	1495		0	0	1,128	1,128	Relocations as needed through out PHA.
902	Mantua	700854	Relocation	1495		0	0	3,553	3,553	Relocations as needed through out PHA.
903	Kingsessing	700854	Relocation	1495		0	0	0	0	Relocations as needed through out PHA.
904	Germantown/Hunting Park	700854	Relocation	1495		0	0	2,370	2,370	Relocations as needed through out PHA.
905	Fairhill Square	700854	Relocation	1495		0	0	100	100	Relocations as needed through out PHA.
906	Francisville	700854	Relocation	1495		0	0	200	200	Relocations as needed through out PHA.
907	Ludlow	700854	Relocation	1495		0	0	928	928	Relocations as needed through out PHA.
908	Susquehanna	700854	Relocation	1495		0	0	7,787	7,787	Relocations as needed through out PHA.
909	Strawberry Mansion	700854	Relocation	1495		0	0	3,071	3,071	Relocations as needed through out PHA.

Annual Statement/Performance and Evaluation Report										
Capital Fund Program (CFP)										
Part II: Supporting Pages										
PHA Name:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P00250111							2011
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
910	Oxford Jefferson	700854	Relocation	1495	1 LS	0	0	3,136	3,136	Relocations as needed through out PHA.
			Total Relocation			200,000	144,427	232,837	232,837	
129	Cambridge Plaza II	701098	504 Unit Modification/Fair Housing	1499	1 LS	0	27,500	14,608	13,585	504 Unit Modification/Fair Housing
150	Lucien E. Blackwell II	701098	504 Unit Modification/Fair Housing	1499	1 LS	0	25,600	50,319	46,607	504 Unit Modification/Fair Housing
153	Lucien E. Blackwell III	701098	504 Unit Modification/Fair Housing	1499	1 LS	0	20,825	30,540	29,423	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit Modification/Fair Housing	1499	1 LS	0	0	21,508	20,096	504 Unit Modification/Fair Housing
			Total Development			0	73,925	116,975	109,711	
700700	Finance	701491	Bond Debt Service - Principle	1501	1 LS	7,145,500	7,125,000	7,125,000	7,125,000	bond debt principle payment for Tasker Bond
700700	Finance	701498	Bond Debt Service - Interest	1501	1 LS	4,804,177	4,793,778	2,482,503	2,482,503	bond debt interest payment for Tasker Bond
			Total Debt Service			11,949,677	11,918,778	9,607,503	9,607,503	
			GRAND TOTAL			58,392,677	45,456,899	41,582,654	39,701,163	

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250111			Federal FFY of Grant: 2011
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	07/15/2011	07/14/2013	07/15/2011	07/14/2015	

Annual Statement/Performance and Evaluation Report						
Capital Fund Program (CFP) Part I: Summary						
PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250112			Federal FY of Grant: 2012	
Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Program Year Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1) Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost				
		Original Budget	Revised Budget	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	9,000,000.00	9,000,000.00	0.00	0.00	
3	1408 Management Improvements	2,351,272.64	2,214,067.24	0.00	0.00	
4	1410 Administrative Costs	4,545,690.00	4,032,685.00	0.00	0.00	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	1,533,000.00	1,533,000.00	0.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvements	4,635,721.00	1,367,052.00	0.00	0.00	
10	1460 Dwelling Structures	10,560,559.00	9,250,058.99	0.00	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00	
12	1470 Non-Dwelling Space	0.00	0.00	0.00	0.00	
13	1475 Non-Dwelling Equipment	605,900.00	562,518.01	0.00	0.00	
14	1485 Demolition	159,870.00	159,870.00	0.00	0.00	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495 Relocation	146,000.00	146,000.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	0.00	
19	1501 Collateralization or Debt Service	12,061,598.76	12,061,598.76	0.00	0.00	
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	45,599,611.40	40,326,850.00	0.00	0.00	
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance	1,095,000.00	1,095,000.00			
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112 2012							
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			
						Original	Revised Budget	Obilgated	Expended
701701	Finance	701100	Operating Subsidy	1406		9,000,000	9,000,000		
			Total Operating Subsidy Cost	1406		9,000,000	9,000,000	0	0
			Management Improvements						
522522	Organization Development	700168	PHA Development Staff Manager	1408		83,046	0		PHA Development Staff Manager consist of Salaries & Benefits.
493493	Police	700169	Police Officers Salaries and Benefits	1408		1,107,033	1,107,034		Police Officers Salaries and Benefits
709709	ISM	700176	Computer Software Acquisition,Production Support,Customization,and Program Implementation	1408		527,159	527,159		PHA wide system support, upgrades, implemetations.
428428	Pre-Apprentice	700368	Apprenticeship Program Field Training	1408		158,148	158,148		MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include:preparing public
495495	Res. Lobby Monitors	700787	Lobby Monitors: Program to enhance site security.	1408		421,727	421,727		Lobby Monitors consist of Salaries & Benefits.
500500	Human Resource	700796	Staff Development: Provide training opportunities for PHA staff.	1408		54,160	0		Various Training (i.e. Ethical Conduct, Prevent Harassment, Culture of Respect) for Executive level thru Line Staff.
			Total Management Improvement Cost	1408		2,351,273	2,214,067	0	0
			Administrative Costs						
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		4,545,690	4,032,685		Administrative Salaries and Benefits
			Total Administrative Cost	1410		4,545,690	4,032,685	0	0
			Fees and Costs						
800800	Development	700185	A&E, Legal and Consultant Services	1430		1,022,000	1,022,000		pre-development and design cost

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P002501122012							
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
050	Blumberg	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	511,000	511,000			
			Total Professional Services Costs and Fees	1430		1,533,000	1,533,000	0	0	
			Site Acquisition							
			Total Site Acquisition Costs	1440		0	0	0	0	
			PHA- Wide Site Improvements							
401401	Housing Operations	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	Varies	219,000	219,000			Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
049	Morton Homes	701099	Concrete	1450	7,284 SF	75,027	75,027			concreter repair/replacement of sidewalks, walkways and curbs
093	West Park Plaza	701099	Concrete	1450	1,200 SF	12,253	12,253			concreter repair/replacement of sidewalks, walkways and curbs
100	Cecil B Moore	701099	Concrete	1450	4,000 SF	40,753	40,753			concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701478	Fencing	1450	8,7630 LF	233,688	0			repair/replace fences
055	Fairhill Apts	701478	Fencing	1450	400 SF	40,000	40,000			repair/replace fences
			Total PHA-Wide Site Improvements			620,721	387,033	0	0	

Annual Statement/Performance and Evaluation Report										
Capital Fund Program (CFP)										
Part II: Supporting Pages										
PHA Name:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P00250112					2012		
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget			
			Scattered Sites Site Improvements							
901	Haddington	700992	Landscaping, Trimming	1450	58 units	602,250	169,870			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
902	Mantua	700992	Landscaping, Trimming	1450	58 units	602,250	169,870			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
903	Kingsessing	700992	Landscaping, Trimming	1450	58 units	602,250	169,870			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
904	Germantown/Hunting Park	700992	Landscaping, Trimming	1450	27 units	309,155	78,402			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
905	Fairhill Square	700992	Landscaping, Trimming	1450	4 units	401,500	13,067			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
906	Francisville	700992	Landscaping, Trimming	1450	31 units	353,320	91,468			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
907	Ludlow	700992	Landscaping, Trimming	1450	27 units	309,155	78,402			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
908	Susquehanna	700992	Landscaping, Trimming	1450	24 units	305,140	71,868			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
909	Strawberry Mansion	700992	Landscaping, Trimming	1450	20 units	220,825	58,801			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
910	Oxford Jefferson	700992	Landscaping, Trimming	1450	27 units	309,155	78,402			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
			Total Scattered Site Improvements		333 units	4,015,000	980,019	0	0	
			Total Site Improvements	1450		4,635,721	1,367,052			
			PHA Wide Dwelling Structures							
001	Johnson Homes	700874	Combustion Upgrades	1460	1 LS	954,923	0			repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501122012								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
050	Blumberg	700874	Combustion Upgrades	1460	1 LS	517,490	517,490			Boiler room replacement/repair of broken sanitary pipe
001	Johnson Homes	700875	Electrical distribution systems	1460	420 LS	200,000	898,912			Remove/replace all subpanels; remove/replace main electrical distribution panel; remove/replace existing electrical EMT condute and cable from
015	Harrison Plaza	700875	Electrical distribution systems	1460	1 LS	338,142	338,142			Repair /replace emergency lights, elevator and fire alarm upgrades
020	Spring Garden Apartments	700875	Electrical distribution systems	1460	1 LS	66,700	0			Install lighting in boiler rooms, replace emergency lighting and smoke detectors
013	Wilson Park	700875	Electrical distribution systems	1460	480 CY & 276 LF	35,000	100,600			Furnish and install new 600 amp ATS; install concrete pad; excavate & backfill for UG feeders from Diesel Generator to 600 amp 3 phase ATS; 4" rigid condute including fitting and supports/clamps; electric feeders, 450 kmil copper conductor.
114	Gladys B Jacobs	700875	Electrical distribution systems	1460	1 LS	70,000	70,000			Replace fire alarm system.
065	Collegeview	700875	Electrical distribution systems	1460	1 LS	14,000	14,000			Repair emergency lights and replace fire alarm system.
050	Blumberg	700875	Electrical distribution systems	1460	4 cabs	140,000	140,000			Elevator cab upgrades
063	Katie B Jackson	700875	Electrical distribution systems	1460	1 LS	39,000	39,000			Replacement of emergency generator and emergency lights.
077	Bentley Hall	700875	Electrical distribution systems	1460	1 unit	48,000	48,000			Electrical Upgrades Emergency Generator
343	GGFE Administrative Bldg	700875	Electrical distribution systems	1460	1 LS	12,000	12,000			Replace/repair Service Emergency Generator
345	Passyunk	700875	Electrical distribution systems	1460	1 LS	12,000	12,000			Replace/repair Service Emergency Generator
050	Blumberg	700878	Plumbing upgrades	1460	1 LS	282,510	282,510			Boiler room replacement/repair of broken sanitary pipe
050	Blumberg	701090	Fire Saftey	1460	1 LS	30,149	30,149			Maintenance/repair of Fire Alarm System

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501122012								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
013	Wilson Park	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	520,825	520,825			Replace 4 ac units and general upgrades
020	Spring Garden Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1000 LS	0	2,064,084			Replace/remove piping including: 3" underground pre insulated HWS pipes in crawl space; 3" isolation valves; 2.5" pre insulated HWS/HWR pipes; 2.5" mixing valve; 50GPM/ 50ft head 1.5 HP inline pumps including electric connections; new heating element; 3" DCW preinsulated underground main; 2" & 3" isolation valves Gate Valve
066	Holmcrest Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	1,000,000	0			New underground heating distribution
077	Bentley Hall	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	16,000	16,000			HVAC upgrades
401401	Housing Operations	701098	504 Unit Modification/Fair Housing	1460	1 LS	876,000	876,000			504 Unit Modification/Fair Housing
039	West Park Apts	701165	Elevator Repairs	1460	6 elevators	577,708	0			Elevator Repairs
029	Hill Creek	701433	Repair exterior wall surfaces	1460	1 LS	80,000	80,000			Repair Exterior Wall Surfaces including Brick Pointing and Caulking
031	Bartram Villiage	701433	Repair exterior wall surfaces	1460	1 LS	47,712	47,712			Repair Exterior Wall Surfaces including Brick Pointing and Caulking
039	West Park Apts	701433	Repair exterior wall surfaces	1460	1 LS	35,522	35,522			Repair Exterior Wall Surfaces including Brick Pointing and Caulking
062	Cassie L Holly	701433	Repair exterior wall surfaces	1460	1 LS	20,000	20,000			Repair Exterior Wall Surfaces including Brick Pointing and Caulking
013	Wilson Park	701434	Roof Repair/Replacement	1460	17,670 SF	0	280,862			Remove and replace flat roof - EPDM single ply membrane
055	Fairhill Square	701434	Roof Repair/Replacement	1460	1 LS	110,000	110,000			Repair roof drainage
039	West Park Apts	701434	Roof Repair/Replacement	1460	1 LS	159,588	159,588			Repair roof drainage
018	Arch Homes	701434	Roof Repair/Replacement	1460	1 LS	502,503	502,503			Replace roof
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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501122012							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
					Original	Revised Budget	Obilgated	Expended	Comments
			Total PHA-Wide Dwelling Unit Improvements			6,705,772	7,215,899	0	0
			Scattered Sites Dwelling Unit Renovation						
901	Haddington	701434	Roof Repair/Replacement	1460	41 units	602,250	352,588		Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
902	Mantua	701434	Roof Repair/Replacement	1460	41 units	602,250	352,588		Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
903	Kingsessing	701434	Roof Repair/Replacement	1460	41 units	602,250	352,588		Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
904	Germantown/Hunting Park	701434	Roof Repair/Replacement	1460	19 units	309,155	162,733		Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
905	Fairhill Square	701434	Roof Repair/Replacement	1460	4 units	241,287	27,122		Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
906	Francisville	701434	Roof Repair/Replacement	1460	31 units	353,320	189,855		Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
907	Ludlow	701434	Roof Repair/Replacement	1460	19 units	309,155	162,733		Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112 2012							
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			
						Original	Revised Budget	Obilgated	Expended
908	Susquehanna	701434	Roof Repair/Replacement	1460	17 units	305,140	149,172		
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	14 units	220,825	122,050		
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	19 units	309,155	162,733		
			Scattered Site Unit Renovation Total		235 units	3,854,787	2,034,160	0	0
			Total Dwelling Structures	1460		10,560,559	9,250,059		
			Non-Dwelling Structures	1470					
			Total Non-Dwelling Structures	1470		0	0		
			Non-Dwelling Equipment						
013	Wilson Park	700035	Equipment for Security Upgrades	1475	1 LS	106,580	63,198		
709709	ISM	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	1 LS	266,450	266,450		

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112 2012								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	1 LS	159,870	159,870			Telephone equipments including but not limited to network switches and IVR upgrades
455455	Housing Operations Specialty Crew	701203	Maintenance Equipment	1475	1 LS	73,000	73,000			repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construciton equipment. To be used through
			Total Non-Dwelling Equipment	1475		605,900	562,518	0	0	
401401	Housing Operations	700882	Demolition	1485	1 LS	159,870	159,870			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition	1485		159,870	159,870	0	0	
401401	Housing Operations	700854	Relocation	1495	1 LS	146,000	146,000			Relocations as needed through out PHA.
			Total Relocation	1495		146,000	146,000	0	0	
			Total Development	1499		0	0	0	0	
700700	Finance	701491	Bond Debt Service - Principle	1501	1 LS	9,725,549	9,725,549			bond debt principle payment for Tasker Bond
700700	Finance	701498	Bond Debt Service - Interest	1501	1 LS	2,336,049	2,336,049			bond debt interest payment for Tasker Bond
			Total Debt Service	1501		12,061,599	12,061,599	0	0	
			GRAND TOTAL			45,599,611	40,326,850	0	0	

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112 2012							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
					Original	Revised Budget	Obilgated	Expended	Comments

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: PA26P00250112		Federal FFY of Grant: 2012
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	07/15/2012	07/14/2014	07/15/2012	07/14/2016	

Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary					
PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250113			Federal FY of Grant: 2013
X Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Program Year Ending:		Revised Annual Statement (Revision No: 1) Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost			
		Original Budget	Revised Budget	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	9,000,000.00	0.00	0.00	0.00
3	1408 Management Improvements	2,214,067.24	0.00	0.00	0.00
4	1410 Administrative Costs	4,032,685.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	1,533,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	1,367,052.00	0.00	0.00	0.00
10	1460 Dwelling Structures	9,250,058.99	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-Dwelling Space	0.00	0.00	0.00	0.00
13	1475 Non-Dwelling Equipment	562,518.01	0.00	0.00	0.00
14	1485 Demolition	159,870.00	0.00	0.00	0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495 Relocation	146,000.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	12,061,598.76	0.00	0.00	0.00
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	40,326,850.00	0.00	0.00	0.00
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	1,095,000.00	0.00		
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P002501132013							
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
701701	Finance	701100	Operating Subsidy	1406		9,000,000				
			Total Operating Subsidy Cost	1406		9,000,000	0	0	0	
			Management Improvements							
522522	Organization Development	700168	PHA Development Staff Manager	1408		0	0			PHA Development Staff Manager consist of Salaries & Benefits.
493493	Police	700169	Police Officers Salaries and Benefits	1408		1,107,034				Police Officers Salaries and Benefits
709709	ISM	700176	Computer Software Acquisition,Production Support,Customization,and Program Implementation	1408		527,159				PHA wide system support, upgrades, implemetations.
428428	Pre-Apprentice	700368	Apprenticeship Program Field Training	1408		158,148				MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include:preparing public
495495	Res. Lobby Monitors	700787	Lobby Monitors: Program to enhance site security.	1408		421,727				Lobby Monitors consist of Salaries & Benefits.
500500	Human Resource	700796	Staff Development: Provide training opportunities for PHA staff.	1408		0	0			Various Training (i.e. Ethical Conduct, Prevent Harassment, Culture of Respect) for Executive level thru Line Staff.
			Total Management Improvement Cost	1408		2,214,067	0	0	0	
			Administrative Costs							
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		4,032,685				Administrative Salaries and Benefits
			Total Administrative Cost	1410		4,032,685	0	0	0	
			Fees and Costs							
800800	Development	700185	A&E, Legal and Consultant Services	1430		1,022,000				pre-development and design cost

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P002501132013							
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
050	Blumberg	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	511,000				
			Total Professional Services Costs and Fees	1430		1,533,000	0	0	0	
			Site Acquisition							
			Total Site Acquisition Costs	1440		0	0	0	0	
			PHA- Wide Site Improvements							
401401	Housing Operations	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	Varies	219,000				Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
049	Morton Homes	701099	Concrete	1450	7,284 SF	75,027				concreter repair/replacement of sidewalks, walkways and curbs
093	West Park Plaza	701099	Concrete	1450	1,200 SF	12,253				concreter repair/replacement of sidewalks, walkways and curbs
100	Cecil B Moore	701099	Concrete	1450	4,000 SF	40,753				concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701478	Fencing	1450	8,7630 LF	0	0			repair/replace fences
055	Fairhill Apts	701478	Fencing	1450	400 SF	40,000				repair/replace fences
			Total PHA-Wide Site Improvements			387,033	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P00250113 2013							
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget			
			<u>Scattered Sites Site Improvements</u>							
901	Haddington	700992	Landscaping, Trimming	1450	58 units	169,870				Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
902	Mantua	700992	Landscaping, Trimming	1450	58 units	169,870				Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
903	Kingsessing	700992	Landscaping, Trimming	1450	58 units	169,870				Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
904	Germantown/Hunting Park	700992	Landscaping, Trimming	1450	27 units	78,402				Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
905	Fairhill Square	700992	Landscaping, Trimming	1450	4 units	13,067				Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
906	Francisville	700992	Landscaping, Trimming	1450	31 units	91,468				Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
907	Ludlow	700992	Landscaping, Trimming	1450	27 units	78,402				Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
908	Susquehanna	700992	Landscaping, Trimming	1450	24 units	71,868				Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
909	Strawberry Mansion	700992	Landscaping, Trimming	1450	20 units	58,801				Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
910	Oxford Jefferson	700992	Landscaping, Trimming	1450	27 units	78,402				Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
			Total Scattered Site Improvements		333 units	980,019	0	0	0	
			Total Site Improvements	1450		1,367,052	0			
			<u>PHA Wide Dwelling Structures</u>							
001	Johnson Homes	700874	Combustion Upgrades	1460	1 LS	0	0			repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501132013								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
050	Blumberg	700874	Combustion Upgrades	1460	1 LS	517,490				Boiler room replacement/repair of broken sanitary pipe
001	Johnson Homes	700875	Electrical distribution systems	1460	420 LS	898,912				Remove/replace all subpanels; remove/replace main electrical distribution panel; remove/replace existing electrical EMT condute and cable from
015	Harrison Plaza	700875	Electrical distribution systems	1460	1 LS	338,142				Repair /replace emergency lights, elevator and fire alarm upgrades
020	Spring Garden Apartments	700875	Electrical distribution systems	1460	1 LS	0	0			Install lighting in boiler rooms, replace emergency lighting and smoke detectors
013	Wilson Park	700875	Electrical distribution systems	1460	480 CY & 276 LF	100,600				Furnish and install new 600 amp ATS; install concrete pad; excavate & backfill for UG feeders from Diesel Generator to 600 amp 3 phase ATS; 4" rigid condute including fitting and supports/clamps; electric feeders, 450 kcmil copper conductor.
114	Gladys B Jacobs	700875	Electrical distribution systems	1460	1 LS	70,000				Replace fire alarm system.
065	Collegeview	700875	Electrical distribution systems	1460	1 LS	14,000				Repair emergency lights and replace fire alarm system.
050	Blumberg	700875	Electrical distribution systems	1460	4 cabs	140,000				Elevator cab upgrades
063	Katie B Jackson	700875	Electrical distribution systems	1460	1 LS	39,000				Replacement of emergency generator and emergency lights.
077	Bentley Hall	700875	Electrical distribution systems	1460	1 unit	48,000				Electrical Upgrades Emergency Generator
343	GGFE Administrative Bldg	700875	Electrical distribution systems	1460	1 LS	12,000				Replace/repair Service Emergency Generator
345	Passyunk	700875	Electrical distribution systems	1460	1 LS	12,000				Replace/repair Service Emergency Generator
050	Blumberg	700878	Plumbing upgrades	1460	1 LS	282,510				Boiler room replacement/repair of broken sanitary pipe
050	Blumberg	701090	Fire Saftey	1460	1 LS	30,149				Maintenance/repair of Fire Alarm System

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501132013								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
						Original	Revised Budget	Obilgated	Expended	Comments
013	Wilson Park	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	520,825				Replace 4 ac units and general upgrades
020	Spring Garden Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1000 LS	2,064,084				Replace/remove piping including: 3" underground pre insulated HWS pipes in crawl space; 3" isolation valves; 2.5" pre insulated HWS/HWR pipes; 2.5" mixing valve; 50GPM/ 50ft head 1.5 HP inline pumps including electric connections; new heating element; 3" DCW preinsulated underground main; 2" & 3" isolation valves Gate Valve
066	Holmcrest Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	0	0			New underground heating distribution
077	Bentley Hall	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	16,000				HVAC upgrades
401401	Housing Operations	701098	504 Unit Modification/Fair Housing	1460	1 LS	876,000				504 Unit Modification/Fair Housing
039	West Park Apts	701165	Elevator Repairs	1460	6 elevators	0	0			Elevator Repairs
029	Hill Creek	701433	Repair exterior wall surfaces	1460	1 LS	80,000				Repair Exterior Wall Surfaces including Brick Pointing and Caulking
031	Bartram Villiage	701433	Repair exterior wall surfaces	1460	1 LS	47,712				Repair Exterior Wall Surfaces including Brick Pointing and Caulking
039	West Park Apts	701433	Repair exterior wall surfaces	1460	1 LS	35,522				Repair Exterior Wall Surfaces including Brick Pointing and Caulking
062	Cassie L Holly	701433	Repair exterior wall surfaces	1460	1 LS	20,000				Repair Exterior Wall Surfaces including Brick Pointing and Caulking
013	Wilson Park	701434	Roof Repair/Replacement	1460	17,670 SF	280,862				Remove and replace flat roof - EPDM single ply membrane
055	Fairhill Square	701434	Roof Repair/Replacement	1460	1 LS	110,000				Repair roof drainage
039	West Park Apts	701434	Roof Repair/Replacement	1460	1 LS	159,588				Repair roof drainage
018	Arch Homes	701434	Roof Repair/Replacement	1460	1 LS	502,503				Replace roof
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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P002501132013							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
					Original	Revised Budget	Obilgated	Expended	Comments
		Total PHA-Wide Dwelling Unit Improvements			7,215,899	0	0	0	
		Scattered Sites Dwelling Unit Renovation							
901	Haddington	701434	Roof Repair/Replacement	1460	41 units	352,588			Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
902	Mantua	701434	Roof Repair/Replacement	1460	41 units	352,588			Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
903	Kingsessing	701434	Roof Repair/Replacement	1460	41 units	352,588			Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
904	Germantown/Hunting Park	701434	Roof Repair/Replacement	1460	19 units	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
905	Fairhill Square	701434	Roof Repair/Replacement	1460	4 units	27,122			Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
906	Francisville	701434	Roof Repair/Replacement	1460	31 units	189,855			Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
907	Ludlow	701434	Roof Repair/Replacement	1460	19 units	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shinges; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250113 2013							
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			
						Original	Revised Budget	Obilgated	Expended
908	Susquehanna	701434	Roof Repair/Replacement	1460	17 units	149,172			
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	14 units	122,050			
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	19 units	162,733			
			Scattered Site Unit Renovation Total		235 units	2,034,160	0	0	0
			Total Dwelling Structures	1460		9,250,059	0		
			Non-Dwelling Structures	1470					
			Total Non-Dwelling Structures	1470		0	0		
			Non-Dwelling Equipment						
013	Wilson Park	700035	Equipment for Security Upgrades	1475	1 LS	63,198			
709709	ISM	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	1 LS	266,450			

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250113 2013							
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			
						Original	Revised Budget	Obilgated	Expended
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	1 LS	159,870			
455455	Housing Operations Specialty Crew	701203	Maintenance Equipment	1475	1 LS	73,000			
			Total Non-Dwelling Equipment	1475		562,518	0	0	0
401401	Housing Operations	700882	Demolition	1485	1 LS	159,870			
			Total Demolition	1485		159,870	0	0	0
401401	Housing Operations	700854	Relocation	1495	1 LS	146,000			
			Total Relocation	1495		146,000	0	0	0
			Total Development	1499		0	0	0	0
700700	Finance	701491	Bond Debt Service - Principle	1501	1 LS	9,725,549			
700700	Finance	701498	Bond Debt Service - Interest	1501	1 LS	2,336,049			
			Total Debt Service	1501		12,061,599	0	0	0
			GRAND TOTAL			40,326,850	0	0	0

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250113 2013							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				
					Original	Revised Budget	Obilgated	Expended	Comments

Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary						
PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250108			Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Revised 2	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0	0
2	1406 Operations	0				
3	1408 Management Improvements	0				
4	1410 Administrative Costs	0				
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	0	0	0	0	0
8	1440 Site Acquisition	0				
9	1450 Site Improvements	0	1,206,885	1,746,176	1,746,176	1,712,073
10	1460 Dwelling Structures	0	3,195,882	3,195,882	3,195,882	3,140,882
11	1465.1 Dwelling Equipment-Nonexpendable	0				
12	1470 Non-Dwelling Space	0	575,000	575,000	575,000	575,000
13	1475 Non-Dwelling Equipment	0				
14	1485 Demolition	0	0	0	0	0
15	1490 Replacement Reserve	0				
16	1492 Moving to Work Demonstration	0				
17	1495 Relocation	0				
18	1499 Development Activities	5,517,058	539,291	0	0	0
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	5,517,058	5,517,058	5,517,058	5,517,058	5,427,955
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority			Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250108										2008	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work			
						Original	Revised	Revised 2	Obligated	Expended	Comments			
				1430		0			0					
			Total A & E			0	0	0	0	0				
045	Mantua Hall Apartments	801068	Site Improvement	1450		0	1,206,885	1,206,885	1,206,885	1,172,782				
173	Paschall Phase I LP	801068	Site Improvement	1450		0	0	539,291	539,291	539,291				
			Total Site Improvements			0	1,206,885	1,746,176	1,746,176	1,712,073				
045	Mantua Hall Apartments	801031	Dwelling Construction	1460		0	3,195,882	3,195,882	3,195,882	3,140,882				
			Total Construction			0	3,195,882	3,195,882	3,195,882	3,140,882				
045	Mantua Hall Apartments	801031	Non-Dwelling Construction	1470		0	575,000	575,000	575,000	575,000				
			Total Non-Dwelling Construction			0	575,000	575,000	575,000	575,000				
045	Mantua Hall Apartments	801057	Demolition	1485		0			0	0				
			Total Demolition			0	0	0	0	0				
173	Paschall Phase I	701497				0	539,291	0	0	0				
		701497	Replacement Housing	1499		5,517,058	0	0	0	0				
			Total New Development			5,517,058	539,291	0	0	0				
			Total Proposed Replacement Housing Fund Activities			5,517,058	5,517,058	5,517,058	5,517,058	5,427,955				

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250108			Federal FFY of Grant: 2008
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	06/13/2008	10/29/2014	06/13/2008	07/29/2016	

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHILADELPHIA HOUSING AUTHORITY

Replacement Housing Fund Program Grant No:

PA26R00250109

2009

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☒ Performance and Evaluation Report for Program Year Ending: 09/30/2012

☐ Revised Annual Statement (Revision No:)
☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Revised 2	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0	0
2	1406 Operations	0				
3	1408 Management Improvements	0				
4	1410 Administrative Costs	0				
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	0	0	1,063,217	533,593	317,105
8	1440 Site Acquisition	0				
9	1450 Site Improvements	0	0	0	0	0
10	1460 Dwelling Structures	0	5,644,993	4,581,776	4,925,840	4,925,840
11	1465.1 Dwelling Equipment-Nonexpendable	0				
12	1470 Non-Dwelling Space	0	0	0	0	0
13	1475 Non-Dwelling Equipment	0				
14	1485 Demolition	0	0	0	0	0
15	1490 Replacement Reserve	0				
16	1492 Moving to Work Demonstration	0				
17	1495 Relocation	0				
18	1499 Development Activities	5,644,993	0	0	0	0
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	5,644,993	5,644,993	5,644,993	5,459,433	5,242,945
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report												
Capital Fund Program (CFP)												
Part II: Supporting Pages												
PHA Name:			Grant Type and Number									
Philadelphia Housing Authority			Replacement Housing Fund Program Grant No: PA26R00250109								2009	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
						Original	Revised	Revised 2	Obligated	Expended	Comments	
061	Paschall Apartments	701497	Replacement Housing	1499	100	5,644,993	0	0	0	0		
			Total New Development			5,644,993	0	0	0	0		
174	Paschall Phase II LP	801016	Outside Counsel	1430		0	0	195,000	127,210	127,210		
174	Paschall Phase II LP	801018	A&E Costs	1430		0	0	429,538	352,929	136,441		
174	Paschall Phase II LP	801026	Other Fees/Cost	1430		0	0	438,679	53,454	53,454		
			Total Fees and Costs			0	0	1,063,217	533,593	317,105		
174	Paschall Phase II LP	801032	Dwelling Construction II	1460		0	5,644,993	4,581,776	4,925,840	4,925,840		
			Total Construction			0	5,644,993	4,581,776	4,925,840	4,925,840		
			New Development									
			Total Proposed Replacement Housing Fund Activities			5,644,993	5,644,993	5,644,993	5,459,433	5,242,945		

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250109		Federal FFY of Grant: 2009	
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	09/15/2009	10/29/2014	09/15/2009	10/29/2016	

Annual Statement/Performance and Evaluation Report						
Capital Fund Program (CFP) Part I: Summary						
PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250110			Federal FY of Grant: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Revised 2	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0	0
2	1406 Operations	0				
3	1408 Management Improvements	0				
4	1410 Administrative Costs	0				
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	0	0	0	0	0
8	1440 Site Acquisition	0				
9	1450 Site Improvements	0	0	2,740,263	1,764,930	1,674,074
10	1460 Dwelling Structures	0	2,740,263	0	940,000	940,000
11	1465.1 Dwelling Equipment-Nonexpendable	0				
12	1470 Non-Dwelling Space	0	0	0	0	0
13	1475 Non-Dwelling Equipment	0				
14	1485 Demolition	0	0	0	0	0
15	1490 Replacement Reserve	0				
16	1492 Moving to Work Demonstration	0				
17	1495 Relocation	0				
18	1499 Development Activities	2,740,263	0	0	0	0
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	2,740,263	2,740,263	2,740,263	2,704,930	2,614,074
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority			Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250110 2010									
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
						Original	Revised	Revised 2	Obligated	Expended	Comments	
014	Norris Apartments	701490	New Development	1499	51 Units	2,740,263	0	0	0	0	New construction of 51 units.	
			Total New Development			2,740,263	0	0	0	0		
175	Norris Apartments LP	801068	Site Improvement	1450	51 Units	0	0	2,740,263	1,764,930	1,674,074	New construction of 51 units.	
			Total Site Improvements			0	0	2,740,263	1,764,930	1,674,074		
014	Norris Apartments	801031	Dwelling Construction	1460	51 Units	0	2,740,263	0	0	0	New construction of 51 units.	
175	Norris Apartments	801031	Dwelling Construction	1460	51 Units	0	0	0	940,000	940,000		
		801032	Dwelling Construction II	1460		0						
			Total Construction			0	2,740,263	0	940,000	940,000		
			New Development			2,740,263	2,740,263	2,740,263	2,704,930	2,614,074		
			Total Proposed Replacement Housing Fund Activities			2,740,263						

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250110		Federal FFY of Grant: 2010	
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	07/15/2010	07/14/2012	07/15/2010	07/14/2014	

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250111		Federal FY of Grant: 2011	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0		0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0		0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0		0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	2,740,263	1,790,550	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	2,740,263	1,790,550	0	0
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority			Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250111 2011									
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
						Original	Revised	Obligated	Expended	Comments		
024	Queen Lane	701490	New Development	1499	55 units	2,740,263	1,790,550	0	0	Demolition of existing 120, 16 story high-rise and the development of 55 new construction townhouses and duplexes. This work will require building permits and environmental review.		
			Total New Development			2,740,263	1,790,550	0	0			
						0	0	0	0			
			Total Construction			0	0	0	0			
			New Development			2,740,263	1,790,550	0	0			
			Total Proposed Replacement Housing Fund Activities			2,740,263						

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250111		Federal FFY of Grant: 2011	
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	07/15/2011	07/14/2013	07/15/2011	07/14/2015	

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250112		Federal FY of Grant: 2012	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0		0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0		0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0		0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	1,353,082	3,409,555	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	1,353,082	3,409,555	0	0
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250112							2012	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original	Revised	Obligated	Expended	Comments	
902	Mantua	701490	New Development	1499	55 units	1,353,082	0	0	0	New construction of infill housing units	
003	Richard Allen Vacant Land Development & Spring Garden School	701490	New Development	1499	TBD	0	3,409,555	0	0	Planned development of senior housing.	
			Total New Development			1,353,082	3,409,555	0	0		
						0	0	0	0		
			Total Construction			0	0	0	0		
			New Development			1,353,082	3,409,555	0	0		
			Total Proposed Replacement Housing Fund Activities			1,353,082					

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY			Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250112		Federal FFY of Grant: 2012
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	07/15/2012	07/14/2014	07/15/2012	07/14/2016	

Annual Statement/Performance and Evaluation Report						
Capital Fund Program (CFP) Part I: Summary						
PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250208			Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09-30-2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Revised 2	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0	0
2	1406 Operations	0				
3	1408 Management Improvements	0				
4	1410 Administrative Costs	0				
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	0	0	2,783,877	2,245,948	1,909,608
8	1440 Site Acquisition	0				
9	1450 Site Improvements	0	0	895,474	895,474	895,474
10	1460 Dwelling Structures	0	4,938,514	3,812,121	4,112,270	4,112,270
11	1465.1 Dwelling Equipment-Nonexpendable	0				
12	1470 Non-Dwelling Space	0	0	317,396	317,396	317,396
13	1475 Non-Dwelling Equipment	0				
14	1485 Demolition	0	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0	0
17	1495 Relocation	0	0	0	0	0
18	1499 Development Activities	7,808,868	2,870,354	0	0	0
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	7,808,868	7,808,868	7,808,868	7,571,088	7,234,748
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Replacement Housing Fund Program Grant No: PA26R00250208 2008								
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
					Original	Revised	Revised 2	Obligated	Expended	Comments
173	Paschall Phase I LP	701497	Replacement Housing	1499	0	2,392,454	0	0	0	
174	Paschall Phase II LP	701497	Replacement Housing	1499	0	477,900	0	0	0	
		701497	Replacement Housing	1499	0	0	0	0	0	
		701497	Replacement Housing	1499	7,808,868	0	0	0	0	
			Total New Development		7,808,868	2,870,354	0	0	0	
163	Mantua I	801016	Outside Counsel	1430	0	0	155,000	155,000	155,000	
173	Paschall Phase I LP	801016	Outside Counsel	1430	0	0	195,000	194,769	194,769	
163	Mantua I	801018	A&E Costs	1430	0	0	546,605	558,390	558,390	
173	Paschall Phase I LP	801018	A&E Costs	1430	0	0	565,779	265,779	255,911	
163	Mantua I	801026	Other Fees/Costs	1430	0	0	216,865	261,906	261,906	
164	Mantua II	801026	Other Fees/Costs	1430	0	0	365,858	326,472	0	
173	Paschall Phase I LP	801026	Other Fees/Costs	1430	0	0	260,870	5,732	5,732	
174	Paschall Phase II LP	801026	Other Fees/Costs	1430	0	0	477,900	477,900	477,900	
			Total A & E		0	0	2,783,877	2,245,948	1,909,608	
173	Paschall Phase I LP	801068	Site Improvement	1450	0	0	895,474	895,474	895,474	
			Total Site Improvements		0	0	895,474	895,474	895,474	
045	Mantua Hall Apartments	801031	Dwelling Construction	1460	0	4,938,514	0	0	0	
163	Mantua I	801031	Dwelling Construction	1460	0	0	249,162	249,161	249,161	
173	Paschall Phase I LP	801031	Dwelling Construction	1460	0	0	157,935	458,085	458,085	
164	Mantua II	801032	Dwelling Construction II	1460	0	0	3,405,024	3,405,024	3,405,024	
			Total Construction		0	4,938,514	3,812,121	4,112,270	4,112,270	
173	Paschall Phase I LP	801080	Non-Dwelling Construction	1470	0	0	317,396	317,396	317,396	
			Total Non-Dwelling Construction		0	0	317,396	317,396	317,396	
			Total Proposed Replacement Housing Fund Activities		7,808,868	7,808,868	7,808,868	7,571,088	7,234,748	

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250208		Federal FFY of Grant: 2008	
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	06/13/2008	10/29/2014	06/13/2008	07/29/2016	

Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary						
PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250209			Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Revised 2	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0	0
2	1406 Operations	0	0	0	0	0
3	1408 Management Improvements	0	0	0	0	0
4	1410 Administrative Costs	0	0	0	0	0
5	1411 Audit	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0
7	1430 Fees and Costs	0	0	577,796	539,651	502,620
8	1440 Site Acquisition	0	0	0	0	0
9	1450 Site Improvements	0	0	602,517	602,517	602,517
10	1460 Dwelling Structures	0	8,317,064	7,136,751	6,731,364	6,721,482
11	1465.1 Dwelling Equipment-Nonexpendable	0				
12	1470 Non-Dwelling Space	0	0	0	0	0
13	1475 Non-Dwelling Equipment	0	0	0	0	0
14	1485 Demolition	0	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0	0
17	1495 Relocation	0	0	0	0	0
18	1499 Development Activities	4,704,476	3,600,000	3,600,000	3,600,000	3,407,247
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	4,704,476	11,917,064	11,917,064	11,473,532	11,233,866
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority			Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250209 2009									
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work	
						Original	Revised		Obligated	Expended	Comments	
901-910	Scattered Sites	701490	New Development	1499	50 Units	4,704,476	0	0	0	0		
901-910	Scattered Sites	801038	Scattered Sites Replacement	1499	50 Units	0	3,600,000	3,600,000	3,600,000	3,407,247		
			Total New Development			4,704,476	3,600,000	3,600,000	3,600,000	3,407,247		
175	Norris Apartments LP	801016	Outside Counsel	1430		0	0	175,000	133,800	133,800		
174	Paschall Phase II LP	801018	A&E Costs	1430		0	0	138,203	138,203	101,172		
175	Norris Apartments LP	801018	A&E Costs	1430		0	0	77,170	77,170	77,170		
175	Norris Apartments LP	801026	Other Fees/Costs	1430		0	0	187,423	190,478	190,478		
			Total A & E			0	0	577,796	539,651	502,620		
175	Norris Apartments LP	801068	Site Improvement	1450		0		602,517	602,517	602,517		
			Total Site Improvements			0	0	602,517	602,517	602,517		
173	Paschall Phase I LP	801031	Dwelling Construction	1460		0	899,614	899,614	899,614	889,732		
014	Norris Apartments	801031	Dwelling Construction	1460		0	7,279,247	0	0	0		
175	Norris Apartments LP	801031	Dwelling Construction	1460		0	0	6,237,137	5,831,750	5,831,750		
174	Paschall Phase I LP	801032	Dwelling Construction II	1460		0	138,203	0	0	0		
		801032	Dwelling Construction II	1460		0						
			Total Construction			0	8,317,064	7,136,751	6,731,364	6,721,482		
			New Development									
			Total Proposed Replacement Housing Fund Activities			4,704,476	11,917,064	11,917,064	11,473,532	11,233,866		

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250209			Federal FFY of Grant: 2009
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	09/15/2009	10/29/2014	09/15/2009	10/29/2016	

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250210			Federal FY of Grant: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Revised 2	Obligated	Expended
1	Total Non-CFP Funds	0			0	0
2	1406 Operations	0				
3	1408 Management Improvements	0				
4	1410 Administrative Costs	0				
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	0			0	0
8	1440 Site Acquisition	0				
9	1450 Site Improvements	0			0	0
10	1460 Dwelling Structures	0	1,609,556	1,609,556	1,609,556	1,609,556
11	1465.1 Dwelling Equipment-Nonexpendable	0				
12	1470 Non-Dwelling Space	0			0	0
13	1475 Non-Dwelling Equipment	0				
14	1485 Demolition	0			0	0
15	1490 Replacement Reserve	0				
16	1492 Moving to Work Demonstration	0				
17	1495 Relocation	0				
18	1499 Development Activities	15,026,620	13,417,064	0	0	0
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	15,026,620	15,026,620	1,609,556	1,609,556	1,609,556
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report											
Capital Fund Program (CFP)											
Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250210								2010
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
						Original	Revised	Revised 2	Obligated	Expended	Comments
904 - 909	2800 Block of Oakdale Street Planning	701490	New Development	1499	50 Units	0	6,417,064	0	0	0	New construction of 50 affordable and mixed- income housing units
901-910	Sharswood Neighborhood	701490	New Development	1499	50 Units	0	7,000,000	0	0	0	New construction of 50 affordable and mixed- income housing units
901-910	Scattered Sites	801038	Scattered Sites Replacement	1499	400 Units	13,417,064	0	0	0	0	Replacement of 400 scattered properties.
014	Norris Apartments	701490	New Development	1499	51 Units	1,609,556	0	0	0	0	New construction of 50 affordable and mixed- income housing units
			Total New Development			15,026,620	13,417,064	0	0	0	
014	Norris Apartments	801031	Dwelling Construction	1460		0	1,609,556	0	0	0	New construction of 50 affordable and mixed- income housing units
175	Norris Apartments LP	801031	Dwelling Construction	1460		0	0	1,609,556	1,609,556	1,609,556	New construction of 50 affordable and mixed- income housing units
901-910	2800 Block of Oakdale Street Planning	801038	Scattered Sites Replacement	1460	50 Units	0	0	1,406,865	0	0	New construction of 50 affordable and mixed- income housing units
902	Mantua	701490	New Development	1499	55 units			1,300,000	0	0	New construction of infill housing units
024	Queen Lane	701490	New Development	1499	55 units			3,710,199	0	0	Development of Office Space, Community room and 55 residential units
901-910	Sharswood Neighborhood	801038	Scattered Sites Replacement	1460	50 Units	0	0	7,000,000	0	0	New construction of 50 affordable and mixed- income housing units
			Total Construction			0	1,609,556	15,026,620	1,609,556	1,609,556	
			New Development								
			Total Proposed Replacement Housing Fund Activities			15,026,620	15,026,620	15,026,620	1,609,556	1,609,556	

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250210	Federal FFY of Grant: 2010
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Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250211		Federal FY of Grant: 2011	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0		0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0		0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0		0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	15,026,620	10,793,131	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	15,026,620	10,793,131	0	0
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part II: Supporting Pages										
PHA Name: Philadelphia Housing Authority		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250211 <div>2011</div>								
Development Number / Name HA- Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Obligated	Expended	Comments
904-909	2800 Block of Oakdale Street Planning	701490	New Development	1499	50 units	2,560,945	3,678,886	0	0	Comprehensive rehabilitation and new development of 25 units on the 2700 Block of Oakdale Street and construction of 25 units in area between 32nd through 33rd Streets and Berks Street to Norris Street.
909	Strawberry Mansion	701490	New Development	1499	25 units	2,560,945	0	0	0	
902	Mantua	701490	New Development	1499	55 units	0	4,970,001	0	0	New construction of infill housing units
024	Queen Lane	701490	New Development	1499	55 units	9,904,730	2,144,244	0	0	Demolition of existing 120, 16 story high-rise and the development of 55 new construction townhouses and duplexes. This work will require building permits and environmental review.
			Total New Development			15,026,620	10,793,131	0	0	
						0	0	0	0	
			Total Construction			0	0	0	0	
			New Development			15,026,620	10,793,131	0	0	
			Total Proposed Replacement Housing Fund Activities			15,026,620				

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250211		Federal FFY of Grant: 2011	
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	07/14/2011	07/14/2013	07/14/2011	07/14/2015	

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Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250212		Federal FY of Grant: 2012	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0		0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0		0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0		0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	4,573,883	5,180,974	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	4,573,883	5,180,974	0	0
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R002502122012								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Obligated	Expended	Comments
904-909	2800 Block of Oakdale Street Planning	701490	New Development	1499	50 units	3,000,000	3,000,000	0	0	Comprehensive rehabilitation and new development of 25 units on the 2700 Block of Oakdale Street and construction of 25 units in area between 32nd through 33rd Streets and Berks Street to Norris Street.
902	Mantua	701490	New Development	1499	55 units	1,573,883	2,180,974	0	0	New construction of infill housing units
			Total New Development			4,573,883	5,180,974	0	0	
						0	0	0	0	
			Total Construction			0	0	0	0	
			New Development			4,573,883	5,180,974	0	0	
			Total Proposed Replacement Housing Fund Activities			4,573,883				

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250212		Federal FFY of Grant: 2012	
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	07/14/2012	07/14/2014	07/14/2012	07/14/2016	

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250213		Federal FY of Grant: 2013	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0		0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0		0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0		0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	7,707,910	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	7,707,910	0	0	0
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)
Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority			Grant Type and Number Replacement Housing Fund Program Grant No: PA26R002502132013							
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Obligated	Expended	Comments
TBD	Blumberg Off Site	701490	New Development	1499	80	7,707,910		0	0	New construction of 80 affordable ACC rental units
								0	0	
			Total New Development			7,707,910	0	0	0	
						0	0	0	0	
			Total Construction			0	0	0	0	
			New Development			7,707,910	0	0	0	
			Total Proposed Replacement Housing Fund Activities			7,707,910	0			

APPENDIX C – ASSET MANAGEMENT TABLE

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
James Weldon Johnson House PA002001	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods 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.	
Greater Grays Ferry Estates (Formerly known as Tasker Homes) New AMP#s: PA002139 PA002143					Includes 15-year tax credit and lease purchase homeownership components.
Richard Allen Homes Phase II PA002003	Possible new development for residential and/or non-residential uses on vacant undeveloped parcels.	Possible disposition in connection with the new development.			Possible homeownership component in connection with potential modernization and revitalization.
Richard Allen Homes Phase III PA002133					Includes 15-year tax credit and lease purchase homeownership components.
Raymond Rosen On-Site PA002010	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods and/or LIHTC Application.				
Wilson Park PA002013	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods 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.	

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Norris I Apartments PA002014, new AMP # PA002175	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds. PHA applied for Choice Neighborhoods Implementation grant in April, 2012, selected as finalist. Choice Neighborhood for site and surrounding neighborhood and/or LIHTC Application to be submitted when funding is available. LIHTC was awarded for a portion of site in 2010. 51 units completed April, 2012.	Demolition in connection with the revitalization, and possible disposition in connection with mixed-finance development. Demolition application submitted to HUD 2010 for portion of site for mixed finance development . 179 units demolished in March 2011.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Harrison Plaza PA002015	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods 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.	
Arch Homes PA002018	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods 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.	
Spring Garden Apartments PA002020	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Falls Ridge PA002130	Possible candidate for revitalization/development by PHA or third party developer, which may include some demolition and development with capital funds,MTW, program income, bond proceeds, Choice Neighborhoods, private funds, Choice Neighborhood and/or LIHTC.	Possible disposition of vacant land in connection with new development			Possible homeownership component in connection with potential development.
Liddonfield Homes I PA002023	Third party developer selected for entire site July 2012. Development Services Agreement being prepared, with expected completion of December 2012; after which disposition application will be submitted.	Demolition of the site was completed in 2011 pursuant to HUD approved demolition and mandatory conversion applications. Disposition applications will be submitted in early 2013 pending finalization of Development Services Agreement with successful bidder.		Mandatory conversion of units/parcels for residential development, and/or commercial, economic development.	Possible homeownership component in connection with potential development.
Queen Lane I Apartments PA002024	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds. PHA plan to apply for Choice Neighborhoods, Choice Neighborhood and/or LIHTC Application when available. Submitted LIHTC application for highrise building (119 units) in 2011.	Demolition and disposition application in connection with new development and mixed finance to be submitted to HUD in 2013 pending completion of Section 106 review process and environmental clearance.		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.
Hill Creek Apts I & II PA002029	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.	

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Abbottsford Homes PA002030	Possible site for additional redevelopment including commercial space, through mixed financing or other financing strategies.	Possible disposition of a portion of the site in connection with mixed-finance or third party 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.	
Bartram Village PA002031	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods and/or LIHTC Application.	Possible demolition in whole or in part connection with the modernization and revitalization, and possible disposition in connection with mixed-finance or third party 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.
Oxford Village PA002032	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.
Whitehall Apartments I PA002034	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.
Haddington Homes PA002035	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Martin Luther King Plaza PA002036 New PA#s: PA002128 PA002136 PA002149	All Phases completed except for two (2) parcels.	Possible disposition in connection with mixed-finance development and/or other sale transactions to City and private developers.			109 Homeownership Units. Choice Neighborhoods HO Middle income Program essential elements of Nehemiah, USHA of 1937.
Morton Homes PA002049	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.
Westpark Apartments PA002039	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development or to private developers.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Champlost Homes PA002042	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.	
Mantua Hall PA002045, new AMP PA002163, PA002164	Revitalization of site into 101 new ACC/LIHTC units, commercial space, community room, management office completed in 2011.				
Haverford Homes PA002046	Possible candidate for modernization, rehabilitation, with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Blumberg Apartments PA002050	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. Comprehensive planning for the site and neighborhood may be conducted through CNI Planning or other	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	94 units designated.	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
Whitman Park PA002051					Homeownership development; one unit remain to be sold
Passyunk Homes PA002052	Private development of market rate housing underway. 80,000 sqft administration building for PHA completed in 2009	Disposition of property to private developer completed.			
Courtyard Apartments at Riverview PA002053 New PA#: PA002121					
Parkview Apartments PA002054					
Fairhill Apartments PA002055	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.	
Paschall Homes PA002061, new Amp PA002173, PA002174	Revitalization of site into 100 new ACC/LIHTC units, community building, management office completed in 2011.				
Cassie Holly (Point Breeze Court) PA002062	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.		71 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Katie B. Jackson PA002063	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.	
Collegeview Homes PA002065	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.	
Holmecrest Apartments PA002066	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.		84 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Emlen Arms PA002076	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.		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.	
Bentley Hall PA002077	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.		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.	
Plymouth Hall PA002079	Rehabilitation, reduction in unit count with ARRA formula funds and insurance proceeds completed in 2011		53 Elderly Units; Designated Housing plan request for extension and amendment will be submitted to HUD in 2013.		

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Germantown House PA002152			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.	
West Park Plaza PA002093	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.	
Brown Street Village PA002096	Homeownership development. All units sold.				Turnkey III Released for Occupancy in 1980-1982. Homeowner's Association formed. Homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Herbert Arlene Homes PA002104	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods 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.	
Gladys B. Jacobs PA002114	Possible renovation for delivery of enhanced senior support services.		80 Elderly Units		
Eight Diamonds PA00126 PA00141 (Formerly known as Raymond Rosen Off-Site PA002126)					
Spring Garden Revitalization: Phase 1 PA002127					

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Spring Garden Revitalization: Phase 2 PA002162	Mixed-finance development by third party developer complete.	Disposition of scattered site properties for new development			
Scattered Sites PA002000901	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 Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	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.	Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization.
Scattered Sites PA002000902	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 Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units 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.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Sites PA002000903	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 Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
Scattered Sites PA002000904	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 Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units 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.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Sites PA002000905	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 Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
Scattered Sites PA002000906	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 Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units 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.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Sites PA002000907	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 Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
Scattered Sites PA002000908	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 Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units 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.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Sites PA002000909	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 Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
Scattered Sites PA002000910	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 Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units 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.
St Anthony's Senior Residence: PA002131			38 Elderly Units		
Inglis House	May provide capital funds, ACC subsidy and/or Section 8 vouchers for this project.				
City-Wide	Provision of ACC subsidy, capital funds or HCV.	Dispo/Demo application to be submitted to HUD.			

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Site Disposition: City-Wide	Disposition Plan to be developed and implemented. Disposition of properties at market rate.	Possible demolition in connection with the modernization and revitalization. Disposition application may be required.			Possible Homeownership Component: Revised 5(h)/Section 32 of USHA of 1937.
Multi-Family Units for Replacement Housing Units	Site-Based Waiting List. Using capital funds to acquire and develop these replacement housing units. Provide ACC subsidy.	Disposition and acquisition application may be required.	Possible Elderly Only designation.		
Suffolk Manor PA002132	Possible major exterior envelope and air conditioner heating system to be improved.		77 Elderly Units		
Cambridge Plaza Phase I PA-002137					
Cambridge Plaza Phase II PA-002129					
Cambridge Plaza Phase III Phase I PA002147					
Mt. Olivet PA002138	Possible major exterior envelope improvements		161 Elderly Units		
Lucien E. Blackwell Homes Phase I PA002145					
Lucien E. Blackwell Homes Phase II PA002150					
Lucien E. Blackwell Homes Phase III PA002153					
Lucien E. Blackwell Homes Phase IV (Marshall Shepard Village) PA002156					
St Ignatius Phase I (Angela Court II) PA002146 PA002159			67 and 54 Elderly Units Designated		
Neumann North PA002148			67 Elderly Units Designated		

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Ludlow HOPE VI Area Scattered Sites PA #s: PA002154	Development completed				
Nellie Reynolds Garden PA002158	Development completed		64 Elderly housing designation.		
Warnock PA002160	Development completed				
Warnock PA002161	Development completed. New development for 45 housing units with PHA offices.		45 Elderly housing designation.		
Replacement unit Initiative	Possible acquisition of foreclosure properties, 202 properties, Private properties in combination with LIHTC and mixed finance development to develop new replacement units.	Possible demolition in connection with 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 owner may be required.	Possible Elderly Designation		Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Poplar to Oxford: Planning and Development Initiative	Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. PHA plan to submit the LIHTC and/or other State, City funding sources for new development.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required.	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.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Eastern North Philadelphia	Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts in connection with pending Choice Neighborhoods Implementation grant or other program. 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 owner may be required.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Eastern Germantown Infill	Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts in connection with Choice Neighborhoods implementatoin grant. 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 owner may be required.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Spring Garden Area Unit 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 owner may be required.	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.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
South Phila area planning	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 owner may be required.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
Southwest Phila Area planning	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 owner may be required.	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.
West Philadelphia North of Market Street	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 owner may be required.	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.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Brewerytown	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 owner may be required.	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.
Francisville	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 owner may be required.	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.
Mill Creek Extension East	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.

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Mill Creek Extension West	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.
Oak Lane	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 owner may be required.	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.
Transitional Housing	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 owner may be required.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Kensington North	Acquisition, new development for 80 units and rehabilitation of scattered site 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 owner may be required.		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.

APPENDIX D – MTW TDC/HCC

ATTACHMENT D

PHILADELPHIA HOUSING AUTHORITY

CURRENT MTW TOTAL DEVELOPMENT COST (TDC) AND HOUSING CAP COST (HCC) LIMITS*

	NUMBER OF BEDROOMS													
	0		1		2		3		4		5		6	
	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC
Detached/ Semi- 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	\$269,878	\$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	\$ -	\$ -

**Additional documentation on PHA's MTW TDC/HCC policies was submitted in previous Annual Plans. The current TDC/HCC limits listed on the above table were originally implemented in 2008-2009. PHA will periodically review and update the table to reflect current cost limits.*

APPENDIX E

**Report on Audit of Financial Statements, Supplementary Information and Single Audit for the
Year Ended March 31, 2012**

PHILADELPHIA HOUSING AUTHORITY

MARCH 31, 2012

PHILADELPHIA HOUSING AUTHORITY

**REPORT ON AUDIT OF FINANCIAL STATEMENTS,
SUPPLEMENTARY INFORMATION AND SINGLE AUDIT**

FOR THE YEAR ENDED MARCH 31, 2012

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**PHILADELPHIA HOUSING AUTHORITY
COMPREHENSIVE ANNUAL FINANCIAL REPORT
TRANSMITTAL LETTER**

December 19, 2012

To the Board of Commissioners, Citizens and Clients of the Philadelphia Housing Authority:

Pennsylvania State law requires that all general-purpose local governments and component units publish a complete set of financial statements presented in conformity with generally accepted accounting principles in the United States of America (“GAAP”) and audited in accordance with generally accepted auditing standards (“GAAS”) by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the Comprehensive Annual Financial Report of the Philadelphia Housing Authority (“PHA” or the “Authority”) for the fiscal year ended March 31, 2012.

This report consists of management’s representations concerning the finances of PHA. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of PHA has established a comprehensive internal control framework that is designed both to protect the government’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of PHA’s financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, PHA’s comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

PHA’s financial statements have been audited by Isdaner & Company, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of PHA for the fiscal year ended March 31, 2012 are free of material misstatement.

The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that PHA’s financial statements for the fiscal year ended March 31, 2012, are fairly presented in conformity

with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of PHA was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited authority's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. These reports are available in the Single Audit Section of PHA's Financial Report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis ("MD&A"). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. PHA's MD&A can be found immediately following this transmittal letter.

Profile and Background of the Philadelphia Housing Authority

The Authority, created in 1937 pursuant to the Pennsylvania Housing Authorities Law, and is the fourth largest housing authority in the country with conventional units and the largest scattered site inventory.

PHA provides housing to approximately 32,000 low and moderate-income residents in developments and scattered sites units in the City of Philadelphia. Through its Housing Choice Voucher Program, PHA assists approximately 43,000 families in locating and renting housing in privately owned properties.

The federal government exerts a major influence on the nation's housing and development activity, a role that has its roots in the 1930s. Over the past 70 years, Washington has developed a variety of programs and policies to support housing production, revitalize cities, and expand housing opportunities for low- and moderate-income homebuyers and renters.

PHA provides low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development (HUD) and other federal agencies. The following major federal housing laws constitute the regulatory framework within which PHA provides subsidized housing in accordance with current HUD regulations:

- The National Housing Act, passed in 1934, was the first landmark housing law of the New Deal era. It created the Federal Housing Administration (FHA), whose mission was to stimulate housing activity by insuring mortgages made by private lenders.

- The United States Housing Act of 1937 created the public housing program. Like the National Housing Act, the U.S. Housing Act has been amended many times, including a comprehensive revision in 1974.
- In the Housing Act of 1949, Congress established a national housing policy with three objectives: (1) eliminating housing shortages through housing production and related community development, (2) clearing slums and blighted areas, and (3) achieving the goal of “a decent home and a suitable living environment for every American family.”
- In 1965, Congress passed a law to create the U.S. Department of Housing and Urban Development (HUD). In addition, closely related legislation was passed in 1965, which created the rent supplement program to subsidize the rents of low-income households in private housing.
- One of the landmark housing laws of the post-World War II era, the Housing and Urban Development Act of 1968 created two major subsidy programs, the Section 235 home purchase program and the Section 236 rent subsidy program.
- The Housing and Community Development Act of 1974 rewrote the U.S. Housing Act of 1937, revising the public housing program and creating the Section 8 rent subsidy program. Under Section 8, low-income tenants pay a fixed portion of their income for rent in privately owned housing and HUD covers the difference between the tenant payment and the fair market rent for the unit.
- The Housing and Community Development Act of 1987 made a number of changes to the public housing program. These included converting development funding from loans supported by annual contract payments to up-front grants, requiring public housing authorities to submit comprehensive plans to get modernization funds, and adding provisions for resident management and ownership. For Section 8, the 1987 act made vouchers a permanent program, rather than a demonstration; provided portability for certificates and vouchers, allowing families to take their subsidies with them if they moved within the same or a contiguous metropolitan area; and authorized PHAs to tie up to fifteen (15%) percent of their certificate funding to specific projects.
- The National Affordable Housing Act of 1990 created the Homeownership and Opportunity for People Everywhere (HOPE) program, which was designed to encourage the use of government-owned or government-financed housing for low-income home ownership.
- For public housing, the Housing and Community Development Act of 1992 included provisions to reduce vacancies and improve severely depressed projects. The Section 8 provisions included authorization to use vouchers or certificates for home ownership, and a Moving to Opportunity demonstration program to help

families living in subsidized projects to move out of areas with high concentrations of poverty.

- Public housing reform is represented through the Quality Housing and Work Responsibility Act of 1998 (QHWRA). QHWRA was signed by President Clinton on October 21, 1998 and is found in Title V of HUD's FY1999 appropriations act (P.L. 105-276).
- QHWRA is a landmark legislation that makes public housing reform a reality by:
 - Reducing the concentration of poverty in public housing
 - Protecting access to housing assistance for the poorest families
 - Supporting families making the transition from welfare to work
 - Raising performance standards for public housing agencies, and rewarding high performance
 - Transforming the public housing stock through new policies and procedures for demolition and replacement and mixed-finance projects, and through authorizing the HOPE VI revitalization program
 - Merging and reforming the Section 8 certificate and voucher programs, and allowing public housing agencies to implement a Section 8 homeownership program
 - Supporting HUD management reform efficiencies through deregulation and streamlining and program consolidation

Under QHWRA, PHA has established a system of site-based waiting lists, consistent with all applicable civil rights and fair housing laws. PHA has set a minimum monthly rent of \$50 for residents in public housing, the Section 8 Voucher Program and moderate rehabilitation projects. Exceptions to payment of minimum rent may be made by the PHA for families in hardship circumstances.

QHWRA also allows PHA to terminate the leases of Residents of public housing and tenant-based Section 8 assistance and be subject to expedited eviction (after an expedited grievance process) for violent or drug-related criminal activity and felony convictions. Families evicted for drug-related criminal activity from public housing or tenant-based Section 8 are prohibited from being readmitted for 3 years.

- Congress has dealt with substantive housing issues in other legislation, including a number of significant housing and development programs created through tax legislation, such as: (1) the mortgage revenue bond and mortgage credit certificate programs, to provide subsidized financing for first-time home buyers; (2) the low-income housing tax credit program, which has become the nation's major low-income housing production program; and (3) the empowerment zone and enterprise community program, which provides tax incentives to encourage development in distressed urban and rural areas.

Management Changes During the Current Year

As discussed in last year's Transmittal Letter, in March 2011, the PHA Board of Commissioners agreed to transfer operation and management of the PHA to HUD. HUD, PHA, the Mayor and the City Controller executed a Cooperative Endeavor Agreement specifying the terms of HUD's control and a framework for appointing a new Board and returning PHA to local control which was originally estimated to occur within a one year period. HUD's then-Chief Operating Officer, Estelle Richman, was name to serve as the PHA Board and Michael Kelly was appointed Administrative Receiver. Subsequently, Karen Newton Cole replaced Ms. Richman as the HUD-designated PHA Board of Commissioner. Mr. Kelly was appointed as PHA Executive Director in August 2011, while also continuing to serve as HUD Administrative Receiver. In June 2012, Mr. Kelly resigned and Kelvin Jeremiah was appointed the PHA Interim Executive Director, while also serving as HUD Administrative Receiver. Ms. Richman subsequently replaced Ms. Newton Cole as the HUD designated PHA Board of Commissioner

In March 2012, the Cooperative Endeavor Agreement was extended for a term until HUD and the Mayor determine that PHA has built sufficient capacity to be self-supportive.

The Cooperative Endeavor Agreement requires the Administrative Receiver to develop and implement a Recovery Plan to address PHA's operations and governance. The Recovery Plan includes those tasks which must be completed in order to return PHA to local governance. It focuses on resolving those areas which led to HUD's takeover of PHA, including addressing and resolving OIG and other external audit findings. The majority of Recovery Plan activities were completed as of March 31, 2012. Key accomplishments during the Plan year relating to the Recovery Plan include:

- PHA substantially completed the restructuring and staffing of the Office of General Counsel, Office of Audit and Compliance and Human Resources Department.
- Agency-wide mandatory training was conducted on PHA's revised ethics, sexual harassment and related policies.
- A new employee handbook was developed for publication in FY 2013. Significant progress was made in revising PHA's overall HR policies and procedures handbook.
- New procedures were established to improve controls and documentation of construction field changes to scope and/or budget.
- A revised Procurement Policy was developed for Board review and adoption in FY 2013.
- Substantial progress was made in resolving and closing out findings from prior Office of Inspector General audits of PHA operations.
- Work proceeded on development of a new agency-wide Management Action Plan including establishment of internal working groups and development of initial draft

plans. The Management Action Plan will address both MTW and non-MTW issues and tasks and, as appropriate, refocuses activities on PHA's core mission.

Moving To Work

Moving To Work (MTW) is the operating plan for the Authority. MTW is a special, contractual agreement between PHA and HUD under which the Authority has substantial budget flexibility and regulatory relief. This allows PHA to make program changes that increase efficiency and help residents become self-sufficient.

In October 2008, PHA signed a ten-year extension of its MTW agreement. The agency entered the program effective April 1, 2001, one of 27 public housing authorities to do so. PHA began its twelfth year of MTW on April 1, 2012, and has published a plan detailing goals and objectives for the current fiscal year. It has also held public hearings on its proposed plan for the next fiscal year.

PHA's current MTW Plan is based on a comprehensive critical appraisal of its operating, capital and support services. The Plan development process is one that carefully considers the immediate and long-term needs and programs for residents in public housing and the Housing Choice Voucher program. The MTW Annual Plan articulates five overarching strategic objectives:

MTW Objective 1:	Reform the existing Housing Choice Voucher program and public housing programs.
MTW Objective 2:	Revitalize neighborhoods where MTW and MTW-eligible residents reside.
MTW Objective 3:	Develop an MTW family program to furnish comprehensive economic self-sufficiency services to eligible MTW families.
MTW Objective 4:	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 and landlord participants and PHA, to one another and the broader community.
MTW Objective 5:	Establish efficient operating procedures and implement cost-saving strategies.

Each of the five objectives is supported by plans and strategies that aggressively and affirmatively promote improvements in the Philadelphia Housing Authority's operation and service delivery. Descriptions of each of the main programs reflected in the accompanying financial statements are as follows:

Low-Rent Housing Program

This program provides low-rent housing to qualified residents of the City of Philadelphia. All units are owned and operated by PHA and were purchased with financing arranged or provided through HUD. The operations of the program are subsidized by HUD through Annual Contributions Contract W-55. Public housing operating and capital funding comes under the umbrella of Moving To Work, which provides both funding and programmatic flexibility to PHA in the administration of these programs.

Housing Choice Voucher Program

Housing Choice Programs now come under the umbrella of Moving To Work, providing the framework for assisting residents toward self-sufficiency. Housing Choice Voucher Programs include New Construction, Moderate Rehabilitation, Tenant-based Rental Vouchers, Project-based Rental Vouchers and Single Room Occupancy Programs. These programs were authorized by Section 8 of the National Housing Act and provide housing assistance payments to private, not-for-profit or public landlords to subsidize rentals for low-income persons.

New Construction and Substantial Rehabilitation Programs

The Housing Choice New Construction and Substantial Rehabilitation programs allow for construction of low-income housing units to be subsidized for a contracted period of time. Both for-profit and not-for-profit developers may provide low-income housing under this program. Developers must obtain their own financing and HUD subsidizes rents once the units are occupied.

Moderate Rehabilitation Program

This program provides for the rehabilitation of housing units, which then must be rented to low-income individuals for a contracted period of time. Both for-profit and not-for-profit developers may participate in this program. Under this program, developers must obtain their own rehabilitation financing. Once the units are occupied, HUD subsidizes rents in such amounts sufficient to cover the developer's debt service payments on the financing.

Project Based Program

This program allows for existing privately owned housing units to be used for low-income housing. This program assists low-income families and persons to find and lease a house or apartment. After inspecting the unit, PHA assists the resident in negotiating a lease under HUD rules and regulations for the program. After the lease is signed, the resident pays a share of the rent according to HUD guidelines, and the remainder is subsidized by PHA through HUD funding.

PHA earns a fee for administering the annual contributions from HUD. This fund accounts for the revenues and expenses associated with providing administrative services.

Senior Program

PHA offers expanded services that address the needs of the entire elderly and disabled population in our communities.

PHA has 19 properties specifically for the elderly and the disabled with programs and amenities designed to provide home and community based supportive services.

PHA in collaboration with local, state, federal and private agencies has presently developed additional comprehensive programs for its service menu that enhance our customer options for living independently and aging in place. These programs consist of Living Independently for Elders (LIFE), Nursing Home Transition (NHT), Ridge Ave Adult Day Center (RAADC), Healthy Café Program (HCP) and the Social Service Coordinators Referral Program.

The engagement with these partners affords PHA with a strategically enhanced service menu that offers a wealth of item options to over 8,500 elderly and disabled customers housed in PHA homes to live independently.

Summer Food Program

The Summer Food Program provides nutritious breakfasts and lunches, sponsored by the Department of Education, at 19 public housing sites throughout the City of Philadelphia. Approximately 35 staff members, primarily PHA residents, are hired for this seasonal employment. Over 46,000 meals were provided (the combined total for service of breakfast and lunch).

Adult Literacy Program

PHA offers adult literacy through its Community Partners, including the pre-Apprenticeship Program in the Building Trades and the Center For Literacy. The literacy program is designed to offer PHA residents enhancement of basic educational skills in the areas of language development, writing, mathematics, reading, problem-solving, etc. This program is designed to assist participants in passing the General Educational Development (GED) examination, entering a training program and securing employment, working with children on homework, and increasing personal confidence and self-esteem.

New and Ongoing Initiatives – MTW Year 11

PHA's Moving to Work (MTW) Demonstration Program is focused on helping families achieve self-sufficiency and improving and increasing the stock of quality affordable housing throughout the city. It furnishes convenient and comprehensive services to families to assist them in reaching their full potential, with an emphasis on education, job training and placement, self-sufficiency, and preparation for homeownership. In addition, MTW promotes the revitalization of neighborhoods where MTW and MTW-eligible families live.

The flexibility of the MTW program affords PHA an opportunity to more effectively carry out these strategic goals.

PHA intends to continue its focus on strengthening families and revitalizing Philadelphia neighborhoods where MTW and MTW-eligible families reside. This will be achieved by providing comprehensive economic empowerment assistance and supportive services to families, continuing to improve the quality and availability of affordable housing, and by expanding public safety activities.

Year Eleven of PHA's Moving To Work program included a continuation of a number of enhancements focusing on the following major areas.

Public Housing Units Added to Inventory and Under Construction

During MTW Year Eleven, PHA planned to add approximately 323 units to the public housing inventory. PHA also planned to rehab or convert 78 units and to modernize 50 units. In the Year Eleven Plan, PHA noted that actual figures may change as a result of construction and re-occupancy schedules. As of March 31, 2012, PHA had completed construction of 319 units including 122 units with accessible features. An additional 17 units were substantially modernized as part of the Markoe Street development. The change in the number of units completed was a result of normal deviations in the construction schedule. The remaining units will be completed in the coming year. Following are brief descriptions of completed and in-process developments:

- **Mantua Redevelopment:** PHA completed construction and occupied all 101 planned rental units at Mantua. Unit amenities include solar photovoltaic panels, Energy Star construction and appliances, off street parking, washers/dryers, and modern kitchens with electric range and garbage disposal. Six units are handicap-accessible.
- **CBMO 902 – CBMO 910:** PHA completed construction of 80 new rental units and occupied 72 at locations throughout the City. An additional 36 units were completed during MTW Year Ten as part of this initiative. (Of these 36 units completed, 8 units in CBMO 903 are now planned to be converted to 4 units. A revised development plan was submitted to HUD on 02/29/12 reflecting this unit conversion). These new affordable rental units are constructed with Structural Insulated Panels. 101 of the 116 units are handicap-accessible.
- **Markoe Street Development:** PHA completed new construction of 6 rental units and substantially rehabilitated an additional 17 row-house affordable rental units as part of the Markoe Street development project. Unit amenities include modern kitchens with range and refrigerators, central air conditioning, ceiling fans, washer/dryer hook-ups. Two units are handicap-accessible.
- **Paschall Redevelopment:** Construction and occupancy was completed on 100 walk up and townhome affordable rental units and a community center.

Unit amenities include off-street parking, geothermal central heating and air conditioning, solar photovoltaic panels, solar hot water, storm water harvesting system, and Energy Star certified units, washers and dryers, and modern kitchens with electric range and garbage disposal. Twelve units are handicap-accessible.

- **Plymouth Hall:** Construction was completed on the rehabilitation/conversion of 72 existing efficiency and one-bedroom units vacant due to fire damage into 53 new efficiency, and one-bedroom rental units, community room, common laundry, and vegetative green roof with accessible deck. Fifteen units are handicap accessible.

Public Housing Units Removed from Inventory

PHA's inventory changed at the end of MTW Year 11 as a result of demolitions and/or disposition and auctions. As of March 31, 2012 1,901 units have been identified with disposal or demolition planned in progress or completed, or approved for demolition. Of the 1,901 units 484 properties were sold at auctions. Closing for these transactions are in process.

Significant Capital Expenditures

During Year Eleven, PHA expended over \$237 million in capital funds (including ARRA funds) on a wide array of projects. PHA's capital planning and development strategies are designed to support, rehabilitate and modernize existing PHA sites and to revitalize neighborhoods throughout the City. 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 flexibility has been a critical element in PHA's modernization and development efforts. As documented in prior MTW Annual Reports and Reports, PHA has been enormously successful in these efforts.

PHA's capital activities for Year Eleven include Mixed Finance, ARRA and prior year CFP projects that are implemented over multiple fiscal years. The Capital Fund, Replacement Housing Fund, ARRA and/or other sources such as program income, bonds and other mixed-financing programs fund these development activities

Project-Based Units

A total of 1,773 vouchers were projected to be project-based by the end of MTW Year 11. As of March 31, 2012, PHA has 1,787 HCV vouchers under project-based contracts or commitments including projects under the MTW Unit Based Voucher program. Unit count totals vary from month to month based on leasing activity, contract additions or terminations and related factors.

A. Leasing Information – Actual

The table below provides a summary of leasing activity for Public Housing and the HCV Program for MTW Year 11. As of March 31, 2012, public housing occupancy of 13,475

households represents a 96.51% adjusted occupancy rate. For the HCV program, 100% of the MTW Tenant Based vouchers were utilized.

Leased/In Use for MTW Year Eleven

	Actual/In Use as of March 31, 2012
Public Housing Units	15,527
MTW tenant Based HCV Vouchers	14,850
MTW Activity Vouchers	3,000
Non-MTW HCV Vouchers	1,153
Section 8 Mod Rehab/SRO	700
Total	35,230

B. Waiting List Information

PHA continued to implement its waiting lists in accordance with the HCV Administrative Plan and Admissions and Continued Occupancy Policy as applicable. PHA conventional public housing allows applicants the option of selecting specific sites or being placed on a “first available” central waiting list. PAPMC and AME sites maintain site-based waiting lists. The HCV Waiting List has been closed since March 2010. Public housing waiting lists remain open for some sites.

Factors Affecting Financial Condition

Laws, Regulations and Federal Examinations: PHA is subject to a number of laws and regulations. Material portions of PHA’s grant revenue and other financial resources are contingent on PHA’s compliance with such laws and regulations. PHA is subject to examinations made by federal and state authorities who determine compliance with terms, conditions, laws and regulations governing other grants awarded to PHA in the current and prior years. The current status of such examinations are monitored by HUD, PHA’s cognizant agency. PHA is subject to and is currently undergoing examination by federal oversight agencies, including HUD, who determines compliance with terms, conditions, laws and regulations governing grants given to PHA in the current and prior years. These examinations may result in the recapture of funds by federal grantors and/or beneficiaries. Please see Note (17) of the Notes to Financial Statements for additional details.

Cash Management Policies and Practices: HUD requires housing authorities to invest excess funds in obligations of the United States, certificates of deposit or any other federally insured investment. HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC/FSLIC insurance for the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security deposits. Obligations furnished as security must be held by PHA or with an unaffiliated bank or trust company for the account of PHA.

It is PHA's policy to maintain collateralization in accordance with the requirements of both HUD and the Commonwealth of Pennsylvania. The three credit risk categories are defined as follows:

- 1) Insured or collateralized with securities held by the authority or by its agent (correspondent bank or Federal Reserve Bank) in the authority's name.
- 2) Collateralized with securities held by the pledging financial institution, trust department, or agent in the authority's name.
- 3) Uncollateralized or collateralized with securities held by the pledging financial institution or by its trust department or agent, but not in the authority's name.

Risk Management: Prior to April 1, 1999 PHA was self-insured for personal injury claims. Asserted and unasserted claims are accrued based on PHA's experience and advice of an independent claims manager. Although management believes that adequate accruals have been established, the ultimate liability that may result from asserted and unasserted claims could differ materially from estimated amounts. Beginning April 1, 1999, PHA purchased commercial policies for personal injury coverage.

Contributions by Federal Agencies: PHA received approximately 91% of its fiscal 2012 revenues from HUD. If, in the future, the amount of revenues received from HUD falls below critical levels, PHA's operating reserves could be adversely affected.

HUD contributes an operating subsidy for the Public Housing Program, reflected in the operating budget under the Annual Contributions Contract W-55. Operating subsidy contributions, including capital contributions, for the year ended March 31, 2012 were \$406,223,638 and are included in operating subsidies in the combined statement of revenues, expenses and changes in equity.

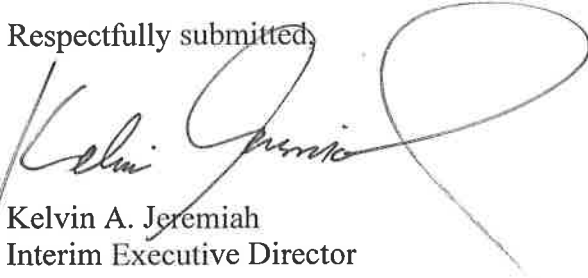
HUD contributions for Section 8 Programs under Annual Contributions Contract p-4601 are included in intergovernmental revenues in the combined statement of revenues, expenses and changes in equity as follows:

Housing Choice Vouchers	\$192,043,658
Mainstream	290,040
Moderate Rehabilitation	1,909,968
Single Room Occupancy	<u>1,862,851</u>
Total	<u>\$196,106,517</u>

Contributed capital represents the cumulative amount of annual contributions made available by HUD with respect to all federally aided projects under annual contributions contracts. Annual contributions contracts provide that HUD shall have the right to audit records of public housing authorities. Accordingly, final determination of PHA's financing and contribution status for the annual contribution contracts is the responsibility of HUD based upon financial reports submitted by PHA.

In closing, we would like to express our appreciation to the PHA Board of Commissioners for their unfailing support for maintaining the highest standards of professionalism in the management of the Authority's finances.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kelvin A. Jeremiah". The signature is fluid and cursive, with a large loop at the end.

Kelvin A. Jeremiah
Interim Executive Director

PHILADELPHIA HOUSING AUTHORITY
COMPREHENSIVE ANNUAL FINANCIAL REPORT
MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Philadelphia Housing Authority ("PHA"), we offer readers of the PHA's financial statements this narrative overview and analysis of the financial activities of the PHA for the fiscal year ended March 31, 2012. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i through xiii of this report, as well as the financial statements that follow this section.

Financial Highlights

- The assets of the Philadelphia Housing Authority exceeded its liabilities at the close of the most recent fiscal year by \$1,119.1 million (*net assets*). Of this amount, \$486.2 million are *unrestricted net assets*, which includes \$331.0 million of notes and mortgages receivable from PHA's discretely presented component units. The remaining unrestricted net assets of \$155.2 million may be used to meet PHA's ongoing obligations to clients and creditors.
- PHA's total FYE 2012 net assets increased by \$65.8 million over FYE 2011, equivalent to a 6.2% increase.
- PHA's total revenue for FYE 2012 was \$403.7 million, \$20.8 million less than FYE 2011.
- PHA's total liabilities of \$136.3 million as of March 31, 2012 decreased \$30.2 million compared to total liabilities as of March 31, 2011.

Overview of the Financial Statements

This discussion and analyses is intended to serve as an introduction to the Philadelphia Housing Authority's basic financial statements. The PHA's basic financial statements comprise three components: 1) agency-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

The *agency-wide financial statements* are designed to provide readers with a broad overview of PHA's finances, in a manner similar to a private-sector business. The *statement of net assets* presents information on all of PHA's assets and liabilities, with the difference between the two reported as *net assets*. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of PHA is improving or deteriorating. The *statement of revenues, expenses and changes in net assets* presents information showing how PHA's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will

only result in cash flows in future fiscal periods (e.g., authorized but uncollected grant revenue and earned but unused vacation leave).

The agency-wide financial statements include not only PHA itself (known as the *primary government*), but also legally separate non-profit agencies for which PHA is financially accountable, as described in the accompanying notes to the financial statements.

Notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The agency-wide financial statements and accompanying notes can be found on pages 7 through 36 of this report.

The remaining statements that support the agency-wide financial statements are the *combining statement of net assets*. The combining statement of net assets presents the Philadelphia Housing Authority's financial statements by fund activity. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Philadelphia Housing Authority, like other public housing authorities, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

All of PHA's funds are considered to be *Enterprise Funds*. Normally, an enterprise fund is used to report any activity for which a fee is charged to external users for goods or services. In accordance with Accounting Principles Generally Accepted in the United States of America ("GAAP"), enterprise funds may also be used by all governmental entities, such as PHA, that were using traditional not-for-profit accounting as of the date of adoption of Governmental Accounting Standards Board ("GASB") Statement No. 34 (June 1999), even if their activities do not otherwise meet the criteria for using an enterprise fund. In practice, enterprise funds frequently are used to account for activities whose costs are only partially funded by fees and charges. Enterprise funds are considered useful in such instances because they focus attention on the cost of providing services, and they serve to highlight the portion of that cost being borne by taxpayers, which in the case of PHA take the form of federal grant contributions.

In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information*. The combining statement of net assets and required supplementary information can be found beginning on page 58 of this report.

Agency-wide Financial Analysis

Net Assets. As noted earlier, net assets may serve over time as a useful indicator of an agency's financial position. In the case of the Philadelphia Housing Authority, assets exceed liabilities by \$1,119.1 million at the close of the most recent fiscal year. The combined net assets of PHA increased by \$65.8 million, or 6.2%, from fiscal year 2011 to fiscal year 2012. The following table shows a summary of changes from the prior year amounts:

Philadelphia Housing Authority
Net Assets as of March 31
(In millions of dollars)

	<u>2012</u>	<u>2011</u>	<u>Increase/(Decrease)</u>	
			<u>Amount</u>	<u>Percent</u>
<u>Assets</u>				
Cash & Investments	170.2	220.3	(50.1)	-22.8%
Accounts Receivable	43.1	43.5	(0.4)	-0.9%
Other Current Assets	1.7	3.1	(1.4)	-45.5%
Total Current Assets	215.0	266.9	(51.9)	-19.5%
Net Program Loans Receivable	331.0	278.9	52.1	18.7%
Restricted Cash & Investments	15.4	7.1	8.3	117.0%
Capital Assets	684.5	657.6	26.9	4.1%
Other Assets	9.5	9.3	0.2	2.2%
Total Assets	1,255.4	1,219.8	35.6	2.9%
<u>Liabilities</u>				
Accounts Payable	16.4	20.9	(4.5)	-21.6%
Other Current Liabilities	42.7	63.2	(20.5)	-32.4%
Total Current Liabilities	59.1	84.1	(25.0)	-29.7%
Noncurrent Liabilities	77.2	82.4	(5.2)	-6.3%
Total Liabilities	136.3	166.5	(30.2)	-18.1%
<u>Net Assets</u>				
Invested in Capital Assets	620.0	585.0	35.0	6.0%
Restricted	12.6	13.5	(0.9)	-6.6%
Unrestricted	486.5	454.8	31.7	7.0%
Total Net Assets	1,119.1	1,053.3	65.8	6.2%
Total Liabilities and Net Assets	1,255.4	1,219.8	35.6	2.9%

Statement of Activities. The Statement of Activities shows the sources of PHA's changes in net assets as they arise through its various programs and functions. A condensed Statement of Activities comparing fiscal year 2012 with fiscal year 2011 is shown in the table below.

Philadelphia Housing Authority
Statement of Activities as of March 31
(In millions of dollars)

	<u>2012</u>	<u>2011</u>	<u>Increase/(Decrease)</u>	
			<u>Amount</u>	<u>Percent</u>
<u>Revenue</u>				
Program Revenue:				
Charges for Services	\$ 23.7	\$ 24.3	\$ (0.6)	-2.5%
Federal Revenue	363.7	387.4	(23.7)	-6.1%
Other Revenue	16.3	12.8	3.5	27.3%
Total Operating Revenue	\$ 403.7	\$ 424.5	\$ (20.8)	-4.9%
<u>Expenses</u>				
Direct	\$ 268.7	\$ 252.3	\$ 16.4	6.5%
Administrative	79.4	93.7	(14.3)	-15.3%
Total Operating Expenses	348.1	346.0	2.1	0.6%
Depreciation	49.2	48.9	0.3	0.6%
Total Expenses	397.3	394.9	2.4	0.6%
Net nonoperating revenue	10.0	(11.4)	21.4	-187.7%
Capital subsidies	43.0	82.9	(39.9)	-48.1%
Capital contributed to component units	-	-	-	0.0%
Increase/(Decrease) in Net Assets	\$ 59.4	\$ 101.1	\$ (36.4)	-36.0%

Federal Revenue includes the annual operating subsidies and capital grants made available by the U.S. Department of Housing and Urban Development ("HUD"), along with grants received from other Federal sources and the Commonwealth of Pennsylvania. PHA also generated \$5.4 million in unrestricted investment income, which was primarily used to partially offset its administrative expenses.

Direct expenses amounted to \$268.7 million, representing a year-to-year increase of \$16.4 million, or 6.5%. Administrative expenses total \$79.4 which is a decrease of \$14.3 million or 15.3% from the prior fiscal year.

Capital Assets. Capital Assets include land, buildings and improvements, equipment and construction in progress. At March 31, 2012 investment in capital assets totaled \$1.52 billion. The Authority's net capital assets increased \$74.5 million or 5.1% compared to the prior year. Acquisitions, net of accumulated depreciation, totaled \$27 million. Dispositions net of accumulated depreciation, totaled \$194,021.

Philadelphia Housing Authority
CAPITAL ASSETS as of March 31
(In millions of dollars)

	<u>2012</u>	<u>2011</u>	<u>Increase/(Decrease)</u>	
			<u>Amount</u>	<u>Percent</u>
Land	\$ 23.6	\$ 23.7	\$ (0.0)	-0.1%
Buildings and Improvemnet	1,335.4	1,243.6	91.8	7.4%
Equipment Dwelling	1.1	1.1	0.0	0.0%
Equipment Administration	19.4	19.7	(0.3)	-1.5%
Construction in Progress	148.5	165.5	(17.0)	-10.3%
Total	\$ 1,528.0	\$ 1,453.6	\$ 74.5	5.1%

Long-term Debt and Other Long-term Liabilities. Long-term debt and other long-term liabilities as of March 31, 2012, compared with March 31, 2011, are depicted in the following schedule.

Philadelphia Housing Authority
Long-term Debt and Other Long-term Liabilities March 31
(In millions of dollars)

	<u>2012</u>	<u>2011</u>	<u>Increase/(Decrease)</u>	
			<u>Amount</u>	<u>Percent</u>
Long-term Debt	\$ 60.2	\$ 64.7	\$ (4.5)	-7.0%
Self-Insurance Liability	7.4	8.1	(0.7)	-8.6%
Other	9.6	9.6	0.0	0.0%
Total	\$ 77.2	\$ 82.4	\$ (5.2)	-6.3%

Total bonds and notes payable decreased \$4.5 million.

Prior to April 1, 1999 the Philadelphia Housing Authority was self-insured for personal injury claims. Asserted and unasserted claims are accrued based on PHA's experience and advice of an independent claims manager. Although management believes that adequate accruals have been established, the ultimate liability that may result from asserted and unasserted claims could differ materially from estimated amounts. Beginning April 1, 1999, PHA purchased commercial policies for personal injury coverage.

Request for Information

This financial report is designed to provide a general overview of the Philadelphia Housing Authority's finances for all those with an interest in the agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Deputy Executive Director of Finance, CFO, 1800 South 32nd Street, Philadelphia, PA 19145.

Report of Independent Certified Public Accountants

Board of Commissioners
Philadelphia Housing Authority
Philadelphia, Pennsylvania

We have audited the accompanying financial statements of Philadelphia Housing Authority ("PHA") as of and for the year ended March 31, 2012, as listed in the table of contents. These financial statements are the responsibility of PHA's management. Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of certain of the component units, which represent \$560 million or 30% of the assets, \$130 million or 10% of net assets and \$23 million or 5% of revenues of PHA. Those statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the component units, is based solely on the reports of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit and the report of other auditors provide a reasonable basis for our opinion.

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the financial position of PHA as of March 31, 2012, and the changes in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 19, 2012 on our consideration of PHA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages xv through xxi be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the financial statements. Such information, as well as the other supplementary information shown on pages 59 to 80 is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in black ink that reads "Asdamer & Company LLC". The signature is written in a cursive, flowing style.

December 19, 2012

PHILADELPHIA HOUSING AUTHORITY

STATEMENT OF NET ASSETS

MARCH 31, 2012

ASSETS

	Primary Government	Component Units
Current assets:		
Cash and cash equivalents	\$ 65,029,343	\$ 5,537,107
Restricted cash	1,089,780	565,422
Investments	104,068,631	-
Receivables	43,129,512	2,863,406
Other current assets	1,688,035	595,111
Total current assets	215,005,301	9,561,046
Noncurrent assets:		
Mortgages receivable	331,018,608	-
Restricted cash	-	41,159,137
Restricted investments	15,416,939	-
Capital assets, net	684,539,572	508,792,977
Other assets	9,537,576	3,810,887
Total noncurrent assets	1,040,512,695	553,763,001
TOTAL ASSETS	\$1,255,517,996	\$563,324,047

LIABILITIES AND NET ASSETS

Current liabilities:		
Accounts payable	\$ 16,386,674	\$ 1,740,150
Accrued liabilities	24,483,128	2,186,917
Current portion of long-term debt	4,215,000	3,255,753
Due to other government agencies	256,498	-
Compensated absences	3,154,081	-
Trust and deposits	848,089	567,192
Unearned revenue and other current liabilities	9,799,091	31,013,255
Total current liabilities	59,142,561	38,763,267
Noncurrent liabilities:		
Compensated absences	2,102,720	-
Long-term debt	60,293,049	362,842,352
Other long-term liabilities	14,827,012	32,349,672
Total noncurrent liabilities	77,222,781	395,192,024
TOTAL LIABILITIES	136,365,342	433,955,291
Net assets:		
Invested in capital assets, net of related debt	620,031,523	142,694,872
Restricted for housing assistance payments	12,609,315	-
Unrestricted	486,511,816	(13,326,116)
Total net assets	1,119,152,654	129,368,756
TOTAL LIABILITIES AND NET ASSETS	\$1,255,517,996	\$563,324,047

The accompanying notes are an integral part of this statement.

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
YEAR ENDED MARCH 31, 2012

	<u>Primary Government</u>	<u>Component Units</u>
Operating revenue:		
Tenant revenue	\$ 23,740,799	\$ 8,917,448
Operating subsidies	363,711,733	13,845,466
Other income	16,335,246	566,779
Total operating revenue	403,787,778	23,329,693
Operating expenses		
Administrative	79,362,211	5,363,567
Tenant services	3,893,275	378,201
Utilities	25,394,068	4,009,502
Maintenance	70,916,160	8,744,551
Protective services	8,549,929	915,268
General	38,359,026	3,611,196
Housing assistance payments	121,639,012	-
Depreciation and amortization	49,234,778	16,340,024
Total operating expenses	397,348,459	39,362,309
Operating income (loss)	6,439,319	(16,032,616)
Nonoperating revenue (expenses):		
Interest and investment earnings	5,402,354	23,957
Other revenue/charges	9,180,896	(147,640)
Interest expense	(4,591,330)	(5,334,340)
Net nonoperating revenue	9,991,920	(5,458,023)
(Loss) income before capital contributions	16,431,239	(21,490,639)
Capital contributions:		
HUD capital subsidies	42,511,905	-
Other nonoperating contributions	510,540	-
Partner contributions	-	16,306,669
Change in net assets	43,022,445	16,306,669
Change in net assets	59,453,684	(5,183,970)
Net assets at beginning of year:		
As previously reported	1,053,329,815	134,552,726
Prior period adjustments	6,369,155	-
As restated	1,059,698,970	134,552,726
Net assets at end of year	\$1,119,152,654	\$129,368,756

The accompanying notes are an integral part of this statement.

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
YEAR ENDED MARCH 31, 2012

	<u>Primary Government</u>	<u>Component Units</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipt from grants and subsidies	\$372,679,106	\$13,845,466
Cash received from tenants	23,397,158	9,422,811
Other cash receipts	5,431,511	716,204
Cash payments to landlords	(121,639,012)	-
Cash payments for other operating expenses	(135,650,679)	(17,670,392)
Payments to and on behalf of employees	(112,336,591)	(5,897,337)
Receipts for tenant security deposits	12,847	-
Net cash provided by operating activities	<u>31,894,340</u>	<u>416,752</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchases of capital assets	(76,184,952)	(34,214,222)
Proceeds from sale of capital assets	4,674,842	-
Proceeds from debt	-	41,603,080
Debt principal payments	(8,178,778)	(14,869,851)
Proceeds from capital contributions	7,299,117	16,267,031
Interest payments on debt	(5,592,643)	(321,396)
Financing costs paid	-	(229,489)
Repayments to affiliates	-	(774,975)
Capital subsidies	43,202,611	-
Net cash provided by (used in) capital and related financing activities	<u>(34,779,803)</u>	<u>7,460,178</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Construction costs paid	-	(4,729,482)
Proceeds from bond redemptions	211,244,172	-
Purchase of bond investments	(209,131,876)	-
Investment in component unit and intangibles	(291,838)	(228,484)
Mortgage receivable advances	(39,272,056)	-
Interest income	700,385	13,168
Net cash used in investing activities	<u>(36,751,213)</u>	<u>(4,944,798)</u>
NET INCREASE (DECREASE) IN CASH	(39,636,676)	2,932,132
Cash and cash equivalents, beginning of year	<u>105,755,799</u>	<u>44,329,534</u>
Cash and cash equivalents, end of year	<u><u>\$ 66,119,123</u></u>	<u><u>\$47,261,666</u></u>
Consists of:		
Cash and cash equivalents, current	\$ 65,029,343	\$ 5,537,107
Restricted cash - current	1,089,780	565,422
Restricted cash - noncurrent	<u>-</u>	<u>41,159,137</u>
Total unrestricted and restricted, March 31	<u><u>\$ 66,119,123</u></u>	<u><u>\$47,261,666</u></u>

The accompanying notes are an integral part of this statement.

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF CASH FLOWS - CONTINUED
YEAR ENDED MARCH 31, 2012

	<u>Primary Government</u>	<u>Component Units</u>
Cash flows from operating activities:		
Operating income (loss)	\$ 6,439,319	(\$16,032,616)
Adjustments made to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation and amortization	49,234,778	16,340,024
Bad debts	619,816	-
(Increase) decrease in assets:		
Tenant accounts receivable	(310,654)	441,543
Accounts receivable - subsidy	9,538,530	335,890
Accounts receivable - general	(11,036,561)	-
Increase in other current assets	181,982	133,002
Increase (decrease) in liabilities		
Accounts payable and accrued liabilities	(22,465,722)	(771,059)
Unearned revenue and other current liabilities	(307,148)	(30,032)
Net cash provided by operating activities	<u>\$31,894,340</u>	<u>\$ 416,752</u>

The accompanying notes are an integral part of this statement.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Philadelphia Housing Authority ("PHA") is the local housing authority established under Pennsylvania law to provide public housing and related services for the City of Philadelphia. PHA receives subsidies primarily for operations and modernization activities from the federal government. The Department of Housing and Urban Development (HUD) is the federal oversight entity for all public housing authorities and is responsible for allocating subsidies to housing authorities. PHA owns and/or operates more than 15,000 family and elderly units in 77 developments and administers more than 18,000 housing choice vouchers. PHA provides housing services for more than 80,000 residents of Philadelphia.

To meet the funding requirements of operating deficits that would otherwise result from the essential services that PHA provides, PHA receives subsidies, primarily from HUD, in the form of annual grants for operating assistance, contributions for capital and reimbursement of expenditures incurred for certain federal housing programs, and/or debt service payments. Subsidies are established through budgetary procedures, which establish amounts to be funded by the grantor agencies.

On March 4, 2011, due to alleged substantial violations of PHA's Annual Contributions Contract ("ACC") with HUD, PHA and HUD determined that HUD should take over the administration of PHA. To facilitate HUD administration of PHA, the parties agreed to execute a Cooperative Endeavor Agreement (the "CEA") pursuant to which PHA and HUD agreed that HUD will act as the Board of Commissioners and appoint an Administrative Receiver to serve as the Executive Director.

HUD's then Chief Operating Officer, Estelle Richman, was named to serve as the PHA Board and Michael Kelly was appointed Administrative Receiver. Subsequently, Karen Newton-Cole replaced Ms. Richman as HUD-designated PHA Board of Commissioner. Mr. Kelly was appointed as PHA Executive Director in August 2011 while continuing to serve as HUD Administrative Receiver. In March 2012, the Cooperative Endeavor Agreement was extended for a term until HUD and the Mayor determined that PHA has built sufficient capacity to be self-supportive. In June 2012 Mr. Kelly resigned and Kelvin Jeremiah was appointed the PHA Interim Executive Director, while also serving as HUD Administrative Receiver. Ms. Richman subsequently replaced Ms. Newton-Cole as the HUD-designated PHA Board of Commissioner.

Under the CEA, PHA prepared and obtained HUD Board approval for a Recovery Plan which identifies tasks and objectives to be accomplished in order for PHA to return to local control and normal Board governance. The Recovery Plan is posted on the PHA website, and periodic updates are provided to the HUD Board and public at large.

Key Recovery Plan tasks have been completed including the establishment of a new Office of Audit and Compliance; restructuring of the Office of General Counsel and Human Resources Department; establishment of new ethics, non-discrimination and other essential workplace policies; completion of assessments of and corrective actions to major PHA operational areas; and resolution of a majority of outstanding audit findings from the HUD Office of Inspector General.

Significant changes to the PHA Board structure have been approved by the Pennsylvania Legislature and signed into law by the Governor. Under the new legislation, the Mayor of Philadelphia will appoint a nine-member Board of Commissioners, subject to the approval of the Philadelphia City Council. The new PHA Board will be established in January 2013. A national search is underway for a new Executive Director who will ultimately report to the newly established PHA Board.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Reporting Entity

In determining how to define the reporting entity, management has considered all potential component units to PHA. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the nature and significance of their relationship with a primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The decision to include a component unit in the reporting entity using the blending method or by discrete presentation was made by applying the criteria set forth in Sections 2100 and 2600 of the *Codification of Governmental Accounting and Financial Reporting Standards* and Statement No. 14 of the Governmental Accounting Standards Board, *The Financial Reporting Entity*. These criteria require the entity to consider factors such as a) manifestation of financial responsibility and financial accountability, b) appointment of a voting majority of the Board, c) imposition of will, d) financial benefit to or burden on a primary organization, e) financial accountability as a result of fiscal dependency, f) potential for dual inclusion and g) organizations included in the reporting entity although the primary organization is not financially accountable. The blended component units and discretely presented units are listed in Note 15.

Description of Financial Statements

The basic financial statements include the accounts of PHA ("primary government") and its component units.

All of PHA's funds are considered to be enterprise funds, which are a type of proprietary fund. Enterprise funds may be used to report any activity for which a fee is charged to external users for goods or services. The focus of proprietary fund measurement is upon determination of operating income, changes in net assets, financial position and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The activities reported in these funds are reported as business-type activities in the financial statements.

The notes to the financial statements are an integral part of the financial statements.

Basis of Accounting

Governmental and business-type activities are presented on the accrual basis of accounting. Nonexchange revenues, including intergovernmental grants and subsidies, are reported when all eligibility requirements have been met. Fees and charges and other exchange revenues are recognized when earned and expenses are recognized when incurred.

Certain blended and discrete component units are reported on a three-month time lag.

Federal Programs

Grant programs are subject to financial and compliance audits by the grantors or their representatives. Management believes PHA's potential future liability for disallowances resulting from these audits will not have an adverse impact on the financial statements of PHA.

PHA received approximately 66% of its fiscal 2012 operating subsidies from HUD under the Low-Rent Housing and Section 8 Programs. Descriptions of the primary PHA programs follow.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Low-Rent Housing Program

This program provides low-rent housing to qualified residents of the City of Philadelphia. All units are owned and operated by PHA and were purchased with financing arranged or provided through HUD. The operations of the program are subsidized by HUD through Annual Contributions Contract W-55. Operating subsidy contributions for the year ended March 31, 2012 were \$113,495,919 and are included in operating subsidies in the combined statement of revenues, expenses and changes in net assets.

Section 8 Programs

The Section 8 Programs - Housing Choice Voucher Programs - include Moving to Work, New Construction, Moderate Rehabilitation, Rental Vouchers, and Single Room Occupancy programs. These programs were authorized by Section 8 of the National Housing Act and provide housing assistance payments to private, not-for-profit or public landlords to subsidize rentals for low-income persons. HUD contributions for Section 8 programs under Annual Contributions Contract P-4601 are included in operating subsidies in the combined statement of revenues, expenses and changes in net assets as follows:

Housing Choice Voucher Program	\$193,073,738
Mainstream	290,040
Moderate Rehabilitation	1,909,968
Single Room Occupancy	<u>1,862,851</u>
Total	<u>\$197,136,597</u>

Moving-to-Work Program

The Moving-to-Work (MTW) Demonstration Program is focused on helping families achieve self-sufficiency and on improving and increasing the stock of quality affordable housing throughout the City. It will furnish convenient and comprehensive services to families to assist them in reaching their full potential, with an emphasis on education, job training and placement, self-sufficiency, and preparation for homeownership. In addition, MTW will promote the revitalization of neighborhoods where MTW and MTW-eligible families live.

Substantial Rehabilitation Programs

The Section 8 Substantial Rehabilitation programs allow for construction of low-income housing units to be subsidized for a contracted period of time. Both for-profit and not-for-profit developers may provide low-income housing under this program. Developers must obtain their own financing and HUD subsidizes rents once the units are occupied.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Moderate Rehabilitation Program

This program provides for the rehabilitation of housing units, which then must be rented to low-income individuals for a contracted period of time. Both for-profit and not-for-profit developers may participate in this program. Under this program, developers must obtain their own rehabilitation financing and then HUD subsidizes rents, once the units are occupied, in such amounts sufficient to cover the developer's debt service payments on the financing.

Housing Choice Voucher Program

This program allows for existing privately-owned housing units to be used for low-income housing. This program assists low-income families and persons to find and lease a house or apartment. After inspecting the unit, PHA assists the resident in negotiating a lease under HUD rules and regulations for the program. The resident pays a share of the rent according to HUD guidelines, and the remainder is subsidized by PHA through HUD funding.

PHA earns a fee from HUD for administering the Housing Choice Voucher Program. This fund accounts for the revenues and expenses associated with providing administrative services.

In addition to the above primary programs, PHA administers the following:

- Senior Program
- Summer Food Program
- Congregate Housing Services Program
- Summer Youth Program – “Youth Works”
- Homeownership
- Nursing Home Assistance
- GREAT Program
- Pre-Apprenticeship

Budgets

Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a “project length” basis. Beginning with the budget prepared for the year ending March 31, 2012, budgets are subject to approval by PHA's Board of Commissioners

Cash and Cash Equivalents

PHA considers all securities, including certificates of deposits and short term investments, with maturities of three months or less to be cash equivalents.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Investments

Investments are stated at fair value. Income from investments is recognized on the accrual basis.

Capital Assets

Capital assets include land, structures and equipment recorded at cost and are comprised of initial development costs, property betterments and additions, and modernization program costs. PHA depreciates these assets over their estimated useful lives using the straight-line method of depreciation. The useful lives are as follows:

Buildings	40 years
Building improvements	15 years
Roofs	10 years
Heavy equipment	7 years
Automobiles	5 years
Equipment	5 years
Computer equipment	3 years

Compensated Absences

A liability is recorded for compensated absences attributable to services already rendered and not contingent on a specific event outside the control of PHA and its employees, as employees earn the right to the benefits. Compensated absences that relate to future services or that are contingent on a specific event outside the control of PHA and its employees are accounted for in the period in which such services are rendered or in which such events take place.

Income Taxes

PHA is a Pennsylvania municipal authority and, as such, is exempt from income taxes and other state and local taxes. PHA believes it has not engaged in any activities for which its tax-exempt status would not be sustained under Internal Service examination or that would require filing of an income tax return for unrelated business income taxes.

Use of Restricted Assets

When both restricted and unrestricted resources are available for a particular restricted use, it is PHA's policy to use restricted resources first, and then unrestricted resources as needed.

Operating Revenues and Expenses

PHA defines its operating revenues as income derived from charges to residents and others for services provided, and in the management of PHA assets. Its operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. PHA classifies other revenues and expenses as non-operating.

Subsequent Events

Management has evaluated subsequent events through December 19, 2012, which is the date the financial statements were available to be issued.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

(2) CASH AND INVESTMENTS

PHA's investment policies comply with HUD and Commonwealth of Pennsylvania guidelines. These policies restrict PHA's investments to obligations of the U.S. Treasury, U.S. Government agencies, and their instrumentalities. All investments are held in secured custody accounts in the name of PHA. All investments are publicly traded and the fair value was based on published quoted values. Accrued interest receivable on investments was \$556,957 at March 31, 2012 and is included in accounts receivable.

It is PHA's policy to maintain collateralization in accordance with the requirements of both HUD and the Commonwealth of Pennsylvania.

HUD defines three credit risk categories as follows:

- (1) Insured or collateralized with securities held by the entity or by its agent (correspondent bank or Federal Reserve Bank) in the entity's name.
- (2) Collateralized with securities held by the pledging financial institution, trust department or agent in the entity's name.
- (3) Uncollateralized or collateralized with securities held by the pledging financial institution or by its trust department or agent, but not in the entity's name.

At March 31, 2012 cash and investments, all of which were in credit risk category #1, consisted of the following:

Primary Government – cash

	Fair Value	Carrying Amount
Demand deposits	\$ 25,143,824	\$ 25,143,824
Money market funds	40,965,909	40,965,909
Petty cash	9,390	9,390
Total cash	<u>\$ 66,119,123</u>	<u>\$ 66,119,123</u>
Primary Government – U.S. Government securities	<u>\$ 119,485,570</u>	<u>\$ 119,485,570</u>
Total cash and investments	<u>\$ 185,604,693</u>	<u>\$ 185,604,693</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(2) CASH AND INVESTMENTS – Continued

<u>Reconciliation of detail to statement of net assets</u>	<u>Primary Government</u>	<u>Component Units</u>
Cash - unrestricted	\$ 65,029,343	\$ 5,537,107
Investments - unrestricted	104,068,631	-
Cash - restricted	1,089,780	41,724,559
Investments - restricted	15,416,939	-
	<u>\$185,604,693</u>	<u>\$47,261,666</u>

Restricted cash and investments at March 31, 2012 pertain to the following:

<u>Cash:</u>		
Resident security deposits	\$ 840,182	\$ 565,422
Affordability reserves	-	3,640,494
Replacement reserves	-	5,776,103
Operating reserve	192,068	7,021,966
Trustee reserves	-	23,006,387
Other reserves	57,530	1,714,187
	<u>1,089,780</u>	<u>41,724,559</u>
 <u>Investments:</u>		
Section 8 HAP Equity reserves	12,609,315	-
Affordability reserves	2,807,624	-
	<u>\$16,506,719</u>	<u>\$41,724,559</u>

Total bank balances for primary government and component units as of March 31, 2012 were \$65,983,994 and \$47,740,609, respectively.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(3) RECEIVABLES

Rents are due from tenants on the first day of each month. As a result, tenant receivable balances primarily consist of rents past due and due from vacated tenants. An allowance for doubtful accounts is established to provide for accounts which may not be collected in the future for any reason.

Accounts receivable at March 31, 2012 was comprised of the following:

	Primary Government	Component Units
Tenant receivables	\$ 745,803	\$ 633,503
Due from other governments	29,357,771	21,311
Accrued interest	2,634,975	2,599,924
Development fees	556,957	-
Due from affiliates	9,708,428	-
Miscellaneous	1,697,599	-
	<u>44,701,533</u>	<u>3,254,738</u>
Less allowance for doubtful accounts	<u>(1,572,021)</u>	<u>(391,332)</u>
	<u>\$43,129,512</u>	<u>\$2,863,406</u>

(4) OTHER ASSETS

	Primary Government	Component Units
<u>Current</u>		
Prepaid insurance	\$ 17,275	\$ 595,911
Materials and supplies, net	1,670,760	-
	<u>\$1,688,035</u>	<u>\$ 595,911</u>
<u>Noncurrent</u>		
Turnkey homes held for resale	\$ 88,012	\$ -
Investment in component unit	4,942,110	-
Other	4,507,454	3,810,087
	<u>\$9,537,576</u>	<u>\$3,810,087</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(5) CAPITAL ASSETS

Capital assets are summarized as follows:

	Balance March 31, 2011	Capital Acquisitions	Sales or Other Dispositions	Transfers	Balance March 31, 2012
PRIMARY GOVERNMENT					
Land	\$ 23,668,032	\$ -	(\$ 21,830)	\$ -	\$ 23,646,202
Buildings and improvements	1,243,626,980	224,803	(139,077)	91,706,198	1,335,418,904
Equipment – dwelling	1,131,169	-	-	-	1,131,169
Equipment – administration	19,676,975	1,394,405	(1,676,759)	-	19,394,621
Construction in progress	165,463,253	74,704,818	-	(91,706,198)	148,461,873
	<u>1,453,566,409</u>	<u>76,324,026</u>	<u>(1,837,666)</u>	<u>-</u>	<u>1,528,052,769</u>
Less accumulated depreciation	<u>(795,922,064)</u>	<u>(49,234,778)</u>	<u>1,643,645</u>	<u>-</u>	<u>(843,513,197)</u>
	<u>\$657,644,345</u>	<u>\$27,089,248</u>	<u>(\$ 194,021)</u>	<u>\$ -</u>	<u>\$ 684,539,572</u>
DISCRETE COMPONENT UNITS					
Buildings and improvements	\$529,188,627	\$ -	(\$ 70,021)	\$69,864,264	\$598,982,870
Equipment – dwelling	3,811,783	25,561	(184,295)	-	3,653,049
Equipment – administration	722,406	7,610	(2,720)	-	727,296
Construction in progress	34,763,216	49,738,822	-	(69,864,264)	14,637,774
	<u>568,486,032</u>	<u>49,771,993</u>	<u>(257,036)</u>	<u>-</u>	<u>618,000,989</u>
Less accumulated depreciation	<u>(93,204,160)</u>	<u>(16,260,888)</u>	<u>257,036</u>	<u>-</u>	<u>(109,208,012)</u>
	<u>\$475,281,872</u>	<u>\$33,511,105</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$508,792,977</u>

(6) MORTGAGES RECEIVABLE

Mortgages receivable are summarized as follows:

Non-interest-bearing note due from The Philadelphia Redevelopment Authority (“RDA”)	\$ 34,059,453
Amounts due from PHA component units, at interest rates ranging from -0- to 5.46%	<u>296,959,155</u>
	<u>\$331,018,608</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(6) MORTGAGES RECEIVABLE - Continued

The amount due from RDA is in connection with the rehabilitation of the rental housing project "*The Courtyard Apartments at Riverview*," which is owned by Southwark Plaza Limited Partnership, a component unit of PHA. The loan resulted from a HUD grant to PHA, which PHA subsequently provided to the project to repay tax-exempt mortgage notes issued by RDA. Repayment is due upon final settlement with RDA.

The amounts due from the component units represent advances of various HUD grants under the Moving to Work Program, Hope VI Program and other capital fund programs. The offsetting liability of the discrete component units is included in long-term debt and accrued interest. All balances net to zero with the exception of \$11,874,169 in advances made to component units between December 31, 2011 and March 31, 2012.

The repayment schedule is as follows:

Year ending March 31,

2013	\$5,123,308
2014 – 2037	-
2038 – 2042	139,304,950
2043 – 2047	13,784,108
2048 – 2052	21,850,878
2053 – 2057	22,790,889
2058 – 2062	85,140,609
2063 – 2067	43,023,866
	<u>\$331,018,608</u>

(7) UNEARNED REVENUE AND OTHER CURRENT LIABILITIES

Unearned revenue and other liabilities at March 31, 2012, consisted of the following:

	<u>Primary Government</u>	<u>Component Units</u>
Due to affiliates	\$2,312,736	\$4,057,855
Deferred revenues	1,397,559	81,080
Contract retention	4,298,250	-
Escrow accounts	1,507,830	-
Developer fee payable	-	12,808,160
Other payables	282,716	985,255
Construction costs payable	-	13,080,905
	<u>\$9,799,091</u>	<u>\$31,013,255</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(8) LONG-TERM DEBT

Long-term debt is summarized as follows:

	Balance March 31, 2011	Additions	Repayments	Balance March 31, 2012
<u>Primary Government</u>				
Bonds	\$67,862,637	\$ -	\$4,107,637	\$63,755,000
Other notes	3,931,041	-	3,931,041	-
	<u>\$71,793,678</u>	<u>-</u>	<u>\$8,038,678</u>	<u>\$63,755,000</u>
Unamortized bond premium				753,049
				<u>\$64,508,049</u>
<u>Discrete Component Units</u>				
Bonds	\$ 33,280,000	\$ -	\$3,070,000	\$ 30,210,000
Notes due to PHA	204,627,917	51,457,798	-	256,085,715
Other notes	94,573,828	99,199	14,870,637	79,802,390
	<u>\$332,481,745</u>	<u>\$51,556,997</u>	<u>\$17,940,637</u>	<u>\$366,098,105</u>

Borrower/Description

	<u>Due Third Parties</u>	<u>Due PHA</u>
<u>Primary Government</u>		
Tasker Capital Fund Revenue Bonds, Series A of 2002; interest at rates ranging from 1.5% to 5.5% payable each June 1 and December 1; annual principal payments due each December 1 through 2021	\$53,508,049	
Tasker II Capital Fund Revenue Bonds, Series D of 2003; 4.75% interest payable each June 1 and December 1 annual principal payments due 2017 through 2022	<u>11,000,000</u>	
	<u>\$64,508,049</u>	

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(8) LONG-TERM DEBT – Continued

	Due Third Parties	Due PHA
<u>Discrete Component Units</u>		
0.5% mortgage note collateralized by <i>8 Diamonds</i> property; principal and interest; due in 2040		\$15,968,970
Non-interest-bearing note collateralized by <i>Angela Court</i> property; due in 2033	\$1,000,000	
5.43% mortgage note collateralized by <i>Angela Court</i> property; principal and interest due in 2033	315,000	
5.43% mortgage note collateralized by <i>Angela Court</i> property; principal and interest due in 2033	350,000	
Non-interest-bearing note collateralized by <i>Angela Court</i> property; principal and interest due in 2023	500,755	
5.2% mortgage note collateralized by <i>Angela Court</i> property; principal and interest due in 2044		362,000
Note payable under subsidy agreement for <i>Angela Court II</i>	350,000	
10% mortgage note collateralized by <i>Angela Court II</i> property; principal and interest due in 2038	50,000	
10% mortgage note collateralized by <i>Angela Court II</i> property; principal and interest due in 2048		300,000
4.46% mortgage note collateralized by <i>Angela Court II</i> property; principal and interest due in 2038	450,000	
5.46% mortgage note collateralized by <i>Cambridge Plaza</i> property; principal and interest due in 2042		2,579,029
5.23% mortgage note collateralized by <i>Cambridge Plaza II</i> property; principal and interest due in 2058		3,593,093
5.23% mortgage note collateralized by <i>Cambridge III</i> property; principal and interest due in 2059		3,041,325
Non-interest-bearing mortgage note collateralized by <i>Courtyard Apartment at Riverview</i> property; due upon final settlement with RDA, as defined	34,059,453	
4.52% mortgage note collateralized by <i>Germantown House</i> property; principal and interest due in 2061		5,687,912
Non-interest-bearing mortgage note collateralized by <i>Germantown House</i> property; due in 2059		2,500,000
2.2% mortgage note collateralized by <i>LEB II</i> property; principal and interest due in 2060		4,201,075

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(8) LONG-TERM DEBT -- Continued

	Due Third Parties	Due PHA
4.79% mortgage note collateralized by <i>LEB III</i> property; principal and interest due in 2061		2,944,341
1% mortgage note collateralized by <i>Ludlow Scattered Sites</i> property; principal and interest due in 2052		6,050,000
5.18% mortgage note collateralized by <i>Ludlow Scattered Sites</i> property; principal and interest due in 2062		5,495,499
Non-interest-bearing bridge note collateralized by <i>Mantua I</i> property		6,833,384
Non-interest-bearing bridge note collateralized by <i>Mantua II</i> property		2,349,912
Non-interest bearing mortgage notes due 2059-2060, collateralized by <i>Mantua II</i> property		9,672,707
Non-interest-bearing mortgage note collateralized by <i>Mantua II</i> property	2,000,000	
6% mortgage note collateralized by <i>Mantua II</i> property; due February 11, 2060	10,000,000	
Non-interest-bearing mortgage note collateralized by <i>Mantua</i> <i>Square</i> property; maximum loan amount is \$3,427,110; due in 2059		3,427,110
% mortgage note collateralized by <i>Mantua Square</i> property; maximum loan amount is \$4,972,070; due in 2059		4,734,169
3% mortgage note collateralized by <i>Marshall Shepard Village</i> property; principal and interest due in 2062		14,395,705
Mortgage note collateralized by <i>Mill Creek I</i> property; interest at Applicable Federal Rate (3.67% at December 31, 2010); principal and interest due in 2049		6,103,752
5.12% mortgage note collateralized by <i>Mt Olivet</i> property; due in 2055		6,492,641
0.01% mortgage note collateralized by <i>Mt Olivet</i> property; due in 2058		3,247,525
5.04% mortgage note collateralized by <i>Nellie Reynolds</i> <i>Gardens</i> property; principal and interest due in 2062		2,848,291
7% mortgage note collateralized by <i>Newmann North</i> property; due in monthly installments of \$2,133	270,420	

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(8) LONG-TERM DEBT – Continued

	Due Third Parties	Due PHA
7.25% mortgage note collateralized by <i>Neumann North</i> property; due in monthly installments of \$3,353	390,253	
Non-interest bearing mortgage note collateralized by <i>Neumann North</i> property; due in 2035	1,665,000	
4.83% mortgage note collateralized by <i>Neumann North</i> property; principal and interest due in 2060		2,000,000
Non-interest-bearing bridge note collateralized by the property of <i>Norris Apartments LP</i>		208,628
2% mortgage note collateralized by the <i>Norris Apartments</i> property; principal and interest due in 2066		7,975,081
Non-interest-bearing mortgage note collateralized by <i>Paschall I</i> property		9,923,482
Non-interest-bearing bridge note collateralized by <i>Paschall II</i> property		1,674,204
2% mortgage note collateralized by <i>Paschall II</i> property		12,675,050
0.75% mortgage note collateralized by <i>Paschall II</i> property, due August 31, 2065	11,750,000	
0.1% mortgage note collateralized by <i>Richard Allen</i> property; Principal and interest due in 2041		22,190,978
0.01% mortgage note collateralized by <i>Ridge Avenue Housing</i> property; principal and interest due in 2041		18,369,277
Non-interest-bearing mortgage note collateralized by <i>Southwark Plaza</i> property; due in 2030	3,000,000	
Non-interest-bearing mortgage note collateralized by <i>Southwark Plaza</i> property; due in 2037		1,623,348
6% mortgage note collateralized by <i>Spring Garden Development</i> property		1,900,000
Non-interest-bearing mortgage notes collateralized by <i>Spring Garden Development</i> property	6,987,875	
Mortgage notes collateralized by <i>Spring Garden Housing</i> property; 6.41% weighted average interest rate; principal and interest due in 2015 (\$180,000) and 2045	2,179,534	
Non-interest-bearing mortgage note due in 2045; collateralized by <i>Spring Garden Housing</i> property	1,861,700	
Mortgage notes collateralized by <i>Spring Garden Housing</i> property; 6.41% weighted average interest rate; principal and interest due in 2045		2,939,083
Mortgage notes collateralized by <i>Suffolk Manor</i> property; weighted average interest rate 4.786%; principal and interest due 2041 – 2042		10,453,027

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(8) LONG-TERM DEBT – Continued

	Due Third Parties	Due PHA
Non-interest-bearing mortgage note collateralized by <i>St. Anthony's Senior Residences</i> property; due in annual installments from 2030 through 2039	1,500,000	
5.67% mortgage note collateralized by <i>St. Anthony's Senior Residences</i> property; due in annual installments from 2030 to 2039	150,000	
RDA bonds collateralized by <i>Tasker I</i> property; interest at 0.1%; principal due in 2042	19,915,000	
0.1% mortgage note collateralized by <i>Tasker I</i> property; principal due in 2042		12,470,000
Series C RDA bonds collateralized by <i>Tasker II</i> property; interest at .1%; principal due in 2043	10,295,000	
0.1% mortgage note collateralized by <i>Tasker II</i> property; due in 2043		10,695,000
6.09% mortgage note collateralized by <i>Uni-Penn I</i> property; principal and interest due in 2032	188,400	
6.09% mortgage note collateralized by <i>Uni-Penn I</i> property; principal and interest due in 2041		2,252,189
5.23% mortgage note collateralized by <i>Uni-Penn II</i> property; principal and interest due in 2042		2,495,383
Non-interest-bearing note payable collateralized by <i>Uni-Penn II</i> property; due in 2042	718,000	
4.52% mortgage note collateralized by <i>Uni-Penn Housing IV</i> property; principal and interest due in 2045		3,351,430
Non-interest-bearing mortgage note collateralized by <i>Warnock Phase I</i> property; due in 2053		4,842,724
4.58% mortgage note collateralized by <i>Warnock Phase I</i> property; principal and interest due in 2053		3,000,000
4.32% mortgage note collateralized by <i>Warnock Phase II</i> property; principal and interest due in 2053		7,254,139
6.55% note payable; principal and interest due in 2031	51,000	
Non-interest bearing unsecured note payable	15,000	
Non-interest-bearing bridge note collateralized by <i>Paschall I</i> property		4,964,252
	<u>110,012,390</u>	<u>256,085,715</u>
Total debt for discrete component units	<u>\$366,098,105</u>	

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(8) LONG-TERM DEBT – Continued

The Tasker Capital Fund Revenue Bonds, Series A and the RDA Bonds related to the Tasker I project (“Bonds”), are limited obligations of PHA and were issued on a parity basis pursuant to Trust Indentures (“indentures”) dated July 1, 2002 between PHA and Wachovia Bank, N.A., as Trustee (“Trustee”), to provide funds for the indicated projects and other PHA projects. Repayment of the bonds is collateralized by a security interest in a portion of PHA’s Capital Fund Allocations (“grants”) from HUD. Such grants are subject to the availability of appropriations, and are to be paid directly by HUD to the Trustee.

Bonds maturing after 2012 are subject to optional redemption at prices stated in the indentures. In addition, \$15.9 million of bonds maturing in 2020 and 2021 are subject to mandatory redemption at face value plus accrued interest.

Under the indentures, certain component units are required to maintain a debt service fund equal to the annual debt service requirements.

The amortization schedule for the long-term debt of PHA and its component units is set forth below:

Year Ending March 31,	Primary Government			Component Units		
	Principal	Interest	Debt Service Requirement	Principal	Interest	Debt Service Requirement
2013	\$ 4,214,990	\$ 3,023,762	\$ 7,238,752	\$ 3,255,753	\$1,459,365	\$ 4,715,118
2014	4,390,000	2,837,188	7,227,188	3,320,000	1,326,720	4,646,720
2015	4,575,000	2,597,000	7,172,000	3,655,000	1,175,220	4,830,220
2016	4,815,000	2,344,216	7,159,216	3,640,000	1,009,908	4,649,908
2017	5,070,000	2,078,038	7,148,038	3,815,000	2,559,404	6,374,404
2018 – 2022	38,285,000	5,233,690	45,518,690	12,765,000	124,988	12,889,988
2023 – 2027	2,405,000	114,238	2,519,238	665,000	-	665,000
2028 – 2032	-	-	-	5,066,755	-	5,066,755
2033 – 2037	-	-	-	1,853,400	-	1,853,400
2038 – 2042	-	-	-	104,614,185	-	104,614,185
2043 – 2047	-	-	-	43,368,961	-	43,368,961
2048 – 2052	-	-	-	11,755,182	-	11,755,182
2053 – 2057	-	-	-	27,639,504	-	27,639,504
2058 – 2062	-	-	-	67,906,757	-	67,906,757
2063 – 2067	-	-	-	72,777,608	-	72,777,608
	<u>63,754,990</u>	<u>\$18,228,132</u>	<u>\$81,983,122</u>	<u>366,098,105</u>	<u>\$7,655,605</u>	<u>\$373,753,710</u>
Less current portion	<u>4,214,990</u>			<u>3,255,753</u>		
	<u>59,540,000</u>			<u>\$362,842,352</u>		
Premium on Series A bonds	<u>753,049</u>					
	<u>\$60,293,049</u>					

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(9) OTHER LONG-TERM LIABILITIES

Other long-term liabilities at March 31, 2012 consisted of the following:

	Primary Government	Component Units
Estimated liability for self insured claims	\$7,478,449	\$ -
Health trust escrow	6,497,939	-
Escheat payable	527,675	-
Interest payable – due PHA	-	31,976,133
Other	322,949	373,539
	<u>\$14,827,012</u>	<u>\$32,349,672</u>

(10) EMPLOYEES' RETIREMENT PLANS

Defined Benefit Pension Plan

Plan Description

PHA contributes to the Philadelphia Housing Authority Retirement Income Plan (which was initiated on November 1, 1952). The Plan is a single-employer plan which issues separate financial statements. Employees are required to contribute 5.5% of total salary to the Plan on a pre-tax basis. The following table provides information concerning covered employees and benefit provisions for the Plan.

Covered employees	Permanent employees of PHA, other than those included in the PHA defined contribution plan and certain eligible executive employees are permitted to participate in both retirement plans offered by the Authority.
Current annual covered payroll	\$13,611,869
Normal retirement date	65 th birthday
Normal retirement benefit	2.5% of average earnings, as defined in the Plan, multiplied by the years of service not to exceed 25 years, plus 1.25% of average earnings multiplied by years of service in excess of 25 years
Death benefit	The Plan contains provisions for the payment of benefits to surviving spouses of employees.

Actuarially Determined Contribution Requirements and Contributions Made

Actuarially determined contributions are required to provide sufficient assets to pay benefits when due and are determined using the entry age normal method. Under this method, the actuarial present value of projected benefits of each individual included in an actuarial valuation is allocated on a level basis over the earnings of service of the individual between entry age and assumed exit age. The portion of actuarial present value allocated to each valuation is called the normal cost. The significant actuarial assumptions used to compute the actuarial determined contributions are as follows:

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(10) EMPLOYEES' RETIREMENT PLANS - Continued

- a) a rate of return on the investments of 7.5% per year
- b) projected salary increase of 3.5% per year
- c) no post-retirement benefit increase

PHA's funding policy is to contribute 5.5% of total payroll to the Plan. Employees are required to contribute 5.5% of their total salary to the Plan in accordance with the Plan provisions. This funding policy is determined by the Plan design and collective bargaining agreements.

Schedule of funding progress:

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Funding Excess (Deficiency) (a-b)	Funding Ratio (a/b)	Covered Payroll (c)	Ratio of Funding Excess to Covered Payroll [(a-b)/c]
11/01/07	\$214,492,237	\$260,423,690	(\$45,931,453)	82%	\$46,298,645	(99%)
11/01/08	201,098,549	266,263,785	(65,165,236)	76%	42,547,570	(153%)
11/01/09	200,900,456	272,847,624	(71,947,168)	74%	37,488,770	(192%)
11/01/10	205,295,672	275,396,108	(70,100,436)	75%	36,032,847	(195%)
11/01/11	203,315,070	273,155,055	(69,839,935)	74%	13,611,869	(513%)

At October 31, 2011, the Plan's assets were comprised of investments in the following percentages: 58% equity, 36% fixed income and 2% cash.

Schedule of Contributions from Employer

For the Year Ended October 31	Annual Required Contribution
2007	\$7,850,016
2008	6,806,395
2009	8,206,991
2010	8,366,211
2011	6,793,698

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(10) EMPLOYEES' RETIREMENT PLANS – Continued

Defined Contribution Plan

On April 1, 2001, PHA (Plan Sponsor) established a defined contribution plan for the purpose of providing retirement benefits for its executive management. Effective in October 2005, all newly hired, non-represented employees were required to participate in the Plan. The Plan was originally established as a contributory participant directed "Money Purchase Plan". However, the Plan was subsequently amended to be a tax-qualified "Profit Sharing Plan". Non-represented permanent employees of PHA are eligible for participation in the Plan beginning on the first of the month following the date of hire. The Plan is a qualified defined contribution plan that satisfies the applicable requirements of Section 410(a) of the IRS Code and the reporting requirements pursuant to Pennsylvania Act 203. However, the Plan is a government plan and, therefore, is not subject to the provisions of the Employee Retirement Income Security Act (ERISA) of 1974.

Each year participants are required to contribute 5.5 percent of their annual compensation into an individual account. PHA contributes an additional 5.5 percent of each participant's annual compensation as prescribed by the Plan. The Plan allows the employer to convert earnings from excess unused accrued vacation time of eligible executive staff to Plan contributions. Additional amounts may be contributed at the option of PHA's Board of Commissioners.

Under the plan PHA may pay reasonable expenses of administering the Plan and Trust. PHA absorbs a majority of the administrative expenses. Administrative expenses, such as Investment and Trustee Fees paid out of plan assets, are reported in the statement of Changes in Plan Net Assets Available for Benefits.

(11) LEASE COMMITMENTS

PHA has entered into various noncancellable operating leases, primarily for office space and equipment. Future minimum payments under these leases are as follows:

Year ending March 31

2013	\$1,159,709
2014	979,210
2015	957,371
2016	901,397
2017	893,497
2018	893,497
	<u>\$5,784,681</u>

Total rent expense for the year ended March 31, 2012 was \$2,106,856.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(12) ACCRUED COMPENSATED ABSENCES

A liability is recorded for compensated absences attributable to services already rendered and not contingent on a specific event outside the control of PHA and its employees, as employees earn the right to the benefits.

The liability is typically liquidated with resources of the same fund that has paid the applicable employees regular salaries and fringe benefits.

	Summary of Accrued Compensated Absences			
	April 1, 2011	Net Increases	Net Decreases	March 31, 2012
Current portion	\$3,485,302	\$ -	(\$331,221)	\$3,154,081
Long-term portion	2,323,534	-	(220,814)	2,102,720
	<u>\$5,808,836</u>	<u>\$ -</u>	<u>(\$552,035)</u>	<u>\$5,256,801</u>

(13) OTHER POST EMPLOYMENT BENEFITS (OPEB)

(a) Plan description and funding policy

PHA administers two Post Employment Benefit Plans. The PHA "Executive Health Protection Plan" serves eligible executive employees. "The Philadelphia Housing Authority Post Employment Health Protection Plan" serves non-represented employees. Both plans provide prescribed total amounts to be made available for payment of medical, dental and vision insurance premiums on behalf of eligible employees following separation from service.

Each plan may be terminated by PHA at any time. Additional entry of newly appointed executives into the Executive Health Protection Plan was curtailed subsequent to a resolution by the Board of Commissioners during the fiscal year ending March 31, 2012. No benefits have been vested under the Philadelphia Housing Authority Post Employment Health Protection Plan as of March 31, 2012.

The plans do not issue separate stand-alone financial statements.

(b) Annual OPEB Cost and Net OPEB Obligation

Based on an internally prepared calculation, PHA has determined its total OPEB cost under both plans at March 31, 2012 to be approximately \$6.5 million.

OPEB obligation beginning of year	\$6,593,206
Bank fees and health care costs	(97,151)
Interest earned on account	1,884
	<u>(95,267)</u>
OPEB obligation end of year	<u>\$6,497,939</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(13) OTHER POST EMPLOYMENT BENEFITS (OPEB) - Continued

(c) Funded Status and Funding Progress

As of March 31, 2012, PHA has funded all of the liability under the two plans and had no unfunded actuarial accrued liability.

(14) RISK MANAGEMENT

PHA is subject to risk of loss from fire, property damage, personal injury, etc. PHA covers those risks through the purchase of commercial insurance.

(15) COMPONENT UNITS

Blended Component Units

Philadelphia Housing Authority Homeownership Corporation -- a Pennsylvania nonprofit corporation formed by PHA to hold certain escrow payments, counseling and home association fees for homebuyers of designated PHA low-income housing properties.

Philadelphia Housing Authority Development Corporation -- a Pennsylvania nonprofit corporation formed by PHA to support PHA in providing safe and affordable housing for persons of low income through the acquisition, purchase, renovation, restoration, repair, rehabilitation, construction and management of real property, and other economic development activities in Philadelphia.

Philadelphia Asset and Property Management Corporation -- a Pennsylvania nonprofit corporation formed by PHA to provide operational and financial services to several housing developments in Philadelphia.

PHA-Tenant Support Services, Inc. -- a Pennsylvania nonprofit corporation formed by PHA to promote the welfare of public housing residents and recipients of housing assistance.

Selected financial data for these blended component units is as follows:

As of and for the year ended as indicated:

	<u>PHADC</u> <u>3/31/12</u>	<u>PAPMC</u> <u>12/31/11</u>	<u>PHAHC</u> <u>3/31/12</u>	<u>TSSI</u> <u>6/30/11</u>	<u>Total</u>
Assets	\$76,360,164	\$1,511,254	\$93,981	\$276,694	\$78,242,093
Liabilities	707,781	209,776	93,981	-	1,011,538
Net assets	<u>75,652,383</u>	<u>1,301,478</u>	<u>-</u>	<u>276,694</u>	<u>77,230,555</u>
Revenue	12,545,416	1,255,526	3,743	288,596	14,093,281
Expenses	725,788	851,665	3,743	871,398	2,452,594
Change in net assets	<u>\$11,819,628</u>	<u>\$ 403,861</u>	<u>\$ -</u>	<u>(\$582,802)</u>	<u>\$11,640,687</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(15) COMPONENT UNITS – Continued

Discrete Component Units:

<u>Entity</u>	<u>Number of Housing Units</u>
Cambridge Plaza LP	44
Cambridge Plaza II, L.P.	40
Cambridge III, L.P.	40
Germantown House, L.P.	133
Lucien E. Blackwell Homes Phase II, L.P.	80
Lucien E. Blackwell Homes Phase III, L.P.	50
Ludlow Scattered Sites Phase III, L.P.	75
Mantua Phase I, L.P.	50
Mantua Phase II, L.P.	51
Marshall Shepard Village, L.P.	80
Mill Creek Phase I, L.P.	80
Mt. Olivet LP	161
Nellie Reynolds Gardens, L.P.	64
Neuman North, L.P.	42
Norris Apartments, L.P.	51
Paschall Phase I, L.P.	50
Paschall Phase II, L.P.	50
Raymond Rosen Associates, L.P.	152
Richard Allen Phase III, L.P.	178
Ridge Avenue Housing, L.P.	135
Southwark Plaza Limited Partnership	470
Spring Garden Development Associates, LP	-
Spring Garden Historic, LP	58
Spring Garden Housing Limited Partnership	97
St. Anthony's Senior Residences Associates, L.P.	53
St. Ignatius Senior Housing I, L.P.	67
St. Ignatius Senior Housing II, L.P.	54
Suffolk Manor Apartments, L.P.	137
Tasker I, L.P.	245
Tasker II, L.P.	184
Uni-Penn Housing Partnership I	49
Uni-Penn Housing Partnership II	46
Uni-Penn Housing Partnership IV	42
Warnock Phase I, L.P.	50
Warnock Phase II, L.P.	45

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(15) COMPONENT UNITS – Continued

In most instances, the entities have entered into agreements with PHA to provide various services for housing projects. In addition, management and/or development fees are paid to PHADC for services rendered over the life of the project.

The individual entities have issued bonds or other debt to fund projects, including amounts owed to RDA and PHA as mortgagees.

Cambridge Plaza L.P. -- a Pennsylvania limited partnership which operates a 44-unit apartment complex known as Cambridge Plaza Apartments. Cambridge has a ninety-nine year ground lease with PHA at a nominal rent. The project was funded by \$4.5 million of investor capital and \$2.6 million in PHA mortgage debt. The project has qualified for federal low-income housing tax credits.

Cambridge Plaza II, L.P. -- a Pennsylvania limited partnership which operates 40 residential rental units known as *Cambridge Plaza Apartments Phase II* and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$6 million of investor capital and \$3.6 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Cambridge III, L.P. -- a Pennsylvania limited partnership which operates a 40-unit rental housing project and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$6.3 million of investor capital and \$3 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Germantown House, L.P. -- a Pennsylvania limited partnership which operates a 133-unit apartment project and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$12 million of investor capital and \$8.2 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Lucien E. Blackwell Homes Phase II, L.P. -- a Pennsylvania limited partnership which operates an 80-unit rental housing project and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$14 million of investor capital and \$4.2 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Lucien E. Blackwell Homes Phase III, L.P. -- a Pennsylvania limited partnership which operates 50 residential rental units and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$11.4 million of investor capital and \$2.9 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
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(15) COMPONENT UNITS - Continued

Ludlow Scattered Sites Phase III, L.P. -- a Pennsylvania limited partnership which operates 75 residential rental units and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$12.1 million of investor capital and \$11.5 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Mantua Phase I, L.P. -- a Pennsylvania limited partnership formed to develop 50 residential rental units. It has a ninety-nine year ground lease with PHA at a nominal rent. The project is being financed by \$9.5 million of investor capital (\$.2 million paid as of December 31, 2011) and \$8.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Mantua Phase II, L.P. -- a Pennsylvania limited partnership formed to develop 51 residential rental units. It has a ninety-nine year ground lease with PHA at a nominal rent. The project is being financed by \$5.4 million of investor capital (\$.2 million paid as of December 31, 2011) and \$12 million in PHA and other mortgage debt. The project has qualified for federal low-income housing credits.

Marshall Shepard Village, L.P. -- a Pennsylvania limited partnership which operates 80 residential rental units and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$9 million of investor capital and \$14.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Mill Creek Phase I, L.P. -- a Pennsylvania limited partnership which operates 80 residential rental units included in a development known as *Lucien Blackwell Homes* and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$12.7 million of investor capital and \$6.1 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Mt Olivet L.P. -- a Pennsylvania limited partnership which operates 161 residential rental units known as *Mt Olivet Apartments* and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$7 million of investor capital and \$9.6 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(15) COMPONENT UNITS - Continued

Nellie Reynolds Gardens, L.P. -- a Pennsylvania limited partnership which operates 64 residential rental units and has a ninety-nine year ground lease with PHA at a nominal rent. The project was originally financed by \$11.3 million of investor capital and \$7.5 million in PHA mortgage debt. As required by the Partnership Agreement, in January 2009 PHA refinanced \$5.1 million of the mortgage principal and \$.4 million of accrued interest by means of capital contributions (Note 4). The project has qualified for federal low-income housing credits.

Neumann North, L.P. -- a Pennsylvania limited partnership which operates 67 senior housing residential units plus commercial space. The project was financed by \$5.8 million of investor capital and \$4.4 million in PHA and other mortgage debt. The project has qualified for federal low-income housing credits.

Norris Apartments, L.P. -- a Pennsylvania limited partnership which operates a 51 residential housing units. The project is being financed by \$10 million of investor capital (\$.2 million paid as of December 31, 2011), and \$20.2 million in PHA and other mortgage debt. The project has qualified for federal low-income housing credits.

Paschall Phase I, L.P. -- a Pennsylvania limited partnership formed to develop 50 residential rental units. It has a ninety-nine year ground lease with PHA at a nominal rent. The project is being financed by \$11.8 million of investor capital (\$1 million paid as of December 31, 2011), and \$17.5 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Paschall Phase II, L.P. -- a Pennsylvania limited partnership formed to develop 50 residential rental units. It has a ninety-nine year ground lease with PHA at a nominal rent. The project is being financed by \$7.2 million of investor capital (\$.5 million paid as of December 31, 2011) and \$27 million in PHA and other mortgage debt. The project has qualified for federal low-income housing credits.

Raymond Rosen Associates, L.P. ("8 Diamonds") -- a Pennsylvania limited partnership formed to acquire, construct and operate a 152-unit apartment complex. 8 Diamonds has a ninety-nine year ground lease with PHA at a nominal rent. The project has qualified for federal low-income housing tax credits. The project was financed by \$8.3 million of investor capital, a \$16 million first mortgage from PHA and other financing.

Richard Allen Phase III, L.P. -- a Pennsylvania limited partnership which operates a 178-unit apartment complex and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$11 million of investor capital and a \$22 million mortgage loan from PHA. The project has qualified for federal low-income housing tax credits.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(15) COMPONENT UNITS - Continued

Ridge Avenue Housing, L.P. -- a Pennsylvania limited partnership which operates a 135-unit rental housing project and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$5.6 million of investor capital and \$18.2 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Southwark Plaza Limited Partnership -- a Pennsylvania limited partnership which operates a 470-unit low income rental housing project known as *Courtyard Apartments at Riverview*. The project was financed by \$18.9 million of investor capital, first and second mortgage loans of \$35.7 million from PHA and a \$3 million third mortgage from RDA. The project has qualified for federal low-income housing tax credits.

Spring Garden Development Associates, LP -- a Pennsylvania limited partnership which owns and leases as 58-unit apartment complex to Spring Garden Historic, LP (see below). The project was financed by \$9.1 million of investor capital and \$8.9 million in PHA and other mortgage debt. The project has qualified for federal low-income housing tax credits.

Spring Garden Historic, LP -- a Pennsylvania limited partnership formed to operate a 58-unit apartment complex (see above). The partnership was financed by \$3 million of investor capital.

Spring Garden Housing Limited Partnership -- a Pennsylvania limited partnership which operates 97 residential rental units and has a ninety-nine year ground lease with PHA at a nominal rent. The project is being financed by \$6.7 million of investor capital, \$2.9 million of PHA first mortgage debt and \$4.1 million of other debt. The project has qualified for federal low-income housing tax credits.

St. Anthony's Senior Residences Associates, L.P. -- a Pennsylvania limited partnership which operates a 53-unit rental housing project. The project was financed by \$1.65 million of mortgages from the RDA, and \$5.1 million of investor capital. The project has qualified for federal low-income housing tax credits.

St. Ignatius Senior Housing I, L.P. -- a Pennsylvania limited partnership which operates a 67-unit rental housing project. The project was financed by \$5.7 million of investor capital and \$2.5 million in PHA and other mortgage debt. The project has qualified for federal low-income housing credits.

St. Ignatius Senior Housing II, L.P. -- a Pennsylvania limited partnership which operates 54 senior housing residential units. The project is being financed by \$7.2 million of investor capital (\$6.2 million paid as of December 31, 2010) and \$1.4 million in PHA and other mortgage debt. The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(15) COMPONENT UNITS - Continued

Suffolk Manor Apartments, L.P. -- a Pennsylvania limited partnership which operates 137 residential rental units and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$13.5 million of investor capital and \$10.5 million in PHA mortgage loans. The project has qualified for federal low-income housing tax credits.

Tasker I, L.P. -- a Pennsylvania limited partnership which operates 245 residential rental units known as *Tasker Homes Phase I* and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$15.5 million of investor capital and \$33 million in PHA mortgage debt. The project has qualified for federal low-income housing tax credits.

Tasker II, L.P. -- a Pennsylvania limited partnership which operates 184 residential rental units known as *Tasker Homes Phase II* and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$12.6 million of investor capital and \$21 million in PHA mortgage debt. The project has qualified for federal low-income housing tax credits.

Uni-Penn Housing Partnership I -- a Pennsylvania limited partnership which operates 49 residential rental units and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$5.3 million of investor capital and \$2.3 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Uni-Penn Housing Partnership II -- a Pennsylvania limited partnership which operates 46 residential rental units. The project was financed by \$5.3 million of investor capital and \$3.2 million in mortgage debt. The project has qualified for federal low-income housing credits.

Uni-Penn Housing Partnership IV -- a Pennsylvania limited partnership which operates 42 residential rental units known as *Martin Luther King Plaza* and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$5.4 million of investor capital and \$3.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Warnock Phase I, L.P. -- a Pennsylvania limited partnership formed to develop 50 residential rental units. It has a ninety-nine year ground lease with PHA at a nominal rent. The project began operations in October 2010 and is financed by \$10.7 million of investor capital (\$8.6 million paid as of December 31, 2011) and \$7.8 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

Warnock Phase II, L.P. -- a Pennsylvania limited partnership formed to develop 45 senior residential rental units within a three-story building project. It has a ninety-nine year ground lease with PHA at a nominal rent. The project began operations in March 2010 and is to be financed by \$8.7 million of investor capital (\$6.7 million paid as of December 31, 2011) and \$7.3 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2012

(16) PRIOR PERIOD ADJUSTMENTS

Net assets as of April 1, 2011 have been increased as follows:

Expenses erroneously recorded by PHA in the preceding year which are properly includable in mortgages receivable from discrete component units:

Paschall Phase I, L.P.	\$2,719,579
Paschall Phase II, L.P.	<u>2,924,239</u>
	5,643,818
Error in recording accrued bond interest	1,198,398
Other error corrections	<u>(473,061)</u>
	<u>\$6,369,155</u>

(17) CONTINGENCIES

PHA is subject to and is currently undergoing examination by federal oversight agencies, including HUD, that determine compliance with terms, conditions, laws and regulations governing grants given to PHA in the current and prior years. These examinations may result in the recapture of funds by federal grantors and other oversight agencies.

The scope of these examinations include various PHA administered programs as well as certain bond and tax-credit financed developments, including a close-out audit of the Liddonfield Redevelopment RACP, an IRS audit of the Tasker Bond issue (which was closed without any adverse findings) and an IRS Audit of PHA Payroll and Accounts Payable. In addition, HUD has retained KPMG to perform a full scale operational and forensic audit of PHA's management, programs, benefits and finances. KPMG's audit has not been closed.

As a result of investigations and audits by the U.S. Department of Housing and Urban Development ("HUD") Office of Inspector General into payments made to various outside counsel retained by PHA during the years 2005 – 2010, HUD has called into question the propriety of using federal funds to make those payments. Accordingly, HUD may require that PHA reimburse its federal operating account from PHA's non-restricted, non-federal funds, thereby reducing the availability of such non-restricted funds for other PHA activities. Additionally, there is a dispute between PHA and HUD as to what constitutes non-federal funds which could impact PHA's ability to reimburse the federally funded operating account.

PHA has been notified that certain federal law enforcement investigations are being conducted into the past operation of PHA programs and the conduct of its former administration and certain officials. These investigations center on alleged fraud, corruption, malfeasance and other wrongdoing. No indictments or final adjudication have been issued in connection with these investigations.

The preceding investigations, examinations and allegations could ultimately result in an adverse financial impact to PHA; however, no determinations of liability have been made. No adjustments have been made to the financial statements for any potential outcomes.

Significant litigation settled and/or pending against PHA during the fiscal year is as follows:

PHILADELPHIA HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2012

(17) CONTINGENCIES - Continued

Settlements

Elizabeth Helm v. Philadelphia Housing Authority: In September 2011 the Philadelphia Housing Authority ("PHA") settled this sexual harassment lawsuit brought against PHA and its former executive director, Carl Greene, for \$500,000, of which \$100,000 was contributed by PHA's insurer, Housing Authority Risk Retention Group ("HARRG").

McDowell v. PHA: PHA and plaintiffs representing a class of PHA residents have recently reached a settlement in connection with plaintiffs' efforts to compel PHA to pay gas utility allowances to eligible PHA residents as set forth in a 1998 Consent Decree, irrespective of changes in actual gas prices. The settlement, which has been agreed upon by the parties, and has been approved by the PHA Board, provides that PHA establish a settlement fund in the amount of \$2.65 million to be distributed proportionally among class members who meet the criteria for class notice and proof of claim. The \$2.65 million will be reduced by setoffs for rent and other monies owed to PHA in the amount of approximately \$1.7 million. This settlement will become final once approved by the Court.

Labor and Employment Wage Disputes: During the reporting period up through and including October 31, 2012, PHA has paid arbitral awards and/or settled seven (7) labor and employment wage disputes for a total of \$264,328, which includes a claim brought by Roofers Union Local No. 30 alleging violation of wage and benefit payments under a collective bargaining agreement.

Personal injury claims: During the reporting period up through and including October 31, 2012, PHA settled 10 claims for a total of \$130,453, with the two largest settlements being \$60,000 and \$45,000 respectively. The claims resulted from injuries sustained on PHA property.

Pending or threatened litigation

Employment related claims:

Greene v. Philadelphia Housing Authority: In this federal action, PHA former director Carl Greene alleges that PHA and its Board of Commissioners violated his civil rights and breached his employment contract when he was terminated from his employment in 2010. The individual defendants have been dismissed from the action. Discovery has concluded and the matter is scheduled for trial in early 2013 on Greene's breach of contract action against PHA. Greene is seeking in excess of \$700,000 in damages. While PHA is vigorously defending against this action and believes the evidence favors PHA's position that termination was justified, the outcome of this action remains uncertain.

PHA is defending against six (6) employment discrimination and wrongful termination claims where the damages in the aggregate could exceed more than \$100,000. Although PHA is vigorously defending these actions, it is too early to determine with any certainty PHA's respective liability.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(17) CONTINGENCIES – Continued

Tort Claims:

PHA, through its insurance carrier, HARRG, is defending against 94 personal injury actions. Of those 94 personal injury action, six (6) are actions where the damages are expected to exceed \$100,000 in each case. One case involves three fatalities as a result of a fire in the PHA owned unit; one case involves injuries sustained in a fire at a PHA-owned unit; two cases involve children falling from windows in PHA-owned units; the remaining cases are injuries sustained as a result of a slip or fall on PHA-owned property. PHA's anticipated loss in each instance is limited to \$150,000 per claim inclusive of defense costs and liability payments. Although PHA is vigorously defending each of these actions, the parties' respective liability at this time remains uncertain. Of the remaining pending claims, it is too early to determine with any certainty PHA's liability, although any damages will likely be well below \$100,000 in each individual case.

Liens filed by Philadelphia Gas Works:

Philadelphia Gas Works ("PGW") has filed liens against 97 of the 484 PHA properties auctioned in 2012. The total value of the claims that have been secured by the liens according to PGW is \$548,429.45. In addition, PGW is seeking to hold PHA responsible for unpaid utility charges owed by PHA tenants in an amount totaling \$5,012,535 since August 2006, which includes \$1,432,716 of unpaid balances on accounts for which PHA has already paid amounts directly to PGW for the benefit of certain low-income PHA residents. PHA is contesting the validity of the claims on the ground that PGW does not have a contractual claim against PHA and by law is not permitted to lien PHA property. PHA may resort to litigation to force PGW to release the liens filed against PHA property and to prevent PGW from filing such liens in the future.

Assessment by the City of Philadelphia:

As of December 7, 2011, the City of Philadelphia has assessed delinquencies totaling \$9,960,644 against 1,950 PHA-owned properties for PHA's failure to reimburse the City for services provided to PHA properties, as well as taxes and unpaid water charges. In settlement of the dispute, PHA has agreed to pay the City \$6,225,303 while the City has agreed to waive and discharge any interest, penalties, liens and other charges that it has or could have assessed against PHA-owned properties.

FINANCIAL DATA SCHEDULE

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2012
FINANCIAL DATA SCHEDULE

Line Item #	DESCRIPTION	State & Local	Housing Choice vouchers	Mainstream	MOD REHAB 1	MOD REHAB 2	MOD REHAB 3	MOD REHAB 4	MOD REHAB 5	MOD REHAB 6	MOD REHAB 7	MOD REHAB 8	MOD REHAB 9	MOD REHAB 10	MOD REHAB ADMIN FEES	TOTAL MOD REHAB
111	Cash - unrestricted															
112	Cash - restricted modernization & development	799,714													2,683,505	2,683,505
113	Cash - other restricted															
114	Cash - Tenant security deposits															
115	Cash - restricted for payment of current liability															
100	Total - Cash	799,714														
121	Accounts Receivable - PHA Projects		1,670,023												2,683,505	2,683,505
122-010	Accounts Receivable - HUD other projects - Operating Subsidy															
122-020	Accounts Receivable - HUD other projects - Capital															
122-030	Accounts Receivable - HUD other projects - Other															
122	Accounts Receivable - HUD and other programs															
124	Accounts Receivable - other government															
125-010	Accounts Receivable - miscellaneous - Not for Profits															
125-020	Accounts Receivable - miscellaneous - Partnership															
125-030	Accounts Receivable - miscellaneous - Joint Ventures															
125-040	Accounts Receivable - miscellaneous - Tax credit															
125-050	Accounts Receivable - miscellaneous - other															
125	Accounts Receivable - miscellaneous - other															
126	Accounts Receivable - Tenant dwelling rent															
126.1	Allowance for doubtful accounts - dwelling rents															
126.2	Allowance for doubtful accounts - other															
127	Notes/Loans & mortgages rec - current															
128	Fraud recovery															
128.1	Allowance for doubtful accounts - other															
129	Accrued interest receivable															
130	Total receivables, net of allowance for doubtful		259,975													
131	Investments - unrestricted															
132	Investments - restricted															
135	Investments - Restricted for payment of current															
142	Prepaid expenses and other assets															
143	Inventory															
143.1	Allowance for obsolete inventories															
144	Intergovernmental - due from															
145	Assets held for sale															
150	Total Current Assets	1,519,169	16,666,233	292,712	46,847	112,299	144,985				15,713	68,539	128,220			516,603
161	Land															
162	Buildings															
163	Furniture & Equipment - dwellings	1,319														
164	Furniture & Equipment - admin	183,999	494,459													
165	Leasehold improvements															
166	Accumulated depreciation	(83,607)	(445,269)													
167	Construction in progress															
168	Infrastructure															
160	Total capital assets, net of accumulated depreciation	101,711	49,190													

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2012
FINANCIAL DATA SCHEDULE

Line Item #	DESCRIPTION	State & Local	Housing Choice vouchers	Mainstream	MOD REHAB 1	MOD REHAB 2	MOD REHAB 3	MOD REHAB 4	MOD REHAB 5	MOD REHAB 6	MOD REHAB 7	MOD REHAB 8	MOD REHAB 9	MOD REHAB 10	MOD REHAB ADMIN FEES	TOTAL MOD REHAB
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit															
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership															
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture															
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit															
171-050	Notes, Loans, & mortgages receivable - Non-current - Other															
171	Notes, Loans & mortgages receivable - Non-current															
172-010	Notes, Loans, & mortgages receivable - non-current Not For Profit															
172-020	Notes, Loans, & mortgages receivable - non-current Partnership															
172-030	Notes, Loans, & mortgages receivable - non-current Joint Ventures															
172-040	Notes, Loans, & mortgages receivable - non-current Tax Credit															
172-050	Notes, Loans, & mortgages receivable - non-current Other															
172	Notes, Loans & mortgages receivable - Non-current															
173	Grants Receivable - non-current															
174-010	Other Assets - Not For Profit															
174-020	Other Assets - Partnership															
174-030	Other Assets - Joint Venture															
174-040	Other Assets - Tax Credit															
174-050	Other Assets - Other															
174	Other Assets															
176-010	Investment in Joint Venture - Not For Profit															
176-020	Investment in Joint Venture - Partnership															
176-030	Investment in Joint Venture - Joint Ventures															
176-040	Investment in Joint Venture - Tax Credit															
176-050	Investment in Joint Venture - Other															
176	Investment in Joint Venture															
180	Total Non-Current Assets	101,711	49,190												633,750	633,750
190	Total Assets	1,920,820	16,715,423	292,712	144,865	369,252	361,169	31,663	11,991	21,217	91,134	103,035	212,241		3,317,255	4,663,822
311	Bank Overdraft															
312	Accounts Payable <90 days															
313	Accounts payable > 90 days past due															
321	Accrued wages/payroll taxes payable															
322	Accrued compensated absences - current portion		62,103													
324	Accrued contingency liability															
325	Accrued interest payable															
331-010	Accounts payable - HUD PHA programs - Operating subsidy															
331-020	Accounts payable - HUD PHA programs - Capital Fund															
331-030	Accounts payable - HUD PHA programs - Other															
331	Accounts payable - HUD PHA programs															
332	Accounts payable - PHA projects															
333	Accounts payable - other government															
341	Tenant security deposits															
342-010	Deferred Revenues - Operating Subsidy															
342-020	Deferred Revenues - Capital Fund															
342-030	Deferred Revenues - Other															
342	Deferred Revenues	574,067		37,284												
343-010	CFFP															
343-020	Capital Projects mortgage Revenues															

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Line Item #	DESCRIPTION	State & Local	Housing Choice vouchers	Mainstream	MOD REHAB 1	MOD REHAB 2	MOD REHAB 3	MOD REHAB 4	MOD REHAB 5	MOD REHAB 6	MOD REHAB 7	MOD REHAB 8	MOD REHAB 9	MOD REHAB 10	MOD REHAB ADMIN FEES	TOTAL MOD REHAB
343	Current portion of long-term debt - capital projects															
344	Current portion of long-term debt - operating															
345	Other current liabilities	945	63,169												44,032	111,000
346	Accrued liabilities - other		85,146													
347	Inter program - due to		3,582,680													
348-010	Loan Liability - current - Not for Profit															
348-020	Loan Liability - current - Partnership															
348-030	Loan Liability - current - Joint Ventures															
348-040	Loan Liability - current - tax credit															
348-050	Loan Liability - current - Other															
	Other - Comment															
348	Loan liability - current															
310	Total Current Liabilities	728,178	3,793,098	57,284	66,968	-	-	-	-	-	-	-	-	4,283	4,028,056	4,095,024
351-010	Long Term Debt - CFFP															
351-020	Long Term Debt - Capital Projects/Mortgage Revenue															
351	Capital Projects/Mortgage Revenue Bonds															
352	Long Term debt - net of current - operating borrowings															
353	Non-current liabilities - other		12,151													
354	Accrued compensated absences - non-current		41,403													
355-010	Loan Liability - Non-current - Not for Profit															
355-020	Loan Liability - Non-current - Partnership															
355-030	Loan Liability - Non-current - Joint Ventures															
355-040	Loan Liability - Non-current - Tax Credit															
355-050	Loan Liability - Non-current - Other															
	Other - Comment															
355	Loan liability - Non-current															
356	FASB 3 Liabilities															
357	Accrued Pension and OPEB liability															
350	Total Non-current liabilities		53,553													
300	Total Liabilities	728,178	3,846,651	57,284	66,968	-	-	-	-	-	-	-	-	4,283	4,028,056	4,095,024
508.1	Invested in capital assets, net of related debt															
511.1	Restricted Net Assets	101,711	49,190												633,750	633,750
512.1	Unrestricted Net Assets	790,931	785,151	235,428	77,897	369,252	361,169	31,663	11,991	21,217	91,134	105,035	212,241	4,283	####	(64,932)
513	Total Equity/Net Assets	892,642	12,868,772	235,428	77,897	369,252	361,169	31,663	11,991	21,217	91,134	105,035	212,241	4,283	(710,801)	368,798
600	Total Liabilities and Equity/Net Assets	1,620,820	16,715,423	292,712	144,865	369,252	361,169	31,663	11,991	21,217	91,134	105,035	212,241	-	3,317,255	3,663,822

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Line Item #	DESCRIPTION	MR-SRO	NEW CONST	SR COMMUNITY	CONGREGATE HOUSING	SUMMER FEEDING	ROSS	DISASTER	VETERANS AFFAIRS	ARRA COMPETITIVE	ARRA FORMULA	HEALTHY HOMES	MTW	MTW-HCV	MTW-OPS	MTW-CFP	PROJECT TOTAL
111	Cash - unrestricted																
112	Cash - restricted modernization & development				1,027								14,269,424				27,785,906
113	Cash - other restricted																
114	Cash - Tenant security deposits																
115	Cash - restricted for payment of current liability																796,195
100	Total - Cash	-	-	-	1,027	-	-	-	-	-	-	-	14,269,424	-	-	-	28,582,101
121	Accounts Receivable - PHA Projects																
122-010	Accounts Receivable - HUD other projects - Operating Subsidy																
122-020	Accounts Receivable - HUD other projects - Capital																
122-030	Accounts Receivable - HUD other projects - Other																
122	Accounts Receivable - HUD other projects	317,406			15,686		172,907			641,872		45,167	17,370,700				10,277,430
124	Accounts Receivable - other government																
125-010	Accounts Receivable - miscellaneous - Not for Profits																
125-020	Accounts Receivable - miscellaneous - Partnership																
125-030	Accounts Receivable - miscellaneous - Joint Ventures																
125-040	Accounts Receivable - miscellaneous - Tax credit																
125-050	Accounts Receivable - miscellaneous - other																
125	Accounts Receivable - Miscellaneous																
126	Accounts receivable - Totants dwellin rents												367,336				2,080,830
126.1	Allowance for doubtful accounts - dwelling rents																723,760
126.2	Allowance for doubtful accounts - other																(620,523)
127	Notes, Loans & mortgages rec - current																
128	Fraud recovery																
128.1	Allowance for doubtful accounts - other																
129	Accrued interest receivable																
130	Total receivables, net of allowance for doubtful	317,406	-	-	15,686	-	172,907	-	-	641,872	-	45,167	17,772,653	-	-	-	30,350
131	Investments - unrestricted																12,491,847
132	Investments - restricted																
135	Investments - Restricted for payment of current												49,614,161				
142	Prepaid expenses and other assets																
143	Inventories																12,964
143.1	Allowance for obsolete inventories																1,846,266
144	Interprogram - due from	603,127	22,872		136			95,807					2,459,723				(175,506)
145	Assets held for sale																53,853,145
150	Total Current Assets	920,533	22,872	-	16,849	-	172,907	95,807	-	641,872	-	45,167	84,115,943	-	-	-	96,610,817
161	Land																
162	Buildings																23,501,740
163	Furniture & Equipment - dwellings												211,768,555				1,070,968,280
164	Furniture & Equipment - admin			8,139			116,475						962,381				167,469
165	Leasehold improvements												18,186,267				314,606
166	Accumulated depreciation			(8,139)			(93,691)						(93,807,994)				(731,385,916)
167	Construction in progress												68,375,262				78,748,147
168	Infrastructure																
160	Total capital assets, net of accumulated depreciation	-	-	-	-	-	22,784	-	-	-	-	-	203,628,953	-	-	-	442,314,326

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Line Item #	DESCRIPTION	MR-SRO	NEW CONST	SR COMMUNITY	CONGREGATE HOUSING	SUMMER FEEDING	ROSS	DISASTER	VETERANS AFFAIRS	ARRA COMPETITIVE FORMULA	HEALTHY HOMES	MTW	MTW- HCV	MTW-QPS	MTW-CFP	PROJECT TOTAL
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit															
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership															
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture															
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit															
171-050	Notes, Loans, & mortgages receivable - Non-current - Other															
171	Notes, Loans & mortgages receivable - Non-current															
172-010	Notes, Loans, & mortgages receivable - non-current Not for Profit															
172-020	Notes, Loans, & mortgages receivable - non-current Partnership															
172-030	Notes, Loans, & mortgages receivable - non-current Joint Ventures															
172-040	Notes, Loans, & mortgages receivable - non-current Tax Credit															
172-050	Notes, Loans, & mortgages receivable - non-current other															
172	Notes, Loans & mortgages receivable - non-current															
173	Grants Receivable - non-current															
174-010	Other Assets - Not for Profit															
174-020	Other Assets - Partnership															
174-030	Other Assets - Joint Venture															
174-040	Other Assets - Tax Credit															
174-050	Other Assets - Other															
174	Other Assets															
176-010	Investment in Joint Venture - Not for Profit															
176-020	Investment in Joint Venture - Partnership															
176-030	Investment in Joint Venture - Joint Ventures															
176-040	Investment in Joint Venture - Tax Credit															
176-050	Investment in Joint Venture - Other															
176	Investment in Joint Venture															
180	Total Non-Current Assets															
190	Total Assets	920,533	22,872	-	16,849	-	195,691	95,807	-	641,872	45,167	287,745,726	-	-	-	500
311	Bank Overdraft															
312	Accounts Payable <90 days															
313	Accounts payable > 90 days past due															
321	Accrued wages/payroll taxes payable															
322	Accrued compensated absences - current portion															
323	Accrued contingency liability															
324	Accrued interest payable															
331-010	Accounts payable - HUD PHA programs - Operating subsidy															
331-020	Accounts payable - HUD PHA programs - Capital Fund															
331-030	Accounts payable - HUD PHA programs - Other															
331	Accounts payable - HUD PHA programs															
332	Accounts payable - PHA projects															
333	Accounts payable - other government															
341	Tenant security deposits															
342-010	Deferred Revenues - Operating Subsidy															
342-020	Deferred Revenues - Capital Fund															
342-030	Deferred Revenues - Other															
342	Deferred Revenues															
343-010	CFPP	73,961										55,188				
343-020	Capital Projects - mortgage Revenue															

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Line Item #	DESCRIPTION	MR-SRO	NEW CONST	SR COMMUNITY	CONGREGATE HOUSING	SUMMER FEEDING	ROSS	DISASTER	VETERANS AFFAIRS	ARRA COMPETITIVE	ARRA FORMULA	HEALTHY HOMES	MTW	MTW- HCV	MTW-OPS	MTW-CEP	PROJECT TOTAL
343	Current portion of long-term debt - capital projects																
344	Current portion of long-term debt - operating																
345	Other current liabilities																
346	Accrued liabilities - other									260,322			4,051,908				3,668,838
347	Inter program - due to												2,784,171				14,357,747
348-010	Loan Liability - current - Not for Profit																
348-020	Loan Liability - current - Partnership																
348-030	Loan Liability - current - Joint Ventures																
348-040	Loan Liability - current - Tax Credit								(574,884)			38,965	13,365,594				33,706,412
348-050	Loan Liability - current - Other																
348	Other - Comment																
348	Loan liability - current																
310	Total Current Liabilities	73,961	-	-	16,849	-	172,907	-	(574,884)	641,872	-	45,167	31,783,952	-	-	-	70,279,980
351-010	Long Term Debt - CFFP																
351-020	Long Term Debt - Capital Projects/Mortgage Revenue																
351	Capital Projects/Mortgage Revenue Bonds																
352	Long Term debt, net of current - operating borrowings																
353	Non-current liabilities - other																
354	Accrued compensated absences - non-current																
355-010	Loan Liability - Non-current - Not for Profit																
355-020	Loan Liability - Non-current - Partnership																
355-030	Loan Liability - Non-current - Joint Ventures																
355-040	Loan Liability - Non-current - Tax Credit																
355-050	Loan Liability - Non-current - Other																
355	Other - Comment																
355	Loan Liability - Non-current																
356	FASB 5 Liabilities																
357	Accrued Pension and OPEB liability																
350	Total Non-current liabilities	-	-	-	-	-	-	-	-	-	-	-	8,353,110	-	-	-	6,497,939
300	Total Liabilities	73,961	-	-	16,849	-	172,907	-	(574,884)	641,872	-	45,167	40,237,062	-	-	-	8,393,453
508-1	Invested in capital assets, net of related debt																
511-1	Restricted Net Assets																
512-1	Unrestricted Net Assets	846,572	22,872				22,784		574,884				203,628,953				442,114,326
513	Total Equity/Net Assets	846,572	22,872	-	-	-	22,784	95,807	574,884				43,879,711				17,937,884
600	Total Liabilities and Equity/Net Assets	920,533	22,872	-	16,849	-	195,691	95,807	-	641,872	-	45,167	287,745,736	-	-	-	338,925,643

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Line Item #	DESCRIPTION	(Funds 2,4,40 & 41) OTHER BUSINESS ACTIVITIES	(Funds 690,696 & 697) LONG TERM NOTES RECEIVABLE	(fund 901) DEBT SERVICE FUND	(Fund 902) GENERAL PURPOSE BOND PROCEEDS	BLENDED COMPONENT UNITS	TOTAL BUSINESS ACTIVITIES	Elimination	PRIM GOV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
111	Cash - unrestricted	5,745,393		141,043		13,603,331	19,489,767		65,029,343	5,537,107	70,566,450
112	Cash - restricted modernization & development					192,068	192,068		192,068	12,464,940	12,657,008
113	Cash - other restricted	24,276		28,082	5,172	57,550	57,550		57,550	28,694,197	28,751,727
114	Cash - Tenant security deposits	-				43,987	43,987		840,182	565,422	1,405,604
115	Cash - restricted for payment of current liability										
100	Total - Cash	5,769,669	-	169,125	5,172	13,839,386	19,783,352	-	66,119,123	47,261,666	113,380,789
121	Accounts Receivable - PHA Projects										
122-010	Accounts Receivable - HUD other projects - Operating Subsidy										
122-010	Accounts Receivable - HUD other projects - Capital										
122-020	Accounts Receivable - HUD other projects - Other										
122	Accounts Receivable - HUD and other programs										
124	Accounts Receivable - other government										
125-010	Accounts Receivable - miscellaneous - Net for Profits										
125-020	Accounts Receivable - miscellaneous - Partnership										
125-030	Accounts Receivable - miscellaneous - Joint Ventures										
125-040	Accounts Receivable - miscellaneous - Tax credit										
125-050	Accounts Receivable - miscellaneous - other										
125	Accounts Receivable - Miscellaneous	687,781				9,959,090	10,641,871		13,090,037	2,702,851	15,792,888
126	Accounts receivable - Tenants dwelling rents	11,926				10,117	22,043		745,803	633,532	1,379,335
126.1	Allowance for doubtful accounts - dwelling rents	(2,887)				(948,611)	(951,498)		(1,572,021)	(372,702)	(1,944,723)
126.2	Allowance for doubtful accounts - other										
127	Notes Loans & mortgages rec - current										
128	Notes Loans & mortgages rec - other										
128.1	Allowance for doubtful accounts - other										
129	Accrued interest receivable					232,033	232,033		556,947		556,947
120	Total receivables, net of allowance for doubtful	691,820	-	-	-	9,232,629	9,944,449	-	43,848,570	2,966,362	46,814,932
131	Investments - unrestricted					52,327,550	52,327,550		104,068,631		104,068,631
132	Investments - restricted					2,807,624	2,807,624		15,416,939		15,416,939
135	Investments - Restricted for payment of current										
142	Prepaid expenses and other assets					4,311	4,311		17,275	595,111	612,386
143	Inventories								1,846,266		1,846,266
143.1	Allowance for obsolete inventories								(175,506)		(175,506)
144	Interprogram - due from										
145	Assets held for sale										
150	Total Current Assets	6,461,489	-	169,125	5,172	78,231,500	84,867,286	(58,876,881)	231,141,298	50,823,139	281,964,437
161	Land										
162	Buildings										
163	Furniture & Equipment - dwellings	4,424,803		47,334,119	923,148		52,682,070		23,646,202	598,982,870	33,646,202
164	Furniture & Equipment - admin								1,335,418,005		1,335,418,005
165	Leasehold improvements	22,677				67,998	90,675		1,131,169	3,653,049	4,784,218
166	Accumulated depreciation	(8,783)		(15,546,570)	(70,788)	(62,493)	(15,688,384)		19,394,620	727,297	20,121,917
167	Construction in progress	687,363	17,194				704,697		(843,513,200)	(109,208,013)	(932,721,213)
168	Infrastructure								148,461,876	14,637,774	163,099,650
160	Total capital assets, net of accumulated depreciation	5,126,200	17,194	31,787,569	852,360	5,505	37,788,858	-	684,539,572	508,792,977	1,193,332,549

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Line Item #	DESCRIPTION	(Funds 2,4,40 & 41) OTHER BUSINESS ACTIVITIES	(Funds 690,696 & 697) LONG TERM NOTES RECEIVABLE	(fund 901) DEBT SERVICE FUND	(Fund 902) GENERAL PURPOSE BOND PROCEEDS	BLEND COMPONENT UNITS	TOTAL BUSINESS ACTIVITIES	Elimination	PRIM GOV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit										
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership										
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture										
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit										
171-050	Notes, Loans, & mortgages receivable - Non-current - Other										
171	Other - Comment										
172-010	Notes Loans & mortgages receivable - Non-current										
172-020	Notes Loans, & mortgages receivable - non-current Not for Profit		331,018,608				331,018,608				331,018,608
172-030	Notes Loans, & mortgages receivable - non-current Partnership										
172-040	Notes Loans, & mortgages receivable - non-current Joint Ventures										
172-050	Notes Loans, & mortgages receivable - non-current Tax Credit										
172	Other - Comment										
173	Notes, Loans & mortgages receivable - Non-current										
174-010	Grants Receivable - non-current										
174-020	Other Assets - Not for Profit										
174-030	Other Assets - Partnership										
174-040	Other Assets - Joint Venture										
174-050	Other Assets - Tax Credit										
174	Other Assets - Other										
174	Other - Comment										
176-010	Investment in Joint Venture - Not for Profit	88,012				5,088	93,100		93,100	3,985,388	4,078,488
176-020	Investment in Joint Venture - Partnership										
176-030	Investment in Joint Venture - Joint Ventures										
176-040	Investment in Joint Venture - Tax Credit										
176-050	Investment in Joint Venture - Other										
176	Other - Comment										
176	Investment in Joint Venture		9,443,146				9,443,146		9,443,146	2,531,706	11,974,852
180	Total Non-Current Assets	5,214,212	340,478,948	31,787,599	852,360	10,593	378,343,712		1,025,095,756	515,310,071	1,540,405,827
190	Total Assets	11,675,701	340,478,948	31,956,724	857,512	78,242,093	463,210,998	(58,876,881)	1,256,237,054	566,133,209	1,822,370,263
311	Bank Overdraft										
312	Accounts Payable <90 days	216,388	17,194			10,110	243,692		16,386,674	1,740,150	18,126,824
313	Accounts payable > 90 days past due										
321	Accrued wages/payroll taxes payable					7,317	7,317		655,687	655,687	663,004
322	Accrued compensated absences - current portion					44,424	44,424		3,154,081	3,154,081	3,198,505
324	Accrued emergency liability										
325	Accrued interest payable						1,065,877		1,065,877	1,065,877	1,065,877
331-010	Accounts payable - HUD PHA programs - Operating subsidy				174,167						
331-020	Accounts payable - HUD PHA programs - Capital Fund										
331-030	Accounts payable - HUD PHA programs - Other										
331	Accounts payable - HUD PHA programs			891,710					1,065,877		1,065,877
332	Accounts payable - PHA projects										
333	Accounts payable - other government										
341	Tenant security deposits								256,498	256,498	256,498
342-010	Deferred Revenues - Operating Subsidy					51,894	51,894		848,089	367,192	1,415,281
342-020	Deferred Revenues - Capital Fund										
342-030	Deferred Revenues - Other										
342	Deferred Revenues	361,999					361,999		1,398,038	81,080	1,479,118
343-010	CFPP										
343-020	Capital Projects - mortgage Revenue										

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Line Item #	DESCRIPTION	(Funds 2,4,40 & 841) OTHER BUSINESS ACTIVITIES	(Funds 690,696 & 697) LONG TERM NOTES RECEIVABLE	(Fund 901) DEBT SERVICE FUND	(Fund 902) GENERAL PURPOSE BOND PROCEEDS	BLENDED COMPONENT UNITS	TOTAL BUSINESS ACTIVITIES	Elimination	PRIM GOV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
343	Current portion of long-term debt - capital projects	-	-	4,215,000	-	-	4,215,000	-	4,215,000	3,255,763	7,470,763
344	Current portion of long-term debt - operating	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	127,351	-	-	-	833,677	961,028	-	9,130,090	31,162,899	40,282,989
346	Accrued liabilities - other	-	-	-	-	34,500	34,500	-	22,761,563	2,246,917	25,008,482
347	Inter program - due to	639,099	-	371	-	-	639,470	58,876,881	-	-	-
348-010	Loan Liability - current - Not for Profit	-	-	-	-	-	-	-	-	-	-
348-020	Loan Liability - current - Partnership	-	-	-	-	-	-	-	-	-	-
348-030	Loan Liability - current - Joint Ventures	-	-	-	-	-	-	-	-	-	-
348-040	Loan Liability - current - Tax Credit	-	-	-	-	-	-	-	-	-	-
348-050	Loan Liability - current - Other	-	-	-	-	-	-	-	-	-	-
348	Other - Commitment	-	-	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	1,344,747	17,194	5,107,082	174,167	981,972	7,625,112	58,876,881	59,861,619	39,033,991	98,895,610
351-010	Long Term Debt - CFFP	-	-	-	-	-	-	-	-	-	-
351-020	Long Term Debt - Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-	-	-	-
351	Capital Projects/Mortgage Revenue Bonds	-	-	49,293,049	11,000,000	-	60,293,049	-	60,293,049	362,842,352	423,135,401
352	Long Term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other	-	-	-	-	-	-	-	-	-	-
354	Accrued compensated absences - non-current	-	-	-	-	29,616	29,616	-	8,329,073	32,124,672	40,853,745
355-010	Loan Liability - Non-current - Not for Profit	-	-	-	-	-	-	-	2,102,720	-	2,102,720
355-020	Loan Liability - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-
355-030	Loan Liability - Non-current - Joint Ventures	-	-	-	-	-	-	-	-	-	-
355-040	Loan Liability - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-
355-050	Loan Liability - Non-current - Other	-	-	-	-	-	-	-	-	-	-
355	Other - Commitment	-	-	-	-	-	-	-	-	-	-
355	Loan Liability - Non-current	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	6,497,939	-	6,497,939
357	Accrued Pension and OPEB liability	-	-	-	-	-	-	-	77,222,781	395,367,024	472,589,805
350	Total Non-current liabilities	-	-	49,293,049	11,000,000	29,616	60,322,665	-	-	-	-
300	Total Liabilities	1,344,747	17,194	54,400,131	11,174,167	1,011,538	67,947,777	58,876,881	137,084,400	434,421,015	571,505,415
508,1	Invested in capital assets, net of related debt	5,126,209	17,194	(21,720,450)	(10,147,640)	5,505	(26,719,191)	-	620,031,523	142,694,872	762,726,395
511,1	Restricted Net Assets	-	-	-	-	-	-	-	12,609,315	-	12,609,315
512,1	Unrestricted Net Assets	5,204,754	340,444,560	(722,957)	(168,995)	77,225,050	421,982,412	-	486,511,816	(10,982,676)	475,529,140
513	Total Equity/Net Assets	10,330,954	340,461,754	(22,443,407)	(10,316,635)	77,230,555	399,269,221	-	1,119,152,654	131,712,196	1,250,864,850
600	Total Liabilities and Equity/Net Assets	11,675,701	340,478,948	31,956,724	857,532	78,242,093	465,210,998	58,876,881	1,256,237,054	566,133,209	1,822,370,263

PHILADELPHIA HOUSING AUTHORITY
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	DESCRIPTION	State & Local	Housing Choice vouchers	Mainstream	MOD REHAB 1	MOD REHAB 2	MOD REHAB 3	MOD REHAB 4	MOD REHAB 5	MOD REHAB 6	MOD REHAB 7	MOD REHAB 8	MOD REHAB 9	MOD REHAB 10	MOD REHAB ADMIN FEES	TOTAL MOD MOD REHAB
70300	Revenue:															
70400	Net tenant rental revenue															
70500	Tenant revenue - other															
	Total tenant revenue															
70600-010	Housing Assistance Paymentst															
70600-020	Ongoing administrative fees earned															
70600-030	Hard to house fee revenue															
70600-031	FSS coordinator															
70600-040	Actual independent public accountant audit costs															
70600-050	Total preliminary fee earned															
70600-060	Interest earned on advances															
70600-070	Admin fee calculation description															
70600	HUD PHA operating grants		7,480,357	290,040	367,986	496,436	476,204			94,185	236,262	238,895				1,909,968
70610	Capital Grants															
708	Other government grants															
71100-010	Housing Assistance Payment	560,760														
71100-020	Administrative Fee															
71100	Investment income - unrestricted															
71200	Mortgage interest income															
71300	Proceeds from disposition of assets held for sale															
71310	Cost of sale of assets															
71400-010	Housing assistance payment															
71400-020	Administrative fee															
71400	Fraud recovery		3,010													
71500	Other revenue		341,864													
71600	Gain or loss on the sale of fixed assets															
72000-010	Housing Assistance Payments															
72000-020	Administrative Fee															
720	Investment income - restricted															
700	TOTAL REVENUE	560,760	7,825,231	290,040	367,986	496,436	476,204	-	-	94,185	236,262	238,895		219,721	-	2,129,689
91100	Administrative salaries															
91200	Auditing fees	27,582	693,587	29,434	28,571	45,923	40,258			6,494	14,285	50,383				185,914
91300	Management Fee															
91310	Bookkeeping Fee															
91400	Advertising and Marketing															
91500	Employee benefit contributions - administrative	7,836	394,578	18,113	17,582	28,259	24,774			3,996	8,791	31,004				114,406
91600	Office Expenses	3,000														
91700	Legal Expenses															
91800	Travel															
91810	Allocated Overhead															
91900	Other	212,021	40,612													
91000	Total Operating Administrative	250,439	1,128,777	47,547	46,153	74,182	65,032	-	-	10,490	23,076	81,387		219,436	-	519,756
92000	Asset Management Fee															
92100	Tenant services - salaries															
92200	Relocation costs															
92300	Employee benefit contributions- tenant services															
92400	Tenant services- other	5,720														
92500	Total tenant Services	5,720	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PHILADELPHIA HOUSING AUTHORITY
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	DESCRIPTION	State & Local	Housing Choice vouchers	Mainstream	MOD REHAB 1	MOD REHAB 2	MOD REHAB 3	MOD REHAB 4	MOD REHAB 5	MOD REHAB 6	MOD REHAB 7	MOD REHAB 8	MOD REHAB 9	MOD REHAB 10	MOD REHAB ADMIN FEES	TOTAL MOD REHAB
93100	Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93700	Employee benefit contributions- utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93900	Total Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials & other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-010	Garbage and trash removal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-020	Heating & cooling contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-030	Snow removal contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-040	Elevator maintenance contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-050	Landscape & grounds contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-060	Unit turnaround contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-070	Electrical contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-080	Plumbing contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-090	Exterminator contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-100	Janitorial contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-110	Routine maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-120	Miscellaneous contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
943	Ordinary maintenance and operations contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94500	Employee benefit contributions- ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94000	Total maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services- other contract costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions- protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96120	Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96130	Workmen's Compensation	183	14,786	820	796	1,279	1,121	-	-	-	181	398	1,403	-	-	5,178
96140	All Other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96100	Insurance premiums	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96200	Total Insurance	183	14,786	820	796	1,279	1,121	-	-	-	181	398	1,403	-	-	5,178
96210	Other General Expenses	1,635	59,767	537	-	-	-	21,307	-	-	-	-	-	-	-	21,307
96300	Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96400	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96500	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt- mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96700	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Other General Expenses	1,818	76,207	1,360	799	1,283	1,125	21,307	-	-	181	399	1,408	-	-	26,502
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96700	Interest Expense and Amortization Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	TOTAL OPERATING EXPENSES	257,977	1,204,984	48,907	46,952	75,465	66,157	21,307	-	-	10,671	23,475	82,795	219,436	-	546,258

FINANCIAL DATA SCHEDULE

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PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2012
FINANCIAL DATA SCHEDULE

	DESCRIPTION	MR -SRO	NEW CONST	CONGREGA TE HOUSING	SUMMER FEEDING	ROSS	DISASTER	VETERANS AFFAIRS	ARRA COMP	ARRA FORMULA	HEALTHY HOMES	MTW
	Revenue:											
70300	Net tenant rental revenue											
70400	Tenant revenue - other											
70500	Total tenant revenue											
70600-010	Housing Assistance Paymentst											
70600-020	Ongoing administrative fees earned											
70600-030	Hard to house fee revenue											
70600-031	FSS coordinator											
70600-040	Actual independent public accountant audit costs											
70600-050	Total preliminary fee earned											
70600-060	Interest earned on advances											
70600-070	Admin fee calculation description											
70600	HUD PHA operating grants	1,862,851		98,190		588,267		1,030,079	2,970,355	113,875	346,979	
70610	Capital Grants								9,184,741	9,905,202		
708	Other government grants											
71100-010	Housing Assistance Payment				127,547							
71100-020	Administrative Fee											
71100	Investment income - unrestricted											
71200	Mortgage interest income											
71300	Proceeds from disposition of assets held for sale											
71310	Cost of sale of assets											
71400-010	Housing assistance payment											
71400-020	Administrative fee											
71400	Fraud recovery											
71500	Other revenue			30,479	235,472							
71600	Gain or loss on the sale of fixed assets											
72000-010	Housing Assistance Payments											
72000-020	Administrative Fee											
720	Investment income - restricted											
700	TOTAL REVENUE	1,862,851	-	128,669	363,019	588,267	-	1,030,079	12,155,096	10,019,077	346,979	74,090
91100	Administrative salaries										185,657	9,759,305
91200	Auditing fees	229,333				202,257					50,645	
91300	Management Fee											
91310	Bookkeeping Fee											
91400	Advertising and Marketing											
91500	Employee benefit contributions - administrative	141,122				32,924					6,234,944	
91600	Office Expenses					970					1,015	1,295,599
91700	Legal Expenses											
91800	Travel				1,436						4,399	61,902
91810	Allocated Overhead											
91900	Other					67,175			600,000		122,726	10,142,793
91000	Total Operating Administrative	370,455	-	-	1,436	303,326	-	-	600,000	-	313,797	27,545,188
92000	Asset Management Fee											
92100	Tenant services - salaries			26,730	98,707	192,556						729,247
92200	Relocation costs											26,619
92300	Employee benefit contributions- tenant services			6,015		46,672						465,895
92400	Tenant services - other			103,324	262,876	44,641					1,860	74,292
92500	Total tenant Services	-	-	136,069	361,583	283,869	-	-	-	-	1,860	1,296,053

PHILADELPHIA HOUSING AUTHORITY
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FINANCIAL DATA SCHEDULE

	DESCRIPTION	MR -SRO	NEW CONST	CONGREGA TE HOUSING	SUMMER FEEDING	ROSS	DISASTER	VETERANS AFFAIRS	ARRA COMP	ARRA FORMULA	HEALTHY HOMES	MTW
93100	Water											14,319
93200	Electricity											157,328
93300	Gas											5,327
93400	Fuel											
93500	Labor											
93600	Sewer											
93700	Employee benefit contributions- utilities											
93800	Other utilities expense											
93900	Total Utilities	-	-	-	-	-	-	-	-	-	-	176,974
94100	Ordinary maintenance and operations - labor											
94200	Ordinary maintenance and operations - materials & other										27,837	597,510
94300-010	Garbage and trash removal										3,485	87,166
94300-020	Heating & cooling contracts											9,860
94300-030	Snow removal contracts											26,645
94300-040	Elevator maintenance contracts											
94300-050	Landscape & grounds contracts											25,298
94300-060	Unit turnaround contracts											50,993
94300-070	Electrical contracts											
94300-080	Plumbing contracts											
94300-090	Exterminator contracts											605
94300-100	Janitorial contracts											28,775
94300-110	Routine maintenance											55,370
94300-120	Miscellaneous contracts											
943	Ordinary maintenance and operations contracts											197,546
94500	Employee benefit contributions- ordinary maintenance											381,732
94000	Total maintenance	-	-	-	-	-	-	-	-	-	31,322	1,263,954
95100	Protective services - labor											851,300
95200	Protective services- other contract costs											432,379
95300	Protective services - other											
95500	Employee benefit contributions- protective services											543,872
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	1,827,551
96110	Property Insurance											
96120	Liability Insurance											
96130	Workmen's Compensation	6,385		256		1,711						275
96140	All Other Insurance											414,880
96100	Insurance premiums	6,385	-	256	-	1,711	-	-	-	-	-	26,561
	Total Insurance											
96200	Other General Expenses											441,716
96210	Compensated Absences							6,753				413,672
96300	Payments in lieu of taxes											
96400	Bad debt - tenant rents											
96500	Bad debt- mortgages											
96600	Bad debt - other											
96800	Severance expense	22										146,611
96000	Total Other General Expenses	6,407	-	256	-	1,711	-	6,753	-	-	-	1,001,999
96710	Interest of Mortgage (or Bonds) Payable											
96720	Interest on Notes Payable (Short and Long Term)											
96730	Amortization of Bond Issue Costs											
96700	Interest Expense and Amortization Costs											
96900	TOTAL OPERATING EXPENSES	376,862	-	136,325	363,019	588,906	-	6,753	600,000	-	346,979	33,111,719

PHILADELPHIA HOUSING AUTHORITY
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FINANCIAL DATA SCHEDULE

	DESCRIPTION	MR -SRO	NEW CONST	CONGREGA TE HOUSING	SUMMER FEEDING	ROSS	DISASTER	VETERANS AFFAIRS	ARRA COMP	ARRA FORMULA	HEALTHY HOMES	MTW
97000	EXCESS REVENUE OVER OPERATING EXPENSES	1,483,989	-	(7,656)	-	(639)	-	1,023,326	11,555,096	10,019,077	-	(33,037,629)
97100	Extraordinary maintenance											
97200	Casualty losses - non-capitalized									113,875		3,599,905
97300-010	Mainstream 1 & 5 year											
97300-020	Home-Ownership											
97300-025	Litigation											
97300-030	Hope IV											
97300-035	Moving to Work											
97300-040	Tenant Protection											
97300-050	All other											
97300	Housing assistance payments	1,569,856						1,697,483				112,706,263
97350	HAP Portability-In											
97400	Depreciation expense					21,539						1,981,075
97500	Fraud losses											
97800	Dwelling units rent expense											
90000	TOTAL EXPENSES	1,946,718	-	136,325	363,019	610,445	-	1,704,236	600,000	113,875	346,979	151,398,962
10010	Operating transfers in											
10020	Operating transfers out											
10030-010	Not for Profit								(8,014,173)			369,111,793
10030-020	Partnership											(14,725,925)
10030-030	Joint Venture											
10030-040	Tax Credit											
10030-050	All Other											
	Other Comment											
10030	Operating transfers from/to primary government											
10040	Operating transfers from/to component units											
10070	Extraordinary items (net gain/loss)											
10080	Special items (net gain/loss)											
10091	Inter AMP Excess Cash Transfer IN											
10092	Inter AMP Excess Cash Transfer Out											
10093	Transfers between programs and projects - in											
10094	Transfers between programs and projects - out											
10100	TOTAL OTHER FINANCING SOURCES (USES)								(8,014,173)			(198,518,283)
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSE	(83,867)	-	(7,656)	-	(22,178)	-	(674,157)	3,540,923	9,905,202	-	4,512,713
11020												
11030	Beginning equity	930,439	22,872	7,656	-	44,962	95,807	1,249,041	-	-	-	242,995,952
11040-010	HUD Adjustments to prior year settlements											
11040-020	Reconcile PHA equity to entity's audited equity								(5,643,818)			

PHILADELPHIA HOUSING AUTHORITY

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FINANCIAL DATA SCHEDULE

	DESCRIPTION	MTW-HCV	MTW-OPS	MTW-CFP	PROJECT TOTAL	(Funds 2,4,40 & 41) OTHER BUSINESS ACTIVITIES	(Funds 690,696 & 697) LONG TERM NOTES RECEIVABLE	(fund 901) DEBT SERVICE FUND	(Fund 902) GENERAL PURPOSE BOND PROCEEDS	BLENDED COMPONENT UNITS	TOTAL BUSINESS ACTIVITIES	Elimination
	Revenue:											
70300	Net tenant rental revenue				23,170,454	135,229					135,229	-
70400	Tenant revenue - other				435,116							-
70500	Total tenant revenue				23,605,570	135,229					135,229	-
70600-010	Housing Assistance Paymentst											-
70600-020	Ongoing administrative fees earned											-
70600-030	Hard to house fee revenue											-
70600-031	FSS coordinator											-
70600-040	Actual independent public accountant audit costs											-
70600-050	Total preliminary fee earned											-
70600-060	Interest earned on advances											-
70600-070	Admin fee calculation description											-
70600	HUD PHA operating grants	184,563,302	113,495,919	48,273,244								-
70610	Capital Grants			23,421,963								-
708	Other government grants											-
71100-010	Housing Assistance Payment											-
71100-020	Administrative Fee											-
71100	Investment income - unrestricted					(1,151)		16		43,065	41,930	-
71200	Mortgage interest income						5,037,154				5,037,154	-
71300	Proceeds from disposition of assets held for sale											-
71310	Cost of sale of assets											-
71400-010	Housing assistance payment											-
71400-020	Administrative fee											-
71400	Fraud recovery				9,530							-
71500	Other revenue				6,859,695	347,142				8,508,054	8,855,196	-
71600	Gain or loss on the sale of fixed assets				2,976,393							-
72000-010	Housing Assistance Payments											-
72000-020	Administrative Fee											-
720	Investment income - restricted											-
700	TOTAL REVENUE	184,563,302	113,495,919	71,695,207	33,451,188	481,220	5,037,154	16	-	29,459	14,098,968	-
91100	Administrative salaries				20,152,825					613,852	613,852	-
91200	Auditing fees				147,534					161,613	161,613	-
91300	Management Fee											-
91310	Bookkeeping Fee											-
91400	Advertising and Marketing				199,233					265,160	265,160	-
91500	Employee benefit contributions - administrative				13,183,052					55,809	55,809	-
91600	Office Expenses				6,037,622					27,619	603,502	-
91700	Legal Expenses				2,293,410	575,883				2,791	2,791	-
91800	Travel				223,707							-
91810	Allocated Overhead											-
91900	Other				4,259,093	(209,706)				291,992	82,286	-
91000	Total Operating Administrative	-	-	-	46,496,476	366,177	-	-	-	1,418,836	1,785,013	-
92000	Asset Management Fee											-
92100	Tenant services - salaries				141,326					335,527	335,527	-
92200	Relocation costs				599,786							-
92300	Employee benefit contributions- tenant services				90,875							-
92400	Tenant services - other				514,614					125,993	125,993	-
92500	Total tenant Services	-	-	-	1,346,601	-	-	-	-	461,520	461,520	-

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2012
FINANCIAL DATA SCHEDULE

	DESCRIPTION	MTW-HCV	MTW-OPS	MTW-CFP	PROJECT TOTAL	(Funds 2,4,40 &41) OTHER BUSINESS ACTIVITIES	(Funds 690,696 & 697) LONG TERM NOTES RECEIVABLE	(fund 901) DEBT SERVICE FUND	(Fund 902) GENERAL PURPOSE BOND PROCEEDS	BLENDED COMPONENT UNITS	TOTAL BUSINESS ACTIVITIES	Elimination
93100	Water				10,870,541	1,296					1,296	
93200	Electricity				6,210,447							
93300	Gas				7,941,993							
93400	Fuel				99,231							
93500	Labor				46,676							
93600	Sewer											
93700	Employee benefit contributions- utilities				27,771							
93800	Other utilities expense				19,140							
93000	Total Utilities	-	-	-	25,215,799	1,296	-	-	-	-	1,296	-
94100	Ordinary maintenance and operations - labor											
94200	Ordinary maintenance and operations - materials & other				31,766,019							
94300-010	Garbage and trash removal				6,091,699					9,542	9,542	
94300-020	Heating & cooling contracts											
94300-030	Snow removal contracts											
94300-040	Elevator maintenance contracts											
94300-050	Landscape & grounds contracts											
94300-060	Unit turnaround contracts											
94300-070	Electrical contracts											
94300-080	Plumbing contracts											
94300-090	Exterminator contracts											
94300-100	Janitorial contracts											
94300-110	Routine maintenance											
94300-120	Miscellaneous contracts											
943	Ordinary maintenance and operations contracts				5,978,100							
94500	Employee benefit contributions- ordinary maintenance				5,978,100					3,500	3,500	
94000	Total maintenance	-	-	-	20,249,417							
					64,085,235	-				13,042	13,042	
95100	Protective services - labor											
95200	Protective services- other contract costs				1,403,693							
95300	Protective services - other				4,406,624							
95500	Employee benefit contributions- protective services				10,754							
95000	Total Protective Services	-	-	-	901,307							
					6,722,378	-						
96110	Property Insurance				9,211,047					15,426	15,426	
96120	Liability Insurance				531,711							
96130	Workmen's Compensation				4,803,032					1,348	1,348	
96140	Alli Other Insurance				64,676							
96100	Insurance premiums											
	Total Insurance	-	-	-	14,610,466	-				16,774	16,774	
96200	Other General Expenses				20,449,763					32,725	32,725	
96210	Compensated Absences											
96300	Payments in lieu of taxes											
96400	Bad debt - tenant rents				619,816							
96500	Bad debt- mortgages											
96600	Bad debt - other									696,306	696,306	
96800	Severance expense				810,163							
96000	Total Other General Expenses	-	-	-	36,490,208	-				745,805	745,805	
96710	Interest of Mortgage (or Bonds) Payable											
96720	Interest on Notes Payable (Short and Long Term)				3,637,052			751,621	174,167	28,490	954,278	
96730	Amortization of Bond Issue Costs											
96700	Interest Expense and Amortization Costs											
96900	TOTAL OPERATING EXPENSES	-	-	-	183,993,749	367,473	-	751,621	174,167	2,667,693	3,960,954	

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2012
FINANCIAL DATA SCHEDULE

	DESCRIPTION	MTW-HCV	MTW-OPS	MTW-CPP	PROJECT TOTAL	(Funds 2,440 & 41) OTHER BUSINESS ACTIVITIES	(Funds 690,696 & 697) LONG TERM NOTES RECEIVABLE	(fund 901) DEBT SERVICE FUND	(Fund 902) GENERAL PURPOSE BOND PROCEEDS	BLENDED COMPONENT UNITS	TOTAL BUSINESS ACTIVITIES	Elimination
97000	EXCESS REVENUE OVER OPERATING EXPENSES	184,563,302	113,495,919	71,695,207	(150,542,561)	113,747	5,037,154	(751,605)	(174,167)	5,912,885	10,138,014	-
97100	Extraordinary maintenance											
97200	Casualty losses - non-capitalized				1,615,902	117,662				764	118,426	-
97300-010	Mainstream 1 & 5 year											-
97300-020	Home-Ownership											-
97300-025	Litigation											-
97300-030	Hope IV											-
97300-035	Moving to Work											-
97300-040	Tenant Protection											-
97300-050	All other											-
97300	Housing assistance payments											-
97350	HAP Portability-In											-
97400	Depreciation expense				44,821,499	5,004		2,297,513	23,078	6,566	2,332,161	-
97500	Fraud losses											-
97800	Dwelling units rent expense											-
90000	TOTAL EXPENSES	-	-	-	230,431,150	490,139	-	3,049,134	197,245	2,675,023	6,411,541	-
10010	Operating transfers in											-
10020	Operating transfers out				7,864,194		23,687,707				23,687,707	-
10030-010	Not for Profit	(184,563,302)	(113,495,919)	(71,695,207)	(7,221,351)							-
10030-020	Partnership											-
10030-030	Joint Venture											-
10030-040	Tax Credit											-
10030-050	All Other											-
	Other Comment											-
10030	Operating transfers from/to primary government											-
10040	Operating transfers from/to component units				21,913	373,856	111,083			3,690	488,629	-
10070	Extraordinary Items (net gain/loss)											-
10080	Special Items (net gain/loss)											-
10091	Inter AMP Excess Cash Transfer IN									6,204,503	6,204,503	-
10092	Inter AMP Excess Cash Transfer Out				198,518,283							-
10093	Transfers between programs and projects - in				(28,698,237)		23,553,293	5,000,777	174,167		28,728,237	-
10094	Transfers between programs and projects - out											-
10100	TOTAL OTHER FINANCING SOURCES (USES)	(184,563,302)	(113,495,919)	(71,695,207)	170,484,802	373,856	47,352,083	5,000,777	174,167	6,208,193	59,109,076	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSE	-	-	-	(26,495,160)	364,937	52,389,237	1,951,659	(23,078)	12,113,748	66,796,503	-
11020												x
11030	Beginning equity											-
11040-010	HUD Adjustments to prior year settlements				467,657,428	9,966,017	288,072,517	(25,424,685)	(10,462,335)	65,589,868	327,741,382	-
11040-020	Reconcile PHA equity to entity's audited equity							(1,029,619)	(168,779)	473,061	(725,337)	-

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2012
FINANCIAL DATA SCHEDULE

	DESCRIPTION	PRIM GOV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
	Revenue:			
70300	Net tenant rental revenue	23,305,683	8,908,823	32,214,506
70400	Tenant revenue - other	435,116	103,279	538,395
70500	Total tenant revenue	23,740,799	9,012,102	32,752,901
70600-010	Housing Assistance Paymentst	-	-	-
70600-020	Ongoing administrative fees earned	-	-	-
70600-030	Hard to house fee revenue	-	-	-
70600-031	FSS coordinator	-	-	-
70600-040	Actual independent public accountant audit costs	-	-	-
70600-050	Total preliminary fee earned	-	-	-
70600-060	Interest earned on advances	-	-	-
70600-070	Admin fee calculation description	-	-	-
70600	HUD PHA operating grants	363,023,426	13,845,466	376,868,892
70610	Capital Grants	42,511,906	-	42,511,906
708	Other government grants	688,307	-	688,307
71100-010	Housing Assistance Payment	-	-	-
71100-020	Administrative Fee	-	-	-
71100	Investment income - unrestricted	335,741	7,021	342,762
71200	Mortgage interest income	5,037,154	-	5,037,154
71300	Proceeds from disposition of assets held for sale	-	-	-
71310	Cost of sale of assets	-	-	-
71400-010	Housing assistance payment	-	-	-
71400-020	Administrative fee	-	-	-
71400	Fraud recovery	12,540	-	12,540
71500	Other revenue	16,322,706	566,779	16,889,485
71600	Gain or loss on the sale of fixed assets	2,976,393	-	2,976,393
72000-010	Housing Assistance Payments	-	-	-
72000-020	Administrative Fee	-	-	-
720	Investment income - restricted	29,459	17,024	46,483
700	TOTAL REVENUE	454,678,431	23,448,392	478,114,283
91100	Administrative salaries	32,079,746	1,260,492	33,340,238
91200	Auditing fees	359,792	397,266	757,058
91300	Management Fee	-	-	-
91310	Bookkeeping Fee	-	-	-
91400	Advertising and Marketing	199,233	-	199,233
91500	Employee benefit contributions - administrative	20,392,135	1,536,099	21,928,234
91600	Office Expenses	7,394,015	710,093	8,104,108
91700	Legal Expenses	3,116,348	100,350	3,216,698
91800	Travel	294,235	444	294,679
91810	Allocated Overhead	-	-	-
91900	Other	15,526,706	1,171,597	16,698,303
91000	Total Operating Administrative	79,362,210	5,176,341	84,538,551
92000	Asset Management Fee	-	-	-
92100	Tenant services - salaries	1,524,093	206,708	1,730,801
92200	Relocation costs	626,405	14,805	641,210
92300	Employee benefit contributions - tenant services	609,457	54,746	664,203
92400	Tenant services - other	1,133,320	101,942	1,235,262
92500	Total tenant Services	3,893,275	378,201	4,271,476

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2012
FINANCIAL DATA SCHEDULE

	DESCRIPTION	PRIM GOV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
93100	Water	10,886,156	2,106,861	12,993,017
93200	Electricity	6,367,775	1,180,915	7,548,690
93300	Gas	7,947,320	653,758	8,601,078
93400	Fuel	99,231	-	99,231
93500	Labor	46,676	-	46,676
93600	Sewer	-	-	-
93700	Employee benefit contributions- utilities	27,771	-	27,771
93800	Other utilities expense	19,140	67,968	87,108
93000	Total Utilities	25,394,069	4,009,502	29,403,571
94100	Ordinary maintenance and operations - labor	32,391,366	2,484,938	34,876,304
94200	Ordinary maintenance and operations - materials & other	6,191,892	1,112,345	7,304,237
94300-010	Garbage and trash removal	9,860	-	9,860
94300-020	Heating & cooling contracts	26,645	-	26,645
94300-030	Snow removal contracts	-	-	-
94300-040	Elevator maintenance contracts	25,298	-	25,298
94300-050	Landscape & grounds contracts	50,993	-	50,993
94300-060	Unit turnaround contracts	-	-	-
94300-070	Electrical contracts	-	-	-
94300-080	Plumbing contracts	-	-	-
94300-090	Exterminator contracts	605	-	605
94300-100	Janitorial contracts	28,775	-	28,775
94300-110	Routine maintenance	55,370	-	55,370
94300-120	Miscellaneous contracts	5,978,100	4,711,341	10,689,441
943	Ordinary maintenance and operations contracts	6,179,146	4,711,341	10,886,987
94500	Employee benefit contributions- ordinary maintenance	20,631,149	177,401	20,808,550
94000	Total maintenance	65,393,553	8,486,025	73,876,078
95100	Protective services - labor	2,254,993	-	2,254,993
95200	Protective services- other contract costs	4,839,003	915,268	5,754,271
95300	Protective services - other	10,754	-	10,754
95500	Employee benefit contributions- protective services	1,445,179	-	1,445,179
95000	Total Protective Services	8,549,929	915,268	9,465,197
96110	Property Insurance	9,226,473	1,544,908	10,771,381
96120	Liability Insurance	531,986	-	531,986
96130	Workmen's Compensation	5,248,579	347,091	5,595,670
96140	All Other Insurance	91,237	83,019	174,256
96100	Insurance premiums	-	-	17,073,293
96200	Total Insurance	15,098,275	1,975,018	17,073,293
96210	Other General Expenses	20,986,159	1,413,125	22,399,284
96220	Compensated Absences	-	-	-
96300	Payments in lieu of taxes	619,816	86,206	86,206
96400	Bad debt - tenant rents	-	66,327	66,327
96500	Bad debt - mortgages	-	7,368	7,368
96600	Bad debt - other	696,306	7,272	703,578
96800	Severance expense	938,470	2,503	960,973
96000	Total Other General Expenses	23,260,751	1,582,801	24,843,552
96710	Interest of Mortgage (or Bonds) Payable	4,591,330	5,008,910	9,600,240
96720	Interest on Notes Payable (Short and Long Term)	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-
96700	Interest Expense and Amortization Costs	-	5,008,910	9,600,240
96900	TOTAL OPERATING EXPENSES	225,543,392	27,532,066	253,071,958

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2012
FINANCIAL DATA SCHEDULE

	DESCRIPTION	PRIM GOV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
97000	EXCESS REVENUE OVER OPERATING EXPENSES	229,135,039	(4,083,674)	225,042,325
97200	Extraordinary maintenance			
97200	Casualty losses - non-capitalized	5,522,607	187,926	5,710,533
97300-010	Mainstream 1 & 5 year	-	74,219	-
97300-020	Home-Ownership	-	-	-
97300-025	Litigation	-	-	-
97300-030	Hope IV	-	-	-
97300-035	Moving to Work	-	-	-
97300-040	Tenant Protection	-	-	-
97300-050	All other	-	-	-
97300	Housing assistance payments	121,639,012		121,639,012
97350	HAP Portability-In	-	-	-
97400	Depreciation expense	49,234,778	15,591,847	64,826,625
97500	Fraud losses	-	-	-
97800	Dwelling units rent expense	-	-	-
90000	TOTAL EXPENSES	401,939,789	43,386,058	445,248,128
10010	Operating transfers in			
10020	Operating transfers out	400,663,694	16,306,669	416,970,363
10030-010	Not for Profit	(400,663,694)	(25,391)	(400,689,085)
10030-020	Partnership			
10030-030	Joint Venture			
10030-040	Tax Credit			
10030-050	All Other			
	Other Comment			
10030	Operating transfers from/to primary government	-	-	-
10040	Operating transfers from/to component units	510,542		510,542
10070	Extraordinary items (net gain/loss)	-	-	-
10080	Special items (net gain/loss)	6,204,503		6,204,503
10091	Inter AMP Excess Cash Transfer IN	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-
10093	Transfers between programs and projects - in	227,246,520		227,246,520
10094	Transfers between programs and projects - out	(227,246,520)		(227,246,520)
10100	TOTAL OTHER FINANCING SOURCES (USES)	6,715,045	16,281,278	22,485,781
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSE	39,433,687	(3,656,388)	55,351,936
11020				
11030	Beginning equity	1,053,329,815	136,902,755	1,190,232,570
11040-010	HUD Adjustments to prior year settlements	(6,369,155)		
11040-020	Reconcile PHA equity to entity's audited equity			

HUD SUPPLEMENTARY INFORMATION

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF ACTUAL MODERNIZATION COST CERTIFICATES
CAPITAL FUND GRANTS
MARCH 31, 2012

<u>PROGRAM/GRANT</u>	<u>PA26P00250106</u>
BUDGET - ORIGINAL FUNDS APPROVED	<u>\$56,578,855</u>
FUNDS DISBURSED	\$ 56,578,855
	<u>-</u>
FUNDS EXPENDED	<u>\$56,578,855</u>
EXCESS (DEFICIENCY) OF ADVANCES DUE TO (FROM) HUD	<u>\$ -</u>

THE ACTUAL MODERNIZATION COST CERTIFICATES ARE IN AGREEMENT WITH THE RECORDS OF THE PHILADELPHIA HOUSING AUTHORITY, PHILADELPHIA, PA.

OTHER SUPPLEMENTARY INFORMATION

Philadelphia Housing Authority
Combining Statement of Net Assets
As of March 31, 2012

	State and Local Grants	Section 8 Housing Choice Program	Section 8 Mainstream Program	Section 8 Modern Rehab Prg No. 1	Section 8 Modern Rehab Prg No. 2	Section 8 Modern Rehab Prg No. 3	Section 8 Modern Rehab Prg No. 4	Section 8 Modern Rehab Prg No. 5
ASSETS								
Current Assets:								
Cash and cash equivalents	799,714	-	-	-	-	-	-	-
Restricted cash	-	-	-	-	-	-	-	-
Investments	-	2,126,920	-	-	-	-	-	-
Receivables, net	-	1,929,998	-	48,847	112,299	144,985	-	-
Due from other funds	719,395	-	292,712	98,018	256,953	216,184	31,663	11,991
Other assets	-	-	-	-	-	-	-	-
Total current assets	1,519,109	4,056,918	292,712	144,865	369,252	361,169	31,663	11,991
NONCURRENT ASSETS								
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted investments	-	12,609,315	-	-	-	-	-	-
Capital assets, net of depreciation	101,711	49,190	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-
Total noncurrent assets	101,711	12,658,505	-	-	-	-	-	-
TOTAL ASSETS	1,620,820	16,715,423	292,712	144,865	369,252	361,169	31,663	11,991
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	153,166	-	-	-	-	-	-	-
Accrued Liabilities	-	85,146	-	66,968	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	3,582,680	-	-	-	-	-	-
Compensated absences	-	62,103	-	-	-	-	-	-
Trust and deposits	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities	575,012	63,169	57,284	-	-	-	-	-
Total current liabilities	728,178	3,793,098	57,284	66,968	-	-	-	-
NONCURRENT LIABILITIES								
Compensated absences	-	41,402	-	-	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-
Other liabilities	-	12,151	-	-	-	-	-	-
Total noncurrent liabilities	-	53,553	-	-	-	-	-	-
TOTAL LIABILITIES	728,178	3,846,651	57,284	66,968	-	-	-	-
NET ASSETS:								
Invested in capital assets, net of related debt	101,711	49,190	-	-	-	-	-	-
Restricted for Section 8	-	12,034,431	-	-	-	-	-	-
Restricted for development	-	-	-	-	-	-	-	-
Unrestricted	790,931	785,151	235,428	77,897	369,252	361,169	31,663	11,991
TOTAL NET ASSETS	892,642	12,868,772	235,428	77,897	369,252	361,169	31,663	11,991
TOTAL LIABILITIES AND NET ASSETS	1,620,820	16,715,423	292,712	144,865	369,252	361,169	31,663	11,991

Philadelphia Housing Authority
Combining Statement of Net Assets
As of March 31, 2012

	Section 8 Modern Rehab Prg No. 6	Section 8 Modern Rehab Prg No. 7	Section 8 Modern Rehab Prg No. 8	Section 8 Modern Rehab Prg No. 9	Section 8 Modern Rehab Prg No. 10	Section 8 Modern Rehab Prg Admin Fees	Total Section 8 Modern Rehab Prg	Section 8 single room Occupancy Program
ASSETS								
Current Assets:								
Cash and cash equivalents	-	-	-	-	2,683,505	-	2,683,505	-
Restricted cash	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Receivables, net	-	15,713	68,539	128,220	-	-	516,603	317,406
Due from other funds	21,217	75,421	34,496	84,021	-	-	829,964	603,127
Other assets	-	-	-	-	-	-	-	-
Total current assets	21,217	91,134	103,035	212,241	2,683,505	-	4,030,072	920,533
NONCURRENT ASSETS								
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	-	-	-	-	633,750	-	633,750	-
Other assets	-	-	-	-	-	-	-	-
Total noncurrent assets	-	-	-	-	633,750	-	633,750	-
TOTAL ASSETS	21,217	91,134	103,035	212,241	3,317,255	-	4,663,822	920,533
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	-	-	-	-	24,845	-	24,845	-
Accrued Liabilities	-	-	-	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	3,959,179	-	3,959,179	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities	-	-	-	-	44,032	-	111,000	73,961
Total current liabilities	-	-	-	-	4,028,056	-	4,095,024	73,961
NONCURRENT LIABILITIES								
Compensated absences	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-
Other liabilities	-	-	-	-	-	-	-	-
Total noncurrent liabilities	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	-	-	-	-	4,028,056	-	4,095,024	73,961
NET ASSETS:								
Invested in capital assets, net of related debt	-	-	-	-	633,750	-	633,750	-
Restricted for Section 8	-	-	-	-	-	-	-	-
Restricted for development	-	-	-	-	-	-	-	-
Unrestricted	21,217	91,134	103,035	212,241	(1,344,551)	-	(64,952)	846,572
TOTAL NET ASSETS	21,217	91,134	103,035	212,241	(710,801)	-	568,798	846,572
TOTAL LIABILITIES AND NET ASSETS	21,217	91,134	103,035	212,241	3,317,255	-	4,663,822	920,533

Philadelphia Housing Authority
Combining Statement of Net Assets
As of March 31, 2012

	Section 8 New Construction Programs	SR COMMUNITY	Congregate Housing Program	Summer Feeding Program	Resident Opportunity and Self-Sufficiency Program	Disaster funding Program	Veterans Affairs Program	ARRA Competitive Programs
ASSETS								
Current Assets:								
Cash and cash equivalents	-	-	1,027	-	-	-	-	-
Restricted cash	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Receivables, net	-	-	15,686	-	172,907	-	-	641,872
Due from other funds	22,872	-	136	-	-	95,807	-	-
Other assets	-	-	-	-	-	-	-	-
Total current assets	22,872	-	16,849	-	172,907	95,807	-	641,872
NONCURRENT ASSETS								
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	-	-	-	-	22,784	-	-	-
Other assets	-	-	-	-	-	-	-	-
Total noncurrent assets	-	-	-	-	22,784	-	-	-
TOTAL ASSETS	22,872	-	16,849	-	195,691	95,807	-	641,872
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	-	-	16,849	-	14,447	-	-	381,445
Accrued Liabilities	-	-	-	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	158,460	-	(574,884)	205
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities	-	-	-	-	-	-	-	260,222
Total current liabilities	-	-	16,849	-	172,907	-	(574,884)	641,872
NONCURRENT LIABILITIES								
Compensated absences	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-
Other liabilities	-	-	-	-	-	-	-	-
Total noncurrent liabilities	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	-	-	16,849	-	172,907	-	(574,884)	641,872
NET ASSETS:								
Invested in capital assets, net of related debt	-	-	-	-	22,784	-	574,884	-
Restricted for Section 8	22,872	-	-	-	-	95,807	-	-
Restricted for development	22,872	-	-	-	22,784	95,807	574,884	-
Unrestricted	-	-	-	-	-	-	-	-
TOTAL NET ASSETS	22,872	-	16,849	-	195,691	95,807	-	641,872
TOTAL LIABILITIES AND NET ASSETS	22,872	-	16,849	-	195,691	95,807	-	641,872

Philadelphia Housing Authority
Combining Statement of Net Assets
As of March 31, 2012

	ARRA Formula Program	Healthy Homes Program	Moving to Work Program	Project Totals	OTHER BUSINESS ACTIVITIES	LONG TERM NOTES RECEIVABLE	DEBT SERVICE FUND	General Purpose Bonds
ASSETS								
Current Assets:								
Cash and cash equivalents	-	-	14,269,424	27,785,906	5,745,393	-	141,043	-
Restricted cash	-	-	-	796,195	24,276	-	28,082	5,172
Investments	-	-	49,614,161	-	-	-	-	-
Receivables, net	-	45,167	17,772,635	12,491,847	691,820	-	-	-
Due from other funds	-	-	2,459,723	53,853,145	-	-	-	-
Other assets	-	-	-	1,683,724	-	-	-	-
Total current assets	-	45,167	84,115,943	98,610,817	6,461,489	-	169,125	5,172
NONCURRENT ASSETS								
Mortgage receivable	-	-	-	-	-	331,018,608	-	-
Restricted investments	-	-	203,628,953	442,314,326	5,126,200	17,194	31,787,599	852,360
Capital assets, net of depreciation	-	-	830	500	88,012	9,443,146	-	-
Other assets	-	-	-	-	-	-	-	-
Total noncurrent assets	-	-	203,629,783	442,314,826	5,214,212	340,478,948	31,787,599	852,360
TOTAL ASSETS	-	45,167	287,745,726	538,925,643	11,675,701	340,478,948	31,956,724	857,532
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	-	5,202	3,402,939	12,144,089	216,388	17,194	-	-
Accrued Liabilities	-	-	8,432,541	14,857,747	-	-	891,710	174,167
Current portion of long-term debt	-	-	-	-	-	-	4,215,000	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	39,965	15,365,394	35,706,412	639,099	-	371	-
Compensated absences	-	-	473,082	2,574,472	-	-	-	-
Trust and deposits	-	-	-	796,195	-	-	-	-
Unearned revenues and other current liabilities	-	-	4,109,996	3,944,567	489,260	-	1	-
Total current liabilities	-	45,167	31,783,952	70,279,980	1,344,747	17,194	5,107,082	174,167
NONCURRENT LIABILITIES								
Compensated absences	-	-	315,388	1,716,314	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	49,293,049	11,000,000
Other liabilities	-	-	8,137,722	6,677,139	-	-	-	-
Total noncurrent liabilities	-	-	8,453,110	8,393,453	-	-	49,293,049	11,000,000
TOTAL LIABILITIES	-	45,167	40,237,062	78,673,433	1,344,747	17,194	54,400,131	11,174,167
NET ASSETS:								
Invested in capital assets, net of related debt	-	-	203,628,953	442,314,326	5,126,200	17,194	(21,720,450)	(10,147,640)
Restricted for Section 8	-	-	-	-	-	-	-	-
Restricted for development	-	-	43,879,711	17,937,884	5,204,754	340,444,560	(722,957)	(168,995)
Unrestricted	-	-	247,508,664	460,252,210	10,330,954	340,461,754	(22,443,407)	(10,316,635)
TOTAL NET ASSETS	-	45,167	287,745,726	538,925,643	11,675,701	340,478,948	31,956,724	857,532
TOTAL LIABILITIES AND NET ASSETS	-	45,167	287,745,726	538,925,643	11,675,701	340,478,948	31,956,724	857,532

Philadelphia Housing Authority
Combining Statement of Net Assets
As of March 31, 2012

	Blended Component Units	Total PHA Programs	Elimination	Total
ASSETS				
Current Assets:				
Cash and cash equivalents	13,603,331	65,029,343		65,029,343
Restricted cash	236,055	1,089,780		1,089,780
Investments	52,327,550	104,068,631		104,068,631
Receivables, net	9,252,629	43,848,570	(719,058)	43,129,512
Due from other funds		58,876,881	(58,876,881)	-
Other assets	4,311	1,688,035		1,688,035
Total current assets	75,423,876	274,601,240	(59,595,939)	215,005,301
NONCURRENT ASSETS				
Mortgage receivable	-	331,018,608		331,018,608
Restricted investments	2,807,624	15,416,939		15,416,939
Capital assets, net of depreciation	5,505	684,539,572		684,539,572
Other assets	5,088	9,537,576		9,537,576
Total noncurrent assets	2,818,217	1,040,512,695	-	1,040,512,695
TOTAL ASSETS	78,242,093	1,315,113,935	(59,595,939)	1,255,517,996
LIABILITIES AND NET ASSETS				
Current liabilities:				
Accounts payable	10,110	16,386,674	-	16,386,674
Accrued Liabilities	41,817	24,483,128		24,483,128
Current portion of long-term debt	-	4,215,000		4,215,000
Due to other government agencies	-	256,498	-	256,498
Due to other funds	-	58,876,881	58,876,881	-
Compensated absences	44,424	3,154,081		3,154,081
Trust and deposits	51,894	848,089		848,089
Unearned revenues and other current liabilities	833,677	10,518,149	719,058	9,799,091
Total current liabilities	981,922	118,738,500	59,595,939	59,142,561
NONCURRENT LIABILITIES				
Compensated absences	29,616	2,102,720		2,102,720
Bonds, notes and loans payable	-	60,293,049		60,293,049
Other liabilities	-	14,827,012		14,827,012
Total noncurrent liabilities	29,616	77,222,781	-	77,222,781
TOTAL LIABILITIES	1,011,538	195,961,281	59,595,939	136,365,342
NET ASSETS:				
Invested in capital assets, net of related debt	5,505	620,031,523		620,031,523
Restricted for Section 8	-	12,609,315		12,609,315
Restricted for development	-	-		-
Unrestricted	77,225,050	486,511,816		486,511,816
TOTAL NET ASSETS	77,230,555	1,119,152,654	-	1,119,152,654
TOTAL LIABILITIES AND NET ASSETS	78,242,093	1,315,113,935	59,595,939	1,255,517,996

Philadelphia Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Assets
For the year ended March 31, 2012

	State and Local Grants	Section 8 Housing Choice Program	Section 8 Mainstream Program	Section 8 Modern Rehab Prg No. 1	Section 8 Modern Rehab Prg No. 2	Section 8 Modern Rehab Prg No. 3	Section 8 Modern Rehab Prg No. 4	Section 8 Modern Rehab Prg No. 5
Operating revenue:								
Total tenant revenue	-	-	-	-	-	-	-	-
Operating subsidies	560,760	7,480,357	290,040	367,986	496,436	476,204	-	-
Other income	-	344,874	-	-	-	-	-	-
Total operating revenue	560,760	7,825,231	290,040	367,986	496,436	476,204	-	-
Operating expenses:								
Administrative	250,439	1,128,777	47,547	46,153	74,182	65,032	-	-
Tenant services	5,720	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-
Maintenance	66,121	-	-	-	-	-	-	-
Protective services	-	-	-	-	-	-	-	-
General	1,818	76,207	1,360	799	1,283	1,125	21,307	-
Housing assistance programs	-	3,768,885	248,250	327,444	431,698	415,585	-	-
Depreciation and amortization	26,810	51,694	-	-	-	-	-	-
Total operating expenses	350,908	5,025,563	297,157	374,396	507,163	481,742	21,307	-
Operating income (loss)	209,852	2,799,668	(7,117)	(6,410)	(10,727)	(5,538)	(21,307)	-
Nonoperating revenue and (expenses):								
Interest and investment earnings	-	-	-	-	-	-	-	-
other revenue/charges	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-
Net nonoperating revenue	-	-	-	-	-	-	-	-
Income (loss) before capital contributions	209,852	2,799,668	(7,117)	(6,410)	(10,727)	(5,538)	(21,307)	-
Capital Contributions								
HUD capital subsidies	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	-
Partner contributions	-	-	-	-	-	-	-	-
Change in net assets	209,852	2,799,668	(7,117)	(6,410)	(10,727)	(5,538)	(21,307)	-
Net assets a beginning of year:	682,790	10,069,104	242,545	84,307	379,979	366,707	52,970	11,991
As previously reported	-	-	-	-	-	-	-	-
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-
Net assets at end of year	892,642	12,868,772	235,428	77,897	369,252	361,169	31,663	11,991

Philadelphia Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Assets
For the year ended March 31, 2012

	Section 8 Modern Rehab Prg No. 6	Section 8 Modern Rehab Prg No. 7	Section 8 Modern Rehab Prg No. 8	Section 8 Modern Rehab Prg No. 9	Section 8 Modern Rehab Prg No. 10	Section 8 Modern Rehab Prg Admin Fees	Total Section 8 Modern Rehab Prg	Section 8 single room Occupancy Program	Section 8 New Construction Programs
Operating revenue:									
Total tenant revenue	-	-	-	-	-	-	-	-	-
Operating subsidies	-	94,185	236,262	238,895	-	-	1,909,968	1,862,851	-
Other income	-	-	-	-	-	-	-	-	-
Total operating revenue	-	94,185	236,262	238,895	-	-	1,909,968	1,862,851	-
Operating expenses:									
Administrative	-	10,490	23,076	81,387	219,436	-	519,756	370,455	-
Tenant services	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-
Maintenance	-	-	-	-	8,378	-	8,378	-	-
Protective services	-	-	-	-	-	-	-	-	-
General	-	181	399	1,408	-	-	26,502	6,407	-
Housing assistance programs	-	84,975	216,001	172,572	-	-	1,648,275	1,569,856	-
Depreciation and amortization	-	-	-	-	-	-	-	-	-
Total operating expenses	-	95,646	239,476	255,367	227,814	-	2,202,911	1,946,718	-
Operating income (loss)	-	(1,461)	(3,214)	(16,472)	(227,814)	-	(292,943)	(83,867)	-
Nonoperating revenue and (expenses):									
Interest and investment earnings	-	-	-	-	219,721	-	219,721	-	-
other revenue/charges	-	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-	-
Net nonoperating revenue	-	-	-	-	219,721	-	219,721	-	-
Income (loss) before capital contributions	-	(1,461)	(3,214)	(16,472)	(8,093)	-	(73,222)	(83,867)	-
Capital Contributions									
HUD capital subsidies	-	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	(947,817)	-	(947,817)	-	-
Partner contributions	-	-	-	-	(947,817)	-	(947,817)	-	-
Change in net assets	-	(1,461)	(3,214)	(16,472)	(955,910)	-	(1,021,039)	(83,867)	-
Net assets a beginning of year:									
As previously reported	21,217	92,595	106,249	228,713	245,109	-	1,589,837	930,439	22,872
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-	-
Net assets at end of year	21,217	91,134	103,035	212,241	(710,801)	-	568,798	846,572	22,872

Philadelphia Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Assets
For the year ended March 31, 2012

	SR COMMUNITY	Congregate Housing Program	Summer Feeding Program	Resident Opportunity and Self-Sufficiency Program	Disaster funding Program	Veterans Affairs Program	ARRA Competitive Programs	ARRA Formula Program	Healthy Homes Program
Operating revenue:									
Total tenant revenue	-	-	-	-	-	-	-	-	-
Operating subsidies	-	98,190	127,547	588,267	-	1,030,079	2,970,355	113,875	346,979
Other income	-	30,479	235,472	-	-	-	-	-	-
Total operating revenue	-	128,669	363,019	588,267	-	1,030,079	2,970,355	113,875	346,979
Operating expenses:									
Administrative	-	-	1,436	303,326	-	-	600,000	-	313,797
Tenant services	-	136,069	361,583	283,869	-	-	-	-	1,860
Utilities	-	-	-	-	-	-	-	-	-
Maintenance	-	-	-	-	-	-	-	113,875	31,322
Protective services	-	-	-	-	-	-	-	-	-
General	-	256	-	1,711	-	6,753	-	-	-
Housing assistance programs	-	-	-	-	-	1,697,483	-	-	-
Depreciation and amortization	-	-	-	21,539	-	-	-	-	-
Total operating expenses	-	136,325	363,019	610,445	-	1,704,236	600,000	113,875	346,979
Operating income (loss)	-	(7,656)	-	(22,178)	-	(674,157)	2,370,355	-	-
Nonoperating revenue and (expenses)									
Interest and investment earnings	-	-	-	-	-	-	-	-	-
Other revenue/charges	-	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-	-
Net nonoperating revenue	-	-	-	-	-	-	-	-	-
Income (loss) before capital contributions	-	(7,656)	-	(22,178)	-	(674,157)	2,370,355	-	-
Capital Contributions									
HUD capital subsidies	-	-	-	-	-	-	9,184,741	9,905,202	-
Other nonoperating contributions	-	-	-	-	-	-	(8,014,173)	-	-
Partner contributions	-	-	-	-	-	-	1,170,568	9,905,202	-
Change in net assets	-	(7,656)	-	(22,178)	-	(674,157)	3,540,923	9,905,202	-
Net assets at beginning of year:	-	-	-	-	-	-	-	-	-
As previously reported	-	7,656	-	44,962	95,807	1,249,041	-	-	-
Prior period adjustments and equity transfers	-	-	-	-	-	-	(3,540,923)	(9,905,202)	-
Net assets at end of year	-	-	-	22,784	95,807	574,884	-	-	-

Philadelphia Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Assets
For the year ended March 31, 2012

	Moving to Work Program	Project Total	OTHER BUSINESS ACTIVITIES	LONG TERM NOTES RECEIVABLE	DEBT SERVICE FUND	General Purpose Bonds	Blended Component Units	Total PHA Programs	Elimination
Operating revenue:									
Total tenant revenue	-	23,605,570	135,229	-	-	-	-	23,740,799	-
Operating subsidies	346,332,465	-	-	-	-	-	-	363,711,733	-
Other income	-	6,869,225	347,142	-	-	-	8,508,054	16,335,246	-
Total operating revenue	346,332,465	30,474,795	482,371	-	-	-	8,508,054	403,787,778	-
Operating expenses:									
Administrative	27,545,188	46,496,476	366,177	1	-	-	1,418,836	79,362,211	-
Tenant services	1,296,053	1,346,601	-	-	-	-	461,520	3,893,275	-
Utilities	176,974	25,215,799	1,295	-	-	-	-	25,394,068	-
Maintenance	4,863,859	65,701,137	117,662	-	-	-	13,806	70,916,160	-
Protective services	1,827,551	6,722,378	-	-	-	-	-	8,549,929	-
General	1,001,999	36,490,208	1,001,999	-	-	-	745,805	38,359,026	-
Housing assistance programs	112,706,263	-	-	-	-	-	-	121,639,012	-
Depreciation and amortization	1,981,075	44,821,499	5,004	-	2,297,513	23,078	6,566	49,234,778	-
Total operating expenses	151,398,962	226,794,098	490,138	1	2,297,513	23,078	2,646,533	397,348,459	-
Operating income (loss)	194,933,503	(196,319,303)	(7,767)	(1)	(2,297,513)	(23,078)	5,861,521	6,439,319	-
Nonoperating revenue and (expenses):									
Interest and investment earnings	74,090	-	(1,151)	5,037,154	16	-	72,524	5,402,354	-
Other revenue/charges	-	2,976,393	-	-	-	-	6,204,503	9,180,896	-
Interest expense	-	3,637,052	-	-	751,621	174,167	28,490	4,591,330	-
Net nonoperating revenue	74,090	(660,659)	(1,151)	5,037,154	(751,605)	(174,167)	6,248,537	9,991,920	-
Income (loss) before capital contributions	195,007,593	(196,979,962)	(8,918)	5,037,153	(3,049,118)	(197,245)	12,110,058	16,431,239	-
Capital Contributions									
HUD capital subsidies	23,421,962	-	-	-	-	-	-	42,511,905	-
Other nonoperating contributions	(213,916,843)	170,484,801	373,855	47,352,084	5,000,777	174,166	3,690	510,540	-
Partner contributions	(190,494,881)	170,484,801	373,855	47,352,084	5,000,777	174,166	3,690	43,022,445	-
Change in net assets	4,512,712	(26,495,161)	364,937	52,389,237	1,951,659	(23,079)	12,113,748	59,453,684	-
Net assets at beginning of year:	242,995,952	467,657,428	9,966,017	288,072,517	(25,424,685)	(10,462,335)	65,589,868	1,053,329,815	-
As previously reported	-	-	-	-	-	-	-	-	-
Prior period adjustments and equity transfers	-	19,089,943	-	-	1,029,619	168,779	(473,061)	6,369,155	-
Net assets at end of year	247,508,664	460,252,210	10,330,954	340,461,754	(22,443,407)	(10,316,635)	77,230,555	1,119,152,654	-

Philadelphia Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Assets
For the year ended March 31, 2012

	Total
Operating revenue:	
Total tenant revenue	23,740,799
Operating subsidies	363,711,733
Other income	16,335,246
Total operating revenue	<u>403,787,778</u>
Operating expenses:	
Administrative	79,362,211
Tenant services	3,893,275
Utilities	25,394,068
Maintenance	70,916,160
Protective services	8,549,929
General	38,359,026
Housing assistance programs	121,839,012
Depreciation and amortization	49,234,778
Total operating expenses	<u>397,348,459</u>
Operating income (loss)	<u>6,439,319</u>
Nonoperating revenue and (expenses):	
Interest and investment earnings	5,402,354
Other revenue/charges	9,180,896
Interest expense	4,591,330
Net nonoperating revenue	<u>9,991,920</u>
Income (loss) before capital contributions	<u>16,431,239</u>
Capital Contributions	
HUD capital subsidies	42,511,905
Other nonoperating contributions	510,540
Partner contributions	<u>43,022,445</u>
Change in net assets	<u>59,453,684</u>
Net assets a beginning of year:	1,053,329,815
As previously reported	
Prior period adjustments and equity transfers	<u>6,369,155</u>
Net assets at end of year	<u><u>1,119,152,654</u></u>

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF NET ASSETS
MARCH 31, 2012

	Southwark Plaza	Raymond Rosen Assoc. /a 8 Diamonds Townhouses	Spring Garden Housing I	Uni-Penn Housing Partnership I	Cambridge Plaza II	Ridge Avenue Housing	St. Anthony's Senior Residences	Suffolk Manor
ASSETS								
Current Assets:								
Cash	13,700	53,378	24,402	28,176	4,978	40,640	15,797	325,243
Restricted cash	67,309	78,217	17,095	13,596	4,584	41,654	13,094	16,450
Investments	-	-	-	-	-	-	-	-
Receivables, net	31,588	5,936	4,447	15,377	108,597	1,408	2,001	301,981
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Other current assets	53,387	28,818	21,999	12,217	17,625	41,568	3,880	37,054
Total current assets	165,984	166,349	67,943	69,366	135,784	125,270	34,772	680,728
NONCURRENT ASSETS								
Mortgage receivable	867,434	1,368,963	182,434	121,085	515,436	435,825	176,288	543,916
Restricted cash	-	-	-	-	-	-	-	-
Restricted Investments	38,046,613	15,111,343	10,293,009	5,757,101	6,955,031	18,624,389	3,339,019	18,748,171
Capital assets, net of depreciation	38,778	53,797	16,124	7,252	52,063	292,466	5,657	25,574
Other assets	38,952,825	16,534,103	10,491,567	5,885,438	7,522,530	19,352,680	3,520,964	19,317,661
Total noncurrent assets	39,118,809	16,700,452	10,559,510	5,954,804	7,658,314	19,477,950	3,555,736	19,998,389
TOTAL ASSETS								
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	217,350	245,495	39,907	10,088	11,852	23,211	8,687	25,416
Accrued Liabilities	508,129	9,956	56,828	8,688	49,149	20,390	11,530	122,039
Current portion of long-term debt	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	67,609	78,217	16,669	13,542	4,554	39,889	13,399	17,562
Unearned revenues and other current liabilities	50,923	677,974	482,705	242,842	154,589	2,054,520	19,157	37,456
Total current liabilities	844,011	1,011,642	596,109	275,160	220,144	2,138,010	52,773	202,473
NONCURRENT LIABILITIES								
Compensated absences	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	38,682,801	15,968,970	7,046,317	2,440,589	3,593,093	18,369,277	1,650,000	10,453,027
Other liabilities	-	744,717	3,980,237	1,438,252	1,359,176	143,975	122,394	4,629,277
Total noncurrent liabilities	38,682,801	16,713,687	11,026,554	3,878,841	4,952,269	18,513,252	1,772,394	15,082,304
TOTAL LIABILITIES	39,526,812	17,725,329	11,622,663	4,154,001	5,172,413	20,651,262	1,825,167	15,284,777
NET ASSETS:								
Invested in capital assets, net of related debt	(636,188)	(857,627)	3,246,692	3,316,512	3,361,938	255,112	1,689,019	8,295,144
Restricted	-	-	-	-	-	-	-	-
Unrestricted	228,185	(167,250)	(4,309,845)	(1,515,709)	(876,037)	(1,428,424)	41,550	(3,581,532)
TOTAL NET ASSETS	(408,003)	(1,024,877)	(1,063,153)	1,800,803	2,485,901	(1,173,312)	1,730,569	4,713,612
TOTAL LIABILITIES AND NET ASSETS	39,118,809	16,700,452	10,559,510	5,954,804	7,658,314	19,477,950	3,555,736	19,998,389

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF NET ASSETS
MARCH 31, 2012

	Richard Allen Phase III	Uni-Penn Housing Partnership II	Cambridge Plaza I	Mt. Olivet	Tasker I	Tasker II	Mill Creek Phase I	St. Ignatious Senior Housing I
ASSETS								
Current Assets:								
Cash	43,882	4,301	2,357	21,794	177,417	457,025	38,044	580,233
Restricted cash	20,401	13,784	5,030	18,332	27,765	20,409	8,958	30,272
Investments	-	-	-	-	-	-	-	-
Receivables, net	156,103	43,865	69,403	215,523	208,775	153,827	136,959	271,857
Due from other governments								
Due from other funds								
Other current assets	23,816	13,745	28,680	-	413,957	631,261	1,152	4,203
Total current assets	244,202	75,695	105,470	255,649			185,113	886,565
NONCURRENT ASSETS								
Mortgage receivable	1,371,694	232,784	269,767	1,885,348	1,419,715	500,083	953,557	383,118
Restricted cash								
Restricted Investments								
Capital assets, net of depreciation	24,889,023	7,578,605	5,418,030	11,992,174	36,216,472	25,778,301	13,975,391	6,151,227
Other assets	66,945	7,336	29,125	191,954	694,232	435,545	47,443	-
Total noncurrent assets	26,327,662	7,818,725	5,716,922	14,069,476	38,330,419	26,713,929	14,976,391	6,534,345
TOTAL ASSETS	26,571,864	7,894,420	5,822,392	14,325,125	38,744,376	27,345,190	15,161,504	7,420,910
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	25,553	46,455	16,106	29,465	152,332	80,514	46,237	169,645
Accrued Liabilities	155,627	4,350	30,285	196,751	78,154	22,660	31,632	116,294
Current portion of long-term debt					1,650,000	1,545,000		
Due to other government agencies								
Due to other funds								
Compensated absences								
Trust and deposits	18,415	13,778	4,218	15,840	37,360	18,950	9,009	29,852
Unearned revenues and other current liabilities	179,889	1,557,199	213,084	255,112	41,939	143,986	275,585	141,771
Total current liabilities	379,484	1,621,782	263,693	497,168	1,959,785	1,811,110	362,463	457,562
NONCURRENT LIABILITIES								
Compensated absences								
Bonds, notes and loans payable	22,190,978	3,213,383	2,579,029	9,740,166	30,735,000	19,445,000	6,103,752	2,527,755
Other liabilities	212,617	1,138,368	1,247,199	2,691,915	295,363	167,971	2,049,274	574,472
Total noncurrent liabilities	22,403,595	4,351,751	3,826,228	12,432,081	31,030,363	19,612,971	8,153,026	3,102,227
TOTAL LIABILITIES	22,783,079	5,973,533	4,089,921	12,929,249	32,990,148	21,424,081	8,515,489	3,559,789
NET ASSETS:								
Invested in capital assets, net of related debt	2,698,045	4,365,222	2,839,000	2,252,008	3,831,472	4,788,301	7,871,640	3,623,472
Restricted								
Unrestricted	1,090,740	(2,444,335)	(1,106,529)	(856,132)	1,922,756	1,132,808	(1,225,625)	237,649
TOTAL NET ASSETS	3,788,785	1,920,887	1,732,471	1,395,876	5,754,228	5,921,109	6,646,015	3,861,121
TOTAL LIABILITIES AND NET ASSETS	26,571,864	7,894,420	5,822,392	14,325,125	38,744,376	27,345,190	15,161,504	7,420,910

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF NET ASSETS
MARCH 31, 2012

	Cambridge Plaza III	Neumann North	Uni-Penn Housing t/a MLK Plaza IV	Lucien E. Blackwell Homes Phase II	Germantown House	Lucien E. Blackwell Homes Phase III	Marshall Shepard	Ludlow Scattered
ASSETS								
Current Assets:								
Cash	65,349	3,840	69,294	317,561	234,002	62,346	19,882	31,259
Restricted cash	4,461	30,041	4,587	8,787	14,098	5,249	7,989	7,481
Investments	-	-	-	-	-	-	-	-
Receivables, net	115,605	191	155,993	47,448	195,548	98,768	193,853	47,878
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Other current assets	7,472	4,436	17,606	42,517	37,722	40,013	15,605	8,488
Total current assets	192,887	38,508	247,480	416,313	481,370	206,376	237,329	95,106
NONCURRENT ASSETS								
Mortgage receivable	477,652	324,008	348,114	811,321	1,121,702	255,332	714,903	841,804
Restricted cash	-	-	-	-	-	-	-	-
Restricted Investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	7,023,326	8,570,120	7,650,527	14,077,380	16,405,598	11,841,726	18,654,816	21,169,330
Other assets	34,763	-	31,973	59,903	71,754	105,906	451,276	61,421
Total noncurrent assets	7,535,741	8,894,128	8,030,614	14,948,604	17,599,054	12,202,964	19,820,995	22,072,555
TOTAL ASSETS	<u>7,728,628</u>	<u>8,932,636</u>	<u>8,278,094</u>	<u>15,364,917</u>	<u>18,080,424</u>	<u>12,409,340</u>	<u>20,058,324</u>	<u>22,167,661</u>
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	13,212	61,482	87	80,022	19,728	66,288	49,394	12,612
Accrued Liabilities	27,306	29,748	24,896	36,938	173,305	8,089	34,723	120,984
Current portion of long-term debt	-	19,053	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	4,123	31,791	3,960	6,930	13,510	4,653	7,821	7,859
Unearned revenues and other current liabilities	61,092	198,865	101,656	22,855	43,777	58,961	14,874	78,687
Total current liabilities	105,733	340,939	130,599	146,745	250,320	137,991	106,812	220,142
NONCURRENT LIABILITIES								
Compensated absences	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	3,041,325	4,306,620	3,351,430	4,201,075	8,187,912	2,944,341	14,395,705	11,545,499
Other liabilities	1,002,377	949,271	974,768	990,136	1,422,072	627,426	1,571,569	1,587,713
Total noncurrent liabilities	4,043,702	5,255,891	4,326,198	5,191,211	9,609,984	3,571,767	15,967,274	13,133,212
TOTAL LIABILITIES	<u>4,149,435</u>	<u>5,596,830</u>	<u>4,456,797</u>	<u>5,337,956</u>	<u>9,860,304</u>	<u>3,709,758</u>	<u>16,074,086</u>	<u>13,353,354</u>
NET ASSETS:								
Invested in capital assets, net of related debt	3,982,001	4,244,447	4,299,097	9,876,305	8,217,686	8,897,385	4,259,111	9,623,831
Restricted	-	-	-	-	-	-	-	-
Unrestricted	(402,808)	(908,641)	(477,800)	150,656	2,434	(197,803)	(274,873)	(809,524)
TOTAL NET ASSETS	<u>3,579,193</u>	<u>3,335,806</u>	<u>3,821,297</u>	<u>10,026,961</u>	<u>8,220,120</u>	<u>8,699,582</u>	<u>3,984,238</u>	<u>8,814,307</u>
TOTAL LIABILITIES AND NET ASSETS	<u>7,728,628</u>	<u>8,932,636</u>	<u>8,278,094</u>	<u>15,364,917</u>	<u>18,080,424</u>	<u>12,409,340</u>	<u>20,058,324</u>	<u>22,167,661</u>

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF NET ASSETS
MARCH 31, 2012

	Nellie Reynolds	St. Ignatious Senior Housing II	Warnock I	Warnock II	Spring Garden Housing II	Spring Garden Historic	Mantua I	Mantua II
ASSETS								
Current Assets:								
Cash	70,891	582,166	46,354	38,326	94,569	2,156	80,893	141,333
Restricted cash	6,338	26,665	4,951	4,456	-	33,370	4,950	5,049
Investments	-	-	-	-	-	-	-	-
Receivables, net	49,045	39,467	47,605	106,101	102,957	10,805	17,159	422
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Other current assets	66,068	3,548	23,786	8,380	-	10,057	6,624	14,645
Total current assets	192,342	651,846	122,696	157,263	197,526	56,388	109,626	161,449
NONCURRENT ASSETS								
Mortgage receivable	519,180	68,353	368,118	274,051	194,190	605,545	11,277	10,488,662
Restricted cash	-	-	-	-	-	-	-	-
Restricted Investments	16,632,841	7,248,252	16,407,085	14,439,054	16,548,399	2,531,706	16,553,077	15,150,552
Capital assets, net of depreciation	37,000	16,603	79,967	64,531	279,393	-	115,696	461,262
Other assets	17,189,021	7,333,208	16,855,170	14,777,636	17,021,982	3,137,251	16,680,050	26,100,476
Total noncurrent assets	17,381,363	7,985,054	16,977,866	14,934,899	17,219,508	3,193,639	16,789,676	26,261,925
TOTAL ASSETS								
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	3,373	94,808	41,448	36,681	-	24,405	34,371	9,239
Accrued liabilities	61,207	64,828	10,257	49,287	14,000	117,370	2,346	20,945
Current portion of long-term debt	-	-	-	-	41,700	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	6,138	25,401	5,049	4,356	-	33,670	4,950	5,049
Unearned revenues and other current liabilities	16,748	518,258	1,272,855	1,380,819	1,115,276	43,624	2,115,337	2,492,901
Total current liabilities	87,466	703,295	1,329,609	1,471,143	1,170,976	219,069	2,157,004	2,528,134
NONCURRENT LIABILITIES								
Compensated absences	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	2,848,291	1,150,000	7,842,724	7,254,139	8,846,175	-	14,994,663	24,072,619
Other liabilities	440,062	201,290	337,623	752,692	153,699	175,000	172,439	43,750
Total noncurrent liabilities	3,288,353	1,351,290	8,180,347	8,006,831	8,999,874	175,000	15,167,102	24,066,369
TOTAL LIABILITIES	3,375,819	2,054,585	9,509,956	9,477,974	10,170,850	394,069	17,324,106	26,594,503
NET ASSETS:								
Invested in capital assets, net of related debt	13,784,550	6,098,252	8,564,361	7,184,915	7,660,524	-	1,558,414	(8,872,067)
Restricted	-	-	-	-	-	-	-	-
Unrestricted	220,994	(167,783)	(1,096,451)	(1,727,990)	(611,866)	2,799,570	(2,092,844)	8,539,489
TOTAL NET ASSETS	14,005,544	5,930,469	7,467,910	5,456,925	7,048,658	2,799,570	(534,430)	(332,578)
TOTAL LIABILITIES AND NET ASSETS	17,381,363	7,985,054	16,977,866	14,934,899	17,219,508	3,193,639	16,789,676	26,261,925

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF NET ASSETS
MARCH 31, 2012

	Paschall I	Paschall II	Norris Apartments LP	TOTAL DISCRETE UNITS	Elimination Entries	TOTAL
ASSETS						
Current Assets:						
Cash	10	387,745	1,457,764	5,537,107		\$ 5,537,107
Restricted cash		-		565,422		565,422
Investments				-		-
Receivables, net	9,744	127		2,966,363	(102,957)	2,863,406
Due from other governments				-		-
Due from other funds				-		-
Other current assets				595,111		595,111
Total current assets	9,754	387,872	1,457,764	9,664,003	(102,957)	9,561,046
NONCURRENT ASSETS						
Mortgage receivable				-		-
Restricted cash		12,464,940	42,538	41,159,137		41,159,137
Restricted Investments				-		-
Capital assets, net of depreciation	18,903,638	18,723,592	13,919,765	508,792,977		508,792,977
Other assets	85,085	64,564		6,517,094	(2,706,207)	3,810,887
Total noncurrent assets	18,988,723	31,253,096	13,962,303	556,469,208	(2,706,207)	553,763,001
TOTAL ASSETS	18,998,477	31,640,968	15,420,067	566,133,211	(2,809,164)	563,324,047
LIABILITIES AND NET ASSETS						
Current liabilities:						
Accounts payable	44,182	505		1,740,150		1,740,150
Accrued Liabilities	10,085	15,561	2,580	2,246,917	60,000	2,186,917
Current portion of long-term debt				3,255,753		3,255,753
Due to other government agencies				-		-
Due to other funds				-		-
Compensated absences				-		-
Trust and deposits	2,970	99		567,192		567,192
Unearned revenues and other current liabilities	3,179,771	4,991,263	7,007,629	31,243,979	230,724	31,013,255
Total current liabilities	3,237,008	5,007,428	7,010,209	39,053,991	290,724	38,763,267
NONCURRENT LIABILITIES						
Compensated absences				-		-
Bonds, notes and loans payable	14,887,734	26,099,254	8,183,709	362,842,352		362,842,352
Other liabilities	142,385	159,554	25,639	32,524,672	175,000	32,349,672
Total noncurrent liabilities	15,030,119	26,258,808	8,209,348	395,367,024	175,000	395,192,024
TOTAL LIABILITIES	18,267,127	31,266,236	15,219,557	434,421,015	465,724	433,955,291
NET ASSETS:						
Invested in capital assets, net of related debt	4,015,904	(7,375,662)	5,736,056	142,694,872		142,694,872
Restricted				-		-
Unrestricted	(3,284,554)	7,750,394	(5,535,546)	(10,982,676)	2,343,440	(13,326,116)
TOTAL NET ASSETS	731,350	374,732	200,510	131,712,196	2,343,440	129,368,756
TOTAL LIABILITIES AND NET ASSETS	18,998,477	31,640,968	15,420,067	566,133,211	2,809,164	563,324,047

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS
YEAR ENDED MARCH 31, 2012

	Southwark Plaza	Raymond Rosen Assoc. t/a 8 Diamonds Townhouses	Spring Garden Housing I	Uni-Penn Housing Partnership I	Cambridge Plaza II	Ridge Avenue Housing	St. Anthony's Senior Residences	Suffolk Manor
Operating revenue:								
Total tenant revenue	686,939	382,140	289,514	140,678	96,258	333,486	174,790	442,932
Operating subsidies	1,522,800	492,616	277,290	158,760	310,040	437,400	117,374	956,756
Other income	116,879	13,278	529	6,774	5,726	37,351	-	1,024
Total operating revenue	<u>2,326,618</u>	<u>888,034</u>	<u>567,333</u>	<u>306,212</u>	<u>412,024</u>	<u>808,237</u>	<u>292,164</u>	<u>1,400,712</u>
Operating expenses:								
Administrative	714,714	232,392	165,097	114,046	107,581	236,226	108,163	251,983
Tenant services	97,270	57,713	62,778	547	-	27,944	45	-
Utilities	567,642	160,178	79,967	53,795	45,632	129,784	34,767	262,069
Maintenance	766,215	312,524	183,840	122,818	170,946	376,697	119,466	518,440
Protective services	80,187	405	-	-	-	(1,376)	-	118,144
General	251,867	91,580	98,886	43,789	68,655	121,012	44,169	198,643
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	1,457,139	920,012	340,641	215,930	261,741	691,478	247,156	593,187
Total operating expenses	<u>3,935,034</u>	<u>1,774,804</u>	<u>931,209</u>	<u>550,925</u>	<u>654,555</u>	<u>1,581,765</u>	<u>553,766</u>	<u>1,942,466</u>
Operating income (loss)	<u>(1,608,416)</u>	<u>(886,770)</u>	<u>(363,876)</u>	<u>(244,713)</u>	<u>(242,531)</u>	<u>(773,528)</u>	<u>(261,602)</u>	<u>(541,754)</u>
Nonoperating revenue and (expenses):								
Interest and investment earnings	-	2,509	216	-	89	4	860	346
Special items	4,211	-	-	-	-	-	-	-
Interest expense	-	79,845	518,839	155,570	187,919	18,369	14,616	500,292
Net nonoperating revenue and (expenses)	<u>4,211</u>	<u>(77,336)</u>	<u>(518,623)</u>	<u>(155,570)</u>	<u>(187,830)</u>	<u>(18,365)</u>	<u>(13,756)</u>	<u>(499,946)</u>
Income (loss) before capital contributions	<u>(1,604,205)</u>	<u>(964,106)</u>	<u>(882,499)</u>	<u>(400,283)</u>	<u>(430,361)</u>	<u>(791,893)</u>	<u>(275,358)</u>	<u>(1,041,700)</u>
Capital Contributions								
HUD Capital subsidies	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	-
Partner contributions	-	-	-	-	-	-	-	-
Change in Net Assets	<u>(1,604,205)</u>	<u>(964,106)</u>	<u>(882,499)</u>	<u>(400,283)</u>	<u>(430,361)</u>	<u>(791,893)</u>	<u>(275,358)</u>	<u>(1,041,700)</u>
Total net assets a beginning of year:								
As previously reported	1,196,202	(60,771)	(180,654)	2,201,086	2,916,262	(381,419)	2,005,927	5,755,312
Prior period adjustments	<u>1,196,202</u>	<u>(60,771)</u>	<u>(180,654)</u>	<u>2,201,086</u>	<u>2,916,262</u>	<u>(381,419)</u>	<u>2,005,927</u>	<u>5,755,312</u>
Total net assets at end of year	<u>(408,003)</u>	<u>(1,024,877)</u>	<u>(1,063,153)</u>	<u>1,800,803</u>	<u>2,485,901</u>	<u>(1,173,312)</u>	<u>1,730,569</u>	<u>4,713,612</u>

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS
YEAR ENDED MARCH 31, 2012

	Richard Allen Phase III	Uni-Penn Housing Partnership II	Cambridge Plaza I	Mt. Olivet	Tasker I	Tasker II	Mill Creek Phase I	St. Ignatius Senior Housing I
Operating revenue:								
Total tenant revenue	555,735	110,677	142,695	555,522	754,971	452,224	209,963	276,796
Operating subsidies	725,575	144,720	249,933	1,055,479	1,215,021	935,831	532,585	126,895
Other income	81,443	3,138	132	26,699	14,400	35,262	1,998	12,763
Total operating revenue	1,362,753	258,535	392,760	1,637,700	1,984,392	1,423,317	744,546	416,454
Operating expenses:								
Administrative	281,970	108,804	98,494	346,766	324,634	263,948	137,585	108,686
Tenant services	2,998	530	-	1,499	2,998	4,312	-	30,969
Utilities	178,477	67,219	31,992	375,408	438,614	183,817	71,534	119,035
Maintenance	604,727	122,840	163,868	483,345	707,155	667,289	325,855	124,052
Protective services	-	606	-	180,314	107,399	-	-	1,034
General	228,115	86,210	81,541	191,409	286,423	216,497	171,410	47,726
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	822,379	243,720	209,405	477,785	1,397,992	1,079,771	505,480	225,928
Total operating expenses	2,118,666	629,929	585,300	2,056,526	3,265,215	2,415,634	1,211,864	657,430
Operating income (loss)	(755,913)	(371,394)	(192,540)	(418,826)	(1,280,823)	(992,317)	(467,318)	(240,976)
Nonoperating revenue and (expenses):								
Interest and investment earnings	219	3,072	69	205	142	46	131	5,571
Special items	-	-	-	-	-	-	-	-
Interest expense	22,191	130,509	140,815	315,565	32,385	20,990	108,910	81,379
Net nonoperating revenue and (expenses)	(21,972)	(127,437)	(140,746)	(315,360)	(32,243)	(20,944)	(108,779)	(75,808)
Income (loss) before capital contributions	(777,885)	(498,831)	(333,286)	(734,186)	(1,313,066)	(1,013,261)	(576,097)	(316,784)
Capital Contributions								
HUD Capital subsidies	-	-	-	132,996	-	-	469,524	-
Other nonoperating contributions	-	-	-	132,996	-	-	469,524	-
Partner contributions	-	-	-	-	-	-	-	-
Change in Net Assets	(777,885)	(498,831)	(333,286)	(601,190)	(1,313,066)	(1,013,261)	(106,573)	(316,784)
Total net assets a beginning of year:								
As previously reported	4,566,670	2,419,718	2,065,757	1,997,066	7,067,294	6,934,370	6,752,588	4,177,905
Prior period adjustments	-	-	-	-	-	-	-	-
	4,566,670	2,419,718	2,065,757	1,997,066	7,067,294	6,934,370	6,752,588	4,177,905
Total net assets at end of year	3,788,785	1,920,887	1,732,471	1,395,876	5,754,228	5,921,109	6,646,015	3,861,121

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS
YEAR ENDED MARCH 31, 2012

	Cambridge Plaza III	Neumann North	Uni-Penn Housing t/a MLK Plaza IV	Lucien E. Blackwell Homes Phase II	Germantown House	Lucien E. Blackwell Homes Phase III	Marshall Shepard	Ludlow Scattered
Operating revenue:								
Total tenant revenue	103,907	239,882	123,490	266,637	509,387	124,592	179,168	199,596
Operating subsidies	332,170	217,080	397,408	385,886	692,848	399,771	565,668	324,493
Other income	15,034	157,126	593	-	9,449	23,606	255	-
Total operating revenue	451,111	614,088	521,491	652,523	1,211,684	547,969	745,091	524,089
Operating expenses:								
Administrative	118,818	131,505	92,260	110,300	185,573	111,746	158,958	67,376
Tenant services	-	23,367	1,499	-	-	-	1,499	-
Utilities	45,773	211,746	36,854	53,603	264,133	34,934	57,900	61,101
Maintenance	205,917	162,996	294,469	341,442	414,903	270,698	385,636	347,549
Protective services	-	-	-	-	129,329	-	-	-
General	62,453	45,707	77,251	110,515	158,473	108,308	128,602	88,911
Housing assistance programs	-	-	262,742	533,167	481,209	371,995	666,588	616,228
Depreciation and amortization	244,700	267,505	-	-	-	-	-	-
Total operating expenses	677,661	842,826	765,075	1,149,027	1,633,620	897,681	1,399,183	1,181,165
Operating income (loss)	(226,550)	(228,738)	(243,584)	(496,504)	(421,936)	(349,712)	(654,092)	(657,076)
Nonoperating revenue and (expenses):								
Interest and investment earnings	131	1,776	35	245	279	89	125	109
Special items	-	-	-	-	-	-	-	-
Interest expense	159,061	157,726	151,486	185,613	207,419	127,709	431,871	345,184
Net nonoperating revenue and (expenses)	(158,930)	(155,950)	(151,451)	(185,368)	(207,140)	(127,620)	(431,746)	(345,075)
Income (loss) before capital contributions	(385,480)	(384,688)	(395,035)	(681,872)	(629,076)	(477,332)	(1,085,838)	(1,002,151)
Capital Contributions								
HUD Capital subsidies	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	-
Partner contributions	-	-	-	-	-	-	-	-
Change in Net Assets	(385,480)	(384,688)	(395,035)	(681,872)	(629,076)	(477,332)	(1,085,838)	(1,002,151)
Total net assets a beginning of year:								
As previously reported	3,964,673	3,720,494	4,216,332	10,708,833	8,849,196	9,176,914	5,070,076	9,816,458
Prior period adjustments	-	-	-	-	-	-	-	-
Total net assets at end of year	3,579,193	3,335,806	3,821,297	10,026,961	8,220,120	8,699,582	3,984,238	8,814,307

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS
YEAR ENDED MARCH 31, 2012

	Nellie Reynolds	St. Ignatious Senior Housing II	Warnock I	Warnock II	Spring Garden Housing II	Spring Garden Historic	Mantua I	Mantua II
Operating revenue:								
Total tenant revenue	249,572	223,959	156,333	151,482	117,293	450,340	138,659	71,029
Operating subsidies	456,291	174,960	133,827	460,933	-	45,056	-	-
Other income	-	3,320	-	-	-	-	-	-
Total operating revenue	<u>705,863</u>	<u>402,239</u>	<u>290,160</u>	<u>612,415</u>	<u>117,293</u>	<u>495,396</u>	<u>138,659</u>	<u>71,029</u>
Operating expenses:								
Administrative	88,540	75,690	99,510	81,935	52,515	171,685	115,261	81,986
Tenant services	-	25,382	-	-	-	36,851	-	-
Utilities	160,446	49,825	33,938	135,215	-	63,324	780	-
Maintenance	169,913	79,326	70,765	139,767	-	89,370	1,723	-
Protective services	140,593	-	-	158,633	-	-	-	-
General	125,435	30,995	63,214	89,671	14,473	168,668	44,912	26,378
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	469,296	216,452	511,672	465,577	607,645	-	479,881	268,296
Total operating expenses	<u>1,154,223</u>	<u>477,670</u>	<u>779,099</u>	<u>1,070,798</u>	<u>674,633</u>	<u>529,898</u>	<u>642,557</u>	<u>376,660</u>
Operating income (loss)	<u>(448,360)</u>	<u>(75,431)</u>	<u>(488,939)</u>	<u>(458,383)</u>	<u>(557,340)</u>	<u>(34,502)</u>	<u>(503,898)</u>	<u>(305,631)</u>
Nonoperating revenue and (expenses):								
Interest and investment earnings	59	162	125	42	451	2,639	-	-
Special items	-	-	-	-	-	-	67,015	55,234
Interest expense	146,687	56,341	143,322	383,447	102,000	-	163,617	156,813
Net nonoperating revenue and (expenses)	<u>(146,628)</u>	<u>(56,179)</u>	<u>(143,197)</u>	<u>(383,405)</u>	<u>(101,549)</u>	<u>2,639</u>	<u>(230,632)</u>	<u>(212,047)</u>
Income (loss) before capital contributions	<u>(594,988)</u>	<u>(131,610)</u>	<u>(632,136)</u>	<u>(841,788)</u>	<u>(658,889)</u>	<u>(31,863)</u>	<u>(734,530)</u>	<u>(517,678)</u>
Capital Contributions								
HUD Capital subsidies	-	-	8,574,482	6,721,508	-	207,629	-	-
Other nonoperating contributions	-	-	8,574,482	6,721,508	-	207,629	-	-
Partner contributions	-	-	-	-	-	-	-	-
Change in Net Assets	<u>(594,988)</u>	<u>(131,610)</u>	<u>7,942,346</u>	<u>5,879,720</u>	<u>(658,889)</u>	<u>175,766</u>	<u>(734,530)</u>	<u>(517,678)</u>
Total net assets a beginning of year:								
As previously reported	14,600,532	6,062,079	(474,436)	(422,795)	7,707,547	2,623,804	200,100	185,100
Prior period adjustments	<u>14,600,532</u>	<u>6,062,079</u>	<u>(474,436)</u>	<u>(422,795)</u>	<u>7,707,547</u>	<u>2,623,804</u>	<u>200,100</u>	<u>185,100</u>
Total net assets at end of year	<u>14,005,544</u>	<u>5,930,469</u>	<u>7,467,910</u>	<u>5,456,925</u>	<u>7,048,658</u>	<u>2,799,570</u>	<u>(534,430)</u>	<u>(332,578)</u>

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS
YEAR ENDED MARCH 31, 2012

	Paschall I	Paschall II	Norris Apartments LP	TOTAL DISCRETE UNITS	ELIMINATION ENTRIES	TOTAL
Operating revenue:						
Total tenant revenue	6,774	28		8,917,448		8,917,448
Operating subsidies				13,845,466		13,845,466
Other income	-	-		566,779		566,779
Total operating revenue	6,774	28		23,329,693	-	23,329,693
Operating expenses:						
Administrative	19,933	5,476		5,370,156	(6,589)	5,363,567
Tenant services				378,201		378,201
Utilities				4,009,502		4,009,502
Maintenance				8,744,551		8,744,551
Protective services				915,268		915,268
General	32,046	7,252		3,611,196		3,611,196
Housing assistance programs				-		-
Depreciation and amortization	124,280	63,047		16,340,024		16,340,024
Total operating expenses	176,259	75,775		39,368,898	(6,589)	39,362,309
Operating income (loss)	(169,485)	(75,747)		(16,039,205)	6,589	(16,032,616)
Nonoperating revenue and (expenses):						
Interest and investment earnings				23,957	-	23,957
Special items	10,904	14,487		147,640		147,640
Interest expense	48,271	39,579		5,334,340		5,334,340
Net nonoperating revenue and (expenses)	(59,175)	(54,066)		(5,458,023)	-	(5,458,023)
Income (loss) before capital contributions	(228,660)	(129,813)		(21,497,228)	6,589	(21,490,639)
Capital Contributions						
HUD Capital subsidies				-		-
Other nonoperating contributions			200,510	16,306,669		16,306,669
Partner contributions	10	10	200,510	16,306,669	-	16,306,669
Change in Net Assets	(228,650)	(129,803)	200,510	(5,190,559)	6,589	(5,183,970)
Total net assets a beginning of year:						
As previously reported	960,000	504,535	-	136,902,755	(2,350,029)	134,552,726
Prior period adjustments	960,000	504,535	-	136,902,755	(2,350,029)	134,552,726
Total net assets at end of year	731,350	374,732	200,510	131,712,196	(2,343,440)	129,368,756

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF NET ASSETS – CITY OF PHILADELPHIA FORMAT
MARCH 31, 2012

ASSETS

Current assets:

Cash and cash equivalents	\$ 70,566,443
Restricted cash	1,655,203
Investments	104,068,628
Receivables	45,992,918
Other current assets	2,283,145

Total current assets	224,566,337
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Noncurrent assets:

Restricted cash and investments	56,576,079
Land, building and equipment - net of accumulated depreciation	1,193,332,547

Other assets	13,348,460
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Total noncurrent assets	1,263,257,086
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TOTAL ASSETS	\$1,487,823,423
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LIABILITIES

Current liabilities:

Accounts payable	\$ 18,126,826
Accrued liabilities	20,444,741
Current portion of long term debt	7,470,750
Due to other governments	256,500
Compensated absences	3,154,080
Trust for deposit liabilities	1,415,277
Deferred credits and other liabilities	40,812,345

Total current liabilities	91,680,519
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Noncurrent liabilities:

Long-term debt	92,116,793
Other long-term liabilities	49,279,407
Total long-term liabilities	141,396,200

TOTAL LIABILITIES	233,076,719
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NET ASSETS

Net investment in fixed assets	762,945,555
Restricted	12,609,315
Unrestricted	479,191,834
Total net assets	1,254,746,704

TOTAL LIABILITIES AND NET ASSETS	\$1,487,823,423
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PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF ACTIVITIES -CITY OF PHILADELPHIA FORMAT
YEAR ENDED MARCH 31, 2012

FUNCTIONS/PROGRAMS	EXPENSES	TENANT REVENUE	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS	NET REVENUE AND CHANGES IN NET ASSETS
Housing activities	\$405,029,8560	\$32,658,247	\$394,374,408	\$42,511,905	\$ 64,514,704
Changes in net assets:					
Net assets - beginning					1,190,232,000
Net assets - ending					\$1,254,746,704

SINGLE AUDIT SECTION

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED MARCH 31, 2012

<i>Federal Grant/Pass-Through Grantor/Program or Cluster Title</i>	Federal CFDA Number	Federal Expenditures
U.S. Department of Housing and Urban Development: Congregate Housing Services Program	14.170	\$ 98,190
Section 8 Project-Based Cluster		
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	1,862,851
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	<u>1,909,968</u>
		3,772,819
Moving to Work Demonstration Program		
Section 8 Housing Choice Vouchers	14.871	184,563,302
Public and Indian Housing	14.850	113,495,919
Public Housing Capital Fund	14.872	<u>71,695,206</u>
		369,754,427
Resident Opportunity and Supportive Services - Service Coordinators	14.870	588,267
Housing Voucher Cluster		
Section 8 Housing Choice Vouchers	14.871	8,510,436
Mainstream Vouchers	14.879	<u>290,040</u>
		8,800,476
Capital Fund Cluster		
ARRA-Public Housing Capital Fund Competitive	14.884	12,155,096
ARRA-Public Housing Capital Fund Stimulus (Formula)	14.885	<u>10,019,077</u>
		22,174,173
ARRA-Healthy Homes Demonstration Grants	14.908	346,979
U.S. Department of Agriculture: Summer Food Service Program for Children	10.559	127,547
U.S. Department of Health and Human Services: Child Care and Development Block Grant	93.575	<u>560,760</u>
		<u>\$406,223,638</u>

Notes:

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of PHA under programs of the federal government for the year ended March 31, 2012. Expenditures reported on the Schedule are reported on the accrual basis of accounting and are presented in accordance with the requirements of the Office of Management and Budget (OMB) Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Because the schedule presents only a selected portion of the operations of PHA, it is not intended to and does not present the financial position, changes in net assets or cash flows of PHA.

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS - CONTINUED
YEAR ENDED MARCH 31, 2012

Of the federal expenditures presented in the schedule, PHA provided federal awards to subrecipients as follows:

CFDA Number	Program Name	Subrecipient	Amount Provided
14.850	Public and Indian Housing	Cambridge Plaza L.P.	\$ 249,933
		Cambridge Plaza II, L.P.	310,040
		Cambridge III, L.P.	332,170
		Ridge Avenue Housing, L.P.	437,400
		Germantown House, L.P.	692,848
		Lucien E. Blackwell Homes Phase II, L.P.	385,886
		Lucien E. Blackwell Homes Phase III, L.P.	399,771
		Ludlow Scattered Sites Phase III, L.P.	324,493
		Marshall Shepard Village, L.P.	565,668
		Mill Creek Phase I, L.P.	532,585
		Mt. Olivet L.P.	1,055,479
		Nellie Reynolds Gardens, L.P.	456,291
		Neuman North L.P.	217,080
		Raymond Rosen Associates, L.P.	492,616
		Richard Allen Phase III, L.P.	725,575
		Southwark Plaza Limited Partnership	1,522,800
		Spring Garden Housing Limited Partnership	277,290
		Spring Garden Historic, L.P.	45,056
		St. Anthony's Senior Residencies Associates LP	117,374
		St. Ignatius Senior Housing I, L.P.	126,895
		St. Ignatius Senior Housing II, L.P.	174,960
		Suffolk Manor Opportunities, L.P.	956,756
		Tasker I, L.P.	1,215,021
		Tasker II, L.P.	935,831
		Uni-Penn Housing Partnerhsip I	158,760
		Uni-Penn Housing Partnership II	144,720
		Uni-Penn Housing Partnership IV	397,408
		Warnock Phase I, L.P.	133,827
		Warnock Phase II, L.P.	460,933
			\$13,845,466

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED MARCH 31, 2012

Section I – Summary of Auditor’s Results

Financial Statements

Type of auditors’ report issued: Unqualified

Internal control over financial reporting:

- Material weakness(es) identified? No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? None reported

Noncompliance material to financial statements noted? No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? No
- Significant deficiency(ies) identified that are not considered to be material weakness(es)? None reported

Type of auditor’s report issued on compliance for major programs: Unqualified

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133? Yes

Identification of major programs:

<u>CFDA Number</u>	<u>Program Title</u>
14.850	Public and Indian Housing
14.871	Section 8 Housing Choice Vouchers
14.872	Public Housing Capital Fund
14.881	Moving to Work Demonstration Program
14.884	ARRA Public Housing Capital Fund Competitive
14.885	ARRA Public Housing Capital Fund Stimulus (Formula)
14.908	ARRA Healthy Homes Demonstration Grants

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED MARCH 31, 2012

Section I – Summary of Auditor’s Results - Continued

Dollar threshold used to distinguish between type A and type B programs: \$3,000,000

Auditee qualified as low-risk auditee? No

Section II – Financial Statement Findings

None reported.

Section III – Federal Award Findings and Questioned Costs

Reference #2012-01

Federal Program

Public and Indian Housing – CFDA 14.850.

Criteria

The HUD Consolidated Audit Guide requires adequate supporting documentation for cash disbursements.

Condition and Context

Supporting documents for one employee out of 60 selected were not available for audit review of pay rate and other evidence of compliance with legal and organizational requirements.

Effect

PHA is accountable to HUD for ensuring procedures and processes are in place that are reasonable and necessary to achieve compliance with rules, regulations and other contract provisions of the Public and Indian Housing program.

Recommendation

Management should perform periodic electronic or manual backup of source data as protection from document loss.

Philadelphia Housing Authority Response:

The Authority is committed to the continued strengthening of its record management systems and will continue to perform periodic electronic backup of source data as a solution for the protection of document loss. PHA management has taken many steps to institute greater control over the administration of internal documents and data quality control throughout the agency. Throughout 2012, the Authority has also enhanced its Human Resource Department by hiring a new Director of Human Resources, increasing staff and strengthening filing requirements within the department.

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - Continued
YEAR ENDED MARCH 31, 2012

Section III – Federal Award Findings and Questioned Costs - Continued

Reference #2012-02

Criteria

OMB Circular A-133 Subpart (C) §.320 *Report Submission* states:

“The audit shall be completed and the data collection form....and reporting package.....shall be submitted within the earlier of 30 days after receipt of the auditor’s report(s), or nine months after the end of the audit period....”

Condition

PHA did not submit a reporting package to the Federal Audit Clearinghouse by the required due date.

Context

PHA has not complied with Federal filing requirements.

Effect

Because of the late submission of the audit reports, the reporting package was not available on a timely basis.

Recommendation

Philadelphia Housing Authority should develop procedures to ensure that future reporting packages are submitted to the Federal Audit Clearinghouse within the earlier of 30 days after receipt of the auditor’s report(s), or nine months after the end of the audit period.

Philadelphia Housing Authority Response:

In 2011, both the independent auditors and PHA were required to respond to multiple requests for information from outside agencies. The excessive requests inadvertently caused a delay in the receipt and filing of its financial reporting with the Federal Audit Clearinghouse. As a result, PHA has established a Standard Operating Procedure (SOP) to ensure that it submits its audited comprehensive annual financial report including the “Single Audit” reporting packages to the Federal Audit Clearinghouse within 30 days of receiving the Independent Auditor’s report or within nine months from the end of the audit period.

Additionally, and in cooperation with its independent auditors, PHA has established audit milestones, interim completion dates and final audit completion dates to enable filing with the Federal Data Clearinghouse in advance of the filing requirement.

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - Continued
YEAR ENDED MARCH 31, 2012

SECTION IV – Summary Schedule of Prior Audit Findings

Finding No. 2011-01

Condition

Several instances of missing documents were noted with respect to payroll expenditures and Declarations of Trust.

Recommendation

We recommend that management strengthen internal controls over compliance with program requirements, laws, regulations and other provisions of the Public and Indian Housing Program.

Status

The PHA Board passed a Development Policies and Principles Resolution (Resolution No. 11559) on September 28, 2012 to guide PHA's external development ventures. This Resolution also required that "promptly upon the acquisition of any property that has been purchased with funds from the U.S. Housing Act of 1937 (Act), PHA shall execute and deliver a declaration of trust (DOT), or such other document as may be approved by HUD, confirming and further evidencing, among other things, the covenant of PHA not to convey or encumber the property except as expressly authorized by HUD. PHA shall furnish HUD with appropriate evidence of such recording or filing. The requirement for PHA to maintain current DOTs against public housing property is ongoing for property that is developed, maintained, or assisted with funds from the U.S. Housing Act of 1937 and PHA shall closely monitor its public housing property for DOT compliance."

Finding No. 2011-02

Condition

PHA did not submit a reporting package to the Federal Audit Clearinghouse by the required due date.

Recommendation

We recommend that Philadelphia Housing Authority develop procedures to ensure that future reporting packages are submitted to the Federal Audit Clearinghouse within the earlier of 30 days after receipt of the auditor's report(s), or nine months after the end of the audit period.

Status

PHA has established a Standard Operating Procedure (SOP) to ensure that it submits its audited comprehensive annual financial report including the "Single Audit" reporting packages to the Federal Audit Clearinghouse within 30 days of receiving the Independent Auditor's report or within nine months from the fiscal year end.

As of August 31, 2012, DOTs have been placed on all PHA properties that were purchased with federal funds.

Report of Certified Public Accountants on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial
Statements Performed in Accordance with *Government Auditing Standards*

Board of Commissioners
Philadelphia Housing Authority
Philadelphia, Pennsylvania

We have audited the basic financial statements of Philadelphia Housing Authority (PHA) as of and for the year ended March 31, 2012, and have issued our report thereon dated December 19, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Other auditors audited the financial statements of certain component units, as described in our report on PHA's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control over Financial Reporting

Management of PHA is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered PHA's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of PHA's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the PHA's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether PHA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. Our tests did not include the component units whose audits were performed by other auditors. The results of our tests disclosed instances of noncompliance or to other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompany schedule of findings and questioned costs as items 2012-1 and 2012-2.

PHA's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. We did not audit PHA's response and, accordingly, we express no opinion on it.

This report is intended for the information and use of the Board of Commissioners, management, HUD, federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.


December 19, 2012

Report of Independent Certified Public Accountants
on Compliance with Requirements that Could Have a Direct and Material Effect on Each Major
Program and on Internal Control over Compliance in Accordance
With OMB Circular A-133

Board of Commissioners
Philadelphia Housing Authority
Philadelphia, Pennsylvania

HUD, Pennsylvania State Office
Office of Public Housing
Wanamaker Building
100 Penn Square East
Philadelphia, Pennsylvania 19107

Compliance

We have audited Philadelphia Housing Authority's (PHA) compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of PHA's major federal programs for the year ended March 31, 2012. PHA's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of PHA's management. Our responsibility is to express an opinion on PHA's compliance based on our audit. Other auditors audited the financial statements of certain component units, as described in our report on PHA's financial statements. This report does not include the results of the other auditors' testing of compliance and internal control over compliance that are reported on separately by those auditors.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about PHA's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on PHA's compliance with those requirements. Our tests did not include the component units whose audits were performed by other auditors.

In our opinion, PHA complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2012. However, the results of our auditing procedures disclosed instances of noncompliance with those requirements, which are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying schedule of findings and questioned costs as items 2012-1 and 2012-2.

Internal Control over Compliance

Management of PHA is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered PHA's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of PHA's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

PHA's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. We did not audit PHA's responses and accordingly, we express no opinion on the responses.

This report is intended for the information and use of the Board of Commissioners, management, HUD, federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink, reading "Sedner & Company LLC". The signature is written in a cursive, flowing style.

December 19, 2012

APPENDIX F

Sequestration Letters to Staff, Residents and Stakeholders



March 6, 2013

Dear PHA Staff:

This letter is intended to update you on the fiscal issues that the Philadelphia Housing Authority ("PHA") is facing as a result of sequestration of federal funding (the "Sequestration"). Sequestration is a term used to describe mandatory spending cuts in the federal budget. It is an automatic, across-the-board spending cut in the face of annual federal budget deficits. Sequestration began on March 1, 2013.

As you know, PHA relies on HUD for over 90 percent of its funding. The automatic budget reductions at the federal level will result in a loss of **\$42 million to PHA**. Even though PHA is in sound fiscal condition, this reduction in federal support will force us to maintain our current level with fewer resources and in some cases may result in cuts to PHA programs.

I want to ensure that each employee understands the immediate effects of the sequestration to PHA and the impact in the near future. While our goal is to avoid lay-offs, moving forward, we will take appropriate steps to cut costs, find savings, and seek alternative funding options in order to continue our mission of creating better communities and changing lives.

Therefore, the following changes will be implemented effective immediately:

- 1) Several contracts with vendors will be cancelled and work will be performed "in-house."
- 2) Furloughs (which are unpaid leave days).
- 3) Freeze all over time indefinitely unless the overtime is related to an emergency or relates to health and safety.
- 4) Suspend the 3 percent one-time bonus for non-represented employees, slated for April 1, 2013.
- 5) Hiring and wage freeze, except for critical positions.
- 6) Collect debt and rent more aggressively.
- 7) Aggressively attain or build other income-producing sites.
- 8) Concentrate efforts to sell scattered sites.
- 9) Suspend the issuance of new vouchers and cease new HCV leasing.

While this news may seem frightening or demoralizing please keep in mind the following:

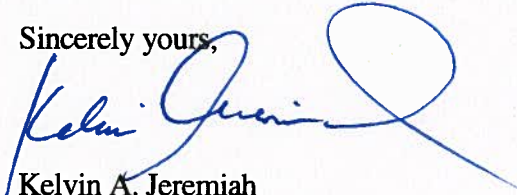
- First, although we are in good financial condition, sequestration cuts in future federal funding support to PHA is troubling, thus requiring that we act now to safeguard our future; and
- Second, our overarching goal is to continue helping our residents and advancing our mission. We can and will do this even in this predicament of drastic cuts and economic uncertainty.

I know that there are challenging times ahead, but I am confident that together, we will manage this storm without compromising services to our residents. The management and finance teams will continue to carefully track the budget and make regular changes in order to keep our finances in order.

Finally, I am asking for the help of all employees. If you have any ideas on cutting costs, saving money and/or increasing revenue, please email me at phanews@pha.phila.gov or place your idea in the suggestion boxes.

Thank you for all you do and especially for your commitment to PHA and those we serve.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Kelvin A. Jeremiah", with a large, stylized loop at the end.

Kelvin A. Jeremiah
Interim Executive Director/
Administrative Receiver



March 6, 2013

The Honorable Robert Brady
U.S. House of Representatives, District 1
102 Cannon House Office Building
Washington, DC 20515

Re: A Call to End Sequestration

Dear Congressman Brady:

Partisanship, politics and the breakdown of order in Congress has led to a deterioration of good governance in Washington and the most vulnerable in our society are paying the price.

On behalf of the more than 80,000 residents and 1,300 employees of the Philadelphia Housing Authority ("PHA"), I am writing to urge you to cease the sequester.

The sequester, coupled with the ill-advised offset against public housing authorities' operating reserves in 2012, an inadequate level of funding under the current Continuing Resolution, and long-term spending caps established by the 2011 Budget Control Act, threatens to cripple vital affordable housing programs.

Under sequestration, PHA will lose nearly **\$42 million** in funding. This loss will directly impact approximately 30,000 children, 10,000 seniors, and over 500 veterans that rely on programs such as public housing, Section 8, and VASH. Sequestration will accelerate and ultimately result in these populations being put at risk of homelessness.

Additionally, jobs stimulated by local housing and redevelopment activities will be lost and businesses that benefit from both partnerships with PHA and redevelopment activities will suffer. Further, construction projects that provide job are also threatened by sequestration cuts, and will undermine PHA's ability to build new affordable housing and provide maintenance support for our existing housing stock.

We are counting on you to return to regular order, achieve deficit reduction in a balanced fashion and, most importantly, pass a 2013 spending bill at levels previously agreed upon for FY 2013 to enable local housing and redevelopment agencies, like PHA, to continue to fulfill their mission to the public in a responsible manner.

Respectfully,

Kelvin A. Jeremiah
Interim Executive Director/Administrative Receiver



March 6, 2013

The Honorable Chaka Fattah
U.S. House of Representatives, District 2
2301 Rayburn House Office Building House Office Building
Washington, DC 20515

Re: A Call to End Sequestration

Dear Congressman Fattah:

Partisanship, politics and the breakdown of order in Congress has led to a deterioration of good governance in Washington and the most vulnerable in our society are paying the price.

On behalf of the more than 80,000 residents and 1,300 employees of the Philadelphia Housing Authority ("PHA"), I am writing to urge you to cease the sequester.

The sequester, coupled with the ill-advised offset against public housing authorities' operating reserves in 2012, an inadequate level of funding under the current Continuing Resolution, and long-term spending caps established by the 2011 Budget Control Act, threatens to cripple vital affordable housing programs.

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Respectfully,

Kelvin A. Jeremiah
Interim Executive Director/Administrative Receiver



March 6, 2013

The Honorable Allyson Schwartz
U.S. House of Representatives, District 13
330 Cannon House Office Building
Washington, DC 20515

Re: A Call to End Sequestration

Dear Congresswoman Schwartz:

Partisanship, politics and the breakdown of order in Congress has led to a deterioration of good governance in Washington and the most vulnerable in our society are paying the price.

On behalf of the more than 80,000 residents and 1,300 employees of the Philadelphia Housing Authority ("PHA"), I am writing to urge you to cease the sequester.

The sequester, coupled with the ill-advised offset against public housing authorities' operating reserves in 2012, an inadequate level of funding under the current Continuing Resolution, and long-term spending caps established by the 2011 Budget Control Act, threatens to cripple vital affordable housing programs.

Under sequestration, PHA will lose nearly **\$42 million** in funding. This loss will directly impact approximately 30,000 children, 10,000 seniors, and over 500 veterans that rely on programs such as public housing, Section 8, and VASH. Sequestration will accelerate and ultimately result in these populations being put at risk of homelessness.

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We are counting on you to return to regular order, achieve deficit reduction in a balanced fashion and, most importantly, pass a 2013 spending bill at levels previously agreed upon for FY 2013 to enable local housing and redevelopment agencies, like PHA, to continue to fulfill their mission to the public in a responsible manner.

Respectfully,

Kelvin A. Jeremiah
Interim Executive Director/Administrative Receiver



March 6, 2013

The Honorable Patrick Toomey
United States Senate
B40B Dirksen Senate Office Building
Washington, DC 20510

Re: A Call to End Sequestration

Dear Senator Toomey:

Partisanship, politics and the breakdown of order in Congress has led to a deterioration of good governance in Washington and the most vulnerable in our society are paying the price.

On behalf of the more than 80,000 residents and 1,300 employees of the Philadelphia Housing Authority ("PHA"), I am writing to urge you to cease the sequester.

The sequester, coupled with the ill-advised offset against public housing authorities' operating reserves in 2012, an inadequate level of funding under the current Continuing Resolution, and long-term spending caps established by the 2011 Budget Control Act, threatens to cripple vital affordable housing programs.

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We are counting on you to return to regular order, achieve deficit reduction in a balanced fashion and, most importantly, pass a 2013 spending bill at levels previously agreed upon for FY 2013 to enable local housing and redevelopment agencies, like PHA, to continue to fulfill their mission to the public in a responsible manner.

Respectfully,

Kelvin A. Jeremiah
Interim Executive Director/Administrative Receiver



March 6, 2013

The Honorable Robert Casey
United States Senate
393 Russell Senate Office Building
Washington, DC 20510

Re: A Call to End Sequestration

Dear Senator Casey:

Partisanship, politics and the breakdown of order in Congress has led to a deterioration of good governance in Washington and the most vulnerable in our society are paying the price.

On behalf of the more than 80,000 residents and 1,300 employees of the Philadelphia Housing Authority ("PHA"), I am writing to urge you to cease the sequester.

The sequester, coupled with the ill-advised offset against public housing authorities' operating reserves in 2012, an inadequate level of funding under the current Continuing Resolution, and long-term spending caps established by the 2011 Budget Control Act, threatens to cripple vital affordable housing programs.

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Additionally, jobs stimulated by local housing and redevelopment activities will be lost and businesses that benefit from both partnerships with PHA and redevelopment activities will suffer. Further, construction projects that provide job are also threatened by sequestration cuts, and will undermine PHA's ability to build new affordable housing and provide maintenance support for our existing housing stock.

We are counting on you to return to regular order, achieve deficit reduction in a balanced fashion and, most importantly, pass a 2013 spending bill at levels previously agreed upon for FY 2013 to enable local housing and redevelopment agencies, like PHA, to continue to fulfill their mission to the public in a responsible manner.

Respectfully,

Kelvin A. Jeremiah
Interim Executive Director/Administrative Receiver



March 7, 2013

Dear Residents:

The Philadelphia Housing Authority (PHA) receives more than 90 percent of its funding from HUD. Due to recent failed attempts in Congress to reach a budget deficit agreement, the **sequestration** of federal funding took effect on March 1, 2013. **This means PHA will lose \$42 million.**

Sequestration is a term used to describe mandatory spending cuts in the federal budget. This reduction in federal support will force us to maintain our current level of service with fewer resources and in some cases may result in cuts to PHA programs.

Our overarching goal is to continue the same level of services to you despite the financial deficiencies. However, critical action must happen now to safeguard our future. I want to ensure each resident understands the effects of the sequestration to PHA.

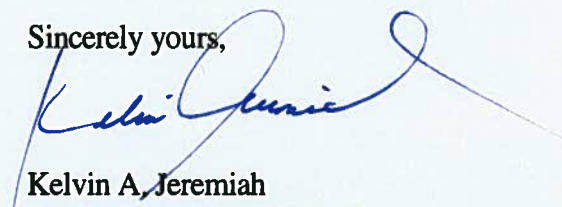
Effective immediately PHA will do the following:

- Collect rent more aggressively
- Suspend new leasing efforts
- Concentrate efforts to sell scattered sites
- Suspend the issuance of new vouchers
- Suspend housing anyone on the waiting list

I know that there are challenging times ahead, but I am confident that together, we will manage this storm without your services being compromised. PHA's management and finance teams will continue to carefully track the budget and make regular changes in order to keep our finances in order.

If you have any ideas on how PHA can cut costs, save money and/or increase revenue, please email me at phanews@pha.phila.gov or place your ideas in the suggestion boxes.

Sincerely yours,



Kelvin A. Jeremiah
Interim Executive Director/
Administrative Receiver



March 20, 2013

Mr. John Smith
1234 Maine Street
Philadelphia, PA 12345

Re: Sequestration and the Philadelphia Housing Authority

Dear HCV Landlord:

As you know, the Philadelphia Housing Authority (PHA) receives more than 90 percent of its funding from the United States Department of Housing and Urban Development (HUD). Due to recent attempts in Congress to reach a budget deficit agreement, the sequestration of federal funding took effect on March 1, 2013. Sequestration is a term used to describe mandatory, across-the-board, spending cuts in the federal budget.

Sequestration will result in a devastating \$42 million dollar loss to PHA. This reduction in federal support will force us to maintain our current level of service with considerably fewer resources. In some cases, this may result in cuts to PHA programs.

In order to reach our goal of continuing the current level of utilization in spite of the financial deficiencies, PHA will take immediate, critical action. Some actions may include suspending the issuance of new vouchers and delaying new rent increase requests.

I know that there are challenging times ahead, but I am confident that together, we will manage this storm without compromising services to our residents. The management and finance teams will continue to carefully track the budget and make regular changes in order to keep our finances in order.

If you have any ideas on how PHA can cut costs, save money and/or increase revenue, please email me at phanews@pha.phila.gov.

Sincerely yours,

Kelvin A. Jeremiah
President/CEO



March 21, 2013

Dr. Donald F. Schwarz, MPH
Deputy Mayor for Health and Opportunity and
Health Commissioner
1401 JFK Blvd, Room 600
Philadelphia, PA 19102

Re: Sequestration and the Philadelphia Housing Authority

Dear Dr. Schwarz:

As you know, the Philadelphia Housing Authority (PHA) receives more than 90 percent of its funding from the United States Department of Housing and Urban Development (HUD). Due to recent attempts in Congress to reach a budget deficit agreement, the sequestration of federal funding took effect on March 1, 2013. Sequestration is a term used to describe mandatory, across-the-board, spending cuts in the federal budget.

Sequestration will result in a devastating \$42 million dollar loss to PHA. This reduction in federal support will force us to maintain our current level of service with considerably fewer resources. This loss will directly impact approximately 30,000 children, 10,000 seniors, and over 500 veterans that rely on public housing and the Housing Choice Voucher Program (formerly known as Section 8).

The sequestration cuts in future federal funding support is troubling, thus requiring that we act now to safeguard the future of public housing in Philadelphia. Our overarching goal is to continue helping low-income Philadelphians and advancing our mission. We can and will do this even in these harrowing times of economic uncertainty.

We are counting on your patience and support during this time and request that you pass this information along to the City's referring agencies. If you or your partners have any ideas on how PHA can cut costs, save money and/or increase revenue, please email me at phanews@pha.phila.gov. Thank you for all you do and especially for your commitment to PHA and those we serve.

Sincerely yours,

Kelvin A. Jeremiah
President/CEO

| PHILADELPHIA HOUSING AUTHORITY ACT 130 REPORT



Philadelphia Housing Authority
Building Beyond Expectations

Kelvin A. Jeremiah
President and Chief Executive Officer

12 S. 23rd Street, Philadelphia, PA 19103
(215) 684-4174 F (215) 863-4163