

| PHILADELPHIA HOUSING AUTHORITY **ACT 130 REPORT** FOR FY 2014



Philadelphia Housing Authority

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EXECUTIVE SUMMARY

On July 5, 2012, Governor Tom 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 Philadelphia Housing Authority ("PHA") Board of Commissioners. The Act became law on September 3, 2012.

The key provisions of Act 130 affecting PHA include a restructuring of its 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 operation, administration, management, finances, legal affairs, housing production and development, and other related activities.

This report serves to comply with the reporting requirement of Act 130 of 2012, Section 24.1 and has been submitted to the Secretary of the Pennsylvania Department of Community and Economic Development, leadership in the General Assembly, the Mayor of the City of Philadelphia, and the President of the City Council.

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 increased housing options. Following this report is a copy of PHA's MTW FY14 Plan, which carefully considers the immediate and long-term needs for the agency.

This report also includes a copy of the completed HUD Recovery Plan and Transition Readiness Agreement, which allowed for PHA's successful return to local control in 2013. In addition to the aforementioned, this report provides short biographies of the Executive Team; information on FY2014 goals and objectives; a summary of PHA programs, operations, and planned development; as well as a financial summary and overview of legal affairs and program compliance.

PHA continues to work tirelessly to improve its internal operations by focusing on its core business operations, such as property management, maintenance, and resident services. By returning focus to the agency's key mission, PHA has been – and will continue to be – a good steward of public resources and will continue its efforts to be an accountable and transparent organization.

ABOUT THIS REPORT

On July 5, 2012, Governor Tom 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 Philadelphia Housing Authority (“PHA”) Board of Commissioners. The Act was implemented on September 3, 2012.

This Act 130 Report provides financial and summary performance information 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. The report allows readers to assess PHA’s performance relative to its mission, priority goals and objectives, and stewardship of public resources. The Act 130 Report is divided into five sections:

Section I – Operations, Administration, and Management. This section provides an overview of PHA’s FY 2014 results, and includes the following categories:

- BACKGROUND OF PHA
- STRATEGIC MANAGEMENT PRIORITIES
- ORGANIZATIONAL AND REPORTING STRUCTURE
- MOVING TO WORK DESIGNATION AND PLAN COMMENTS
- RECOVERY STATUS
- MAJOR PROGRAMS, ACTIVITIES AND AWARDS

Section II – Housing Production and Development. This section provides an overview of PHA’s FY 2014 construction projects, planning, and real estate investments.

Section III – Financial Summary. This section presents PHA’s consolidated financial statements and accompanying notes for FY 2014, the independent auditor’s report and Management comment on those financial statements.

Section IV – Overview of Legal Affairs. This section offers PHA’s commitment to provide practical and cost effective legal services necessary to support the authority for the benefit of our residents and our stakeholders.

Section V – Other Relevant Activities. This section comprises other required or important information such as the Office of Audit and Compliance’s (OAC) assessment of the department’s progress in the identification and prevention of corruption and protection of PHA assets.

Appendix This section includes copies of PHA audit reports, Transition Readiness Agreement, completed HUD Recovery Plan Progress Report, and the agency’s Moving to Work Year 13 Annual Plan and Year 12 Report.

PHILADELPHIA HOUSING AUTHORITY MISSION STATEMENT

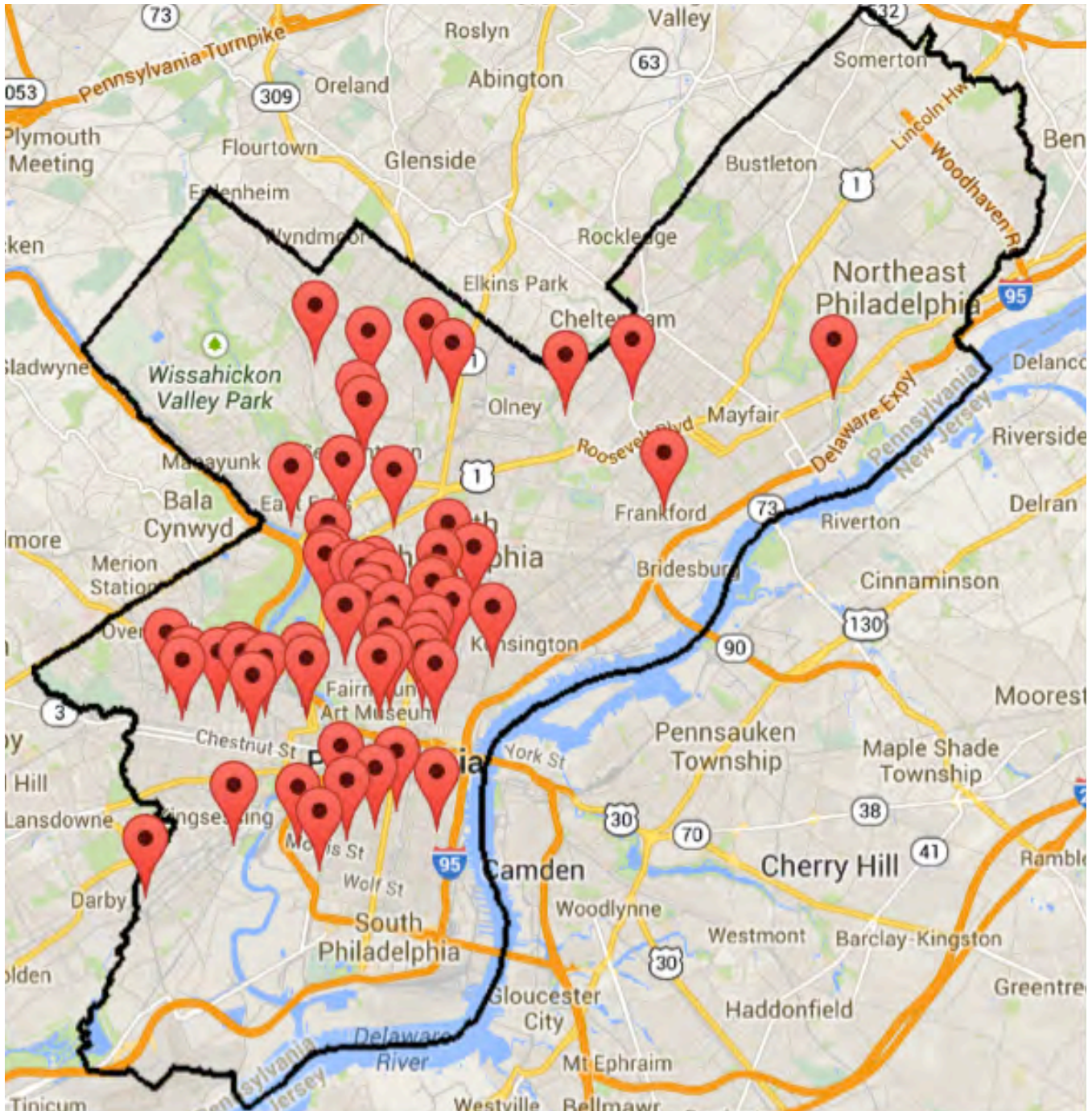
PHA’s mission is to provide quality housing for Philadelphia’s low and moderate income families by maintaining and improving its housing developments, achieving excellence in property management, providing opportunities for resident economic enhancement and social mobility, and by forming strategic partnerships with public, private, nonprofit and philanthropic organizations.

SECTION I - OPERATIONS, ADMINISTRATION, AND MANAGEMENT

BACKGROUND 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. Over 90% of PHA's annual budget of over \$363 Million comes from the U.S. Department of Housing and Urban Development (HUD). The majority of this budget has been used to transform communities throughout Philadelphia through its 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.

Below is a map of all of PHA's traditional affordable housing developments, including PHA conventional, PAPMC, and AME sites.



MANAGEMENT PRIORITIES AND INITIATIVES

PHA has sharpened its focus on improving performance in its core business operation areas, including property management, maintenance services and resident services. This PHA-centric model focuses on the “home front,” which emphasizes the need to strengthen people, property, and partnerships. Under the leadership of its President & CEO, PHA developed twelve interrelated priorities to guide PHA’s overall management strategy, improve management effectiveness, and to create a high-performing culture. These management priorities are:

1. Improve performance in core business operations
2. Assess, preserve and diversify PHA’s affordable housing portfolio
3. Implement a comprehensive scattered site repositioning strategy
4. Enhance resident safety and security
5. Implement resident and community-based approaches to services, training, and jobs
6. Expand public, private and philanthropic partnerships
7. Strategically allocate vouchers to support overarching housing strategy
8. Create a management business model that is data-driven and high performing
9. Enhance use of information technology (IT)
10. Monitor compliance and enhance internal controls
11. Rebrand PHA as a good neighbor, employer of choice and reliable partner
12. Enhance affiliate/subsidiary operations to support community revitalization

BOARD OF COMMISSIONERS PROFILES

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 consulting firm that provides professional services to corporations, non-profits, and governmental entities. As an entrepreneur, Ms. 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 Ms. 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 non-profit organization that provides support for educational endeavors and scholarships for people interested in careers in law, government, or social action. She is also chair of the Board of Directors of Youth Advocate Program Inc., an international youth service organization, and a member of the 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.

The 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 has 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.

Joan Markman, Esq. was the first-ever Chief Integrity Officer for the City of Philadelphia. She served 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.

EXECUTIVE TEAM PROFILES

In 2013, PHA implemented a reorganization of its corporate structure and adopted a private sector organizational model consistent with its MTW designation. The information below reflects the organizational structure of the departments and an overview of their missions.

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 the HUD-appointed Interim Executive Director and Administrative Receiver for nine months. Prior to that appointment, Mr. Jeremiah served as the agency's first-ever Director of the Office of Audit and Compliance.

Mr. Jeremiah is passionate about reducing spending and increasing efficiency at PHA. Some of his major initiatives include relaunching an improved Pre-Apprenticeship Training Program for residents and expanding the PHA Police Department for the first time in over a decade to address safety and security issues. 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 for 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 and an operating budget of over \$3.5 Billion.

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.

Michael Johns, Senior Executive Vice President – Capital Projects & Development

As PHA's Senior Executive Vice President, Mr. Johns oversees PHA's Capital Projects & Development Initiatives. A licensed architect and Philadelphia native, Mr. Johns also temporarily served as the Acting Chief Operating Officer. 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. In 2013, Mr. Johns was appointed by Mayor Michael Nutter to the City's first Civic Design Review Committee, which will advise the City Planning Commission as it reviews development proposals.

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 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 8 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.

Ms. Cheng was also Senior Management Specialist of the Strategic Planning Office. In that role, she 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.

Keith Daviston, Senior Executive Vice President – Finance & Chief Financial Officer

Mr. Daviston is responsible for overseeing the agency's general accounting, budget, treasury, accounts payable, accounts receivable, payroll, and the finances of PHA's nonprofit affiliate which manages tax credits.

Mr. Daviston comes to PHA from the Urban Affairs Coalition of Philadelphia where he served as Chief Financial Officer and Treasurer. Before that, he worked as CFO at the Tri-County Community Action Partnership in Bridgeton, NJ. He also has significant private sector experience with Bank of America, MBNA America, and J.C. Penney Corporation. Mr. Daviston is a Certified Public Accountant with a degree in accounting from Slippery Rock University. He is a retired Army National Guard Officer with the rank of Major.

Celeste Fields, Executive 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. She spearheaded the consolidation and reorganization of the department to ensure the effective and efficient delivery of services to both voucher holders and property owners participating in the program.

She recently served as Acting Executive Vice President – Finance and Chief Financial Officer, where she was responsible for overseeing the agency's general accounting, budget, treasury, accounts payable, accounts receivable and payroll. Ms. Fields has worked at PHA since 2000 and 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 Interactive Voice Response 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, Acting Executive Vice President – Housing Operations

Mr. Indala currently supervises all property management and maintenance activities for the authority. He oversees 800 maintenance and property management employees. He is responsible for the maintenance and upkeep of PHA's entire public housing portfolio, including all emergency and routine maintenance issues for over 13,000 units throughout Philadelphia, the rehabilitation and turnover of vacated units, management of service orders and rent collection.

Mr. Indala earned 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.

Janea Jordon, Executive Vice President – Audit and Compliance

As the Executive 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. She previously 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.

Martin LaMar, Senior Vice President – Policy, Research, and Enterprise Planning

Mr. LaMar leads PHA's 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.

Previously, he served as the Director of Policy Development and Regulatory Affairs at the Atlanta Housing Authority, where he cultivated and maintained relationships with governmental entities on behalf of the agency. He also served on Atlanta Mayor Kasim Reed's Regional Taskforce on Homelessness.

James Mitchell, Chief of Police and Public Safety

Chief Mitchell joined the Philadelphia Housing Authority Police Department in April 2012 as Deputy Chief of Public Safety and became Chief in February 2014. He oversees nearly 80 sworn officers who are charged with maintaining safety and security at PHA developments.

Prior to joining PHA, Chief Mitchell served as the Director of Recruitment for the HBCU STEM Fellowship Program and the Director of Retention for the Core Philly Scholarship Program. He served with the Philadelphia Police Department for nearly 20 years in patrol; as detective supervisor in the headquarters detective division; dignitary protection unit; and commanding officer of the Mayor's detail under former Philadelphia Mayor W. Wilson Goode.

Erik Solivàn, Executive Vice President – Community Operations and Resident Development

Mr. Solivàn leads PHA's Office of Community Operations and Resident Development (CORD). CORD's mission is to offer programs to residents that will provide them opportunities to achieve self-sufficiency. The department primarily focuses on education, job training, job placement, job retention, financial planning, and homeownership. Mr. Solivàn oversees youth programs, senior programs, community outreach, case management, community partner training programs, and PHA's revamped Pre-Apprenticeship Program.

Before coming to PHA in December 2012, Mr. Solivàn 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 public relations experience.

Ms. Tillman was the first in-house publicist for USA WEEKEND Magazine, the second largest magazine in the country. She has 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.

She is a graduate of Norfolk State University.

Dave Walsh, Acting Executive Vice President – Supply Chain Management

Mr. Walsh has worked at PHA since 2008. Currently, he oversees PHA's procurement, contract administration, and warehouse and facilities management operations. Before coming to PHA, Mr. Walsh was Senior Vice President of Purchasing and Operations at Computer Expressions, a Philadelphia manufacturer of computer accessories. He headed manufacturing, fulfillment, and IT at the company.

Prior to that, he was the Logistics Manager at Cardinal Health in Swedesboro, NJ, an \$8.1 Billion a year distributor of pharmaceuticals, where he was Lean/6 Sigma certified. Mr. Walsh began his career as an ordnance officer with the U.S. Army (92A, Commander) spending 6 years specializing in maintenance, supply, and purchasing and contracting. He has a B.A. in Fine Arts and Russian from Kutztown University and is an instrument rated pilot.



MOVING TO WORK

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

- Reduce cost and achieve greater cost effectiveness in federal expenditures;
- 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
- Increase housing choices for low-income families.

PHA was one of the first Housing Authorities to participate in the US Department of Housing and Urban Development (HUD) MTW demonstration. For 14 years, the authority thrived, largely due to the fiscal flexibility made possible by MTW. This flexibility allows PHA to depart from the one-size-fits all public housing rules and regulations to create programs that work best for the City of Philadelphia.

Through the MTW demonstration, PHA will continue to significantly transform its properties and programs, utilizing flexibility provided by the MTW Agreement in virtually every area of the Authority's operations. In an era of dwindling federal support for affordable housing, effective and innovative use of MTW flexibility is more critical than ever to the future of PHA and its residents.

PHA submitted its 14th Annual Plan for Fiscal Year 2015, which provides information on activities planned by the authority under the MTW program for PHA Fiscal Year 2015, i.e. the period from April 1, 2014 to March 31, 2015.

FISCAL YEAR 2014 GOALS AND OBJECTIVES

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

"6 in 5" Program – In 2012, PHA established an ambitious development initiative designed to create, acquire or preserve 6,000 affordable housing units over a five year period subject to funding availability. The "6 in 5" Initiative involves a range of strategies including PHA-developed projects that provide for redevelopment of obsolete properties; 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-profit agencies and local developers on new construction, acquisition and substantial rehabilitation projects. In FY 2014, PHA issued a Request for Proposals under the "6 in 5" program that generated proposals for over 1,000 units of affordable housing. In FY 2015, PHA and its partners plan to add 171 public housing units in the following developments: Queen Lane, Queen's Row, Markoe Street, IMPACT Veterans and New Courtland. Subject to funding availability, PHA also anticipates construction starts for major redevelopment projects at Blumberg, Norris Homes, and a newly acquired property on Gordon Street.

Ending Veteran Homelessness – Working with the City, HUD, and the Philadelphia Regional Office of the Department of Veterans Affairs, PHA is committed to eliminating homelessness among our nation's veterans. These activities include continuing to operate the Veterans Affairs Supportive Housing (VASH) program, assisting in the development of the veterans' housing project with Impact Services noted above, and participating in a HUD-VA sponsored 25-city pilot program designed to foster communication and create solutions to help end veterans street homelessness. As of March 2014, PHA has nearly 400 formerly-homeless veterans housed with VASH support.

Scattered Site Asset Repositioning Strategy – PHA will continue implementation of an asset repositioning strategy for the scattered site portfolio to promote neighborhood revitalization, generate revenue, and reduce operating expenses. In addition to planned dispositions and auctions of vacant and obsolete scattered site properties, PHA is working with partners to develop new small scale replacement housing projects that will help to strengthen and revitalize Philadelphia's neighborhoods. PHA is also determining the feasibility of converting a number of long-term vacant scattered site units under the Rental Assistance Demonstration (RAD) in order to dispose of the severely distressed units and preserve subsidy by developing replacement units. Finally, PHA is currently developing master plans for a number of specific neighborhoods in Philadelphia that are under tremendous market rate development pressure in order to create and preserve affordable housing and allow low and moderate-income households the opportunity to benefit from the access and amenities in these areas.

Rental Assistance Demonstration – In December 2013, PHA submitted an application to HUD for participation in the Rental Assistance Demonstration (RAD) Program. If the application is approved by HUD, PHA will raise approximately \$102 Million to address its capital and maintenance needs. PHA is evaluating the use of both MTW Block Grant funding and MTW programmatic flexibility as part of any future RAD conversion strategy.

PHA is exploring this alternative in light of the enormous capital needs (estimated at over \$1 Billion) backlog relative to available capital funding. RAD offers the potential to raise significant levels of private equity funding to rehabilitate and preserve PHA's existing housing stock. All decisions regarding RAD conversion will require approval by HUD and the PHA Board of Commissioners.

Public Safety Initiatives – PHA will continue efforts to strengthen and improve safety and security for residents and staff including operating mobile mini-stations, bike patrols, a Community Relations Team, and a Crime Suppression Team, as well as implementing automated security systems at PHA developments that allow for central control and monitoring. Using MTW Block Grant and other funding, PHA has adopted a community-policing model that links its policing activities to the broader framework provided by the City's Police Department and works 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 for Everyone (SAFE) Program. PHA is also actively collaborating with the City and a consortium of local agencies to implement a comprehensive Youth Violence Prevention Strategic Plan.

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's program design incorporates appropriate incentives and disincentives, is evidence-based and is outcome-driven. A critical ongoing objective is for PHA to maximize and leverage its investments through innovative partnerships with State, City, and non-profit agencies, universities, and other social services organizations. Over the past year, PHA made dramatic progress in restructuring its self-sufficiency programs. This included the comprehensive restructuring and re-launch of the Pre-Apprenticeship Program, the creation of a new Section 3 Resident Job Bank and the establishment of a resident support non-profit organization called PhillySeeds, Inc.

In 2013, PhillySeeds awarded \$160,000 in scholarships to 36 residents under the new PHA Scholars Program. In FY 2015, PHA will build on this foundation. A new partnership with Philly Works and enhanced Community Partner programming is projected to generate 250 training and job placement slots in the coming year. PHA's plans also include full implementation of a new literacy initiative, a new after school program in partnership with Cheyney University, and expanded educational programming in partnership with Drexel University, Temple University and the Community College of Philadelphia.

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

Nursing Home Transition – PHA will continue to work with the Commonwealth to provide affordable housing opportunities for seniors and persons with disabilities, who are able to transition from nursing homes to home and community-based settings.

Asset Management – Utilizing MTW flexibility, PHA has established a Local Asset Management Plan as defined in Appendix A. In FY 2014, PHA began an internal review of its asset management strategies and approach, which may result in modifications to the current plan in FY 2015. The goal of this effort is to more closely align PHA's asset management to multi-family industry norms, with allowances for the unique features of PHA's organization and portfolio.

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

In addition to implementing MTW activities, PHA will implement other initiatives that do not specifically require MTW authority or Block Grant flexibility to administer. Highlights of PHA's planned Non-MTW activities include:

Reducing Homelessness Initiative – In addition to working to end veterans homelessness, PHA will continue to actively collaborate with the City and local nonprofit agencies on a series of initiatives to reduce and help prevent homelessness. Under the Blueprint to End Homelessness program, PHA plans to continue to provide up to 500 housing opportunities to the City Office of Supportive Housing for homeless individuals and families leaving transitional housing and similar programs.

HCV Mobility Pilot Program – With funding from a new HUD grant, PHA has recently commenced 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 are provided with a broad range of supportive services, housing counseling, and other efforts to promote the successful transition to higher opportunity areas.

Improving Access to PHA Programs and Services – PHA will expand its efforts to ensure open access to PHA programs to non-English speakers. Implementation of the Board approved Language Access Plan will continue including the

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

Sustainability Policy – PHA has recently been awarded a Full Green Organizational Accreditation from HUD and the Sustainable Performance Institute in recognition of its comprehensive approach to sustainability and green building and management practices. PHA has also joined HUD and the Department of Energy's Better Buildings Challenge initiative. Under this initiative, PHA has committed to reducing the energy intensity of its entire portfolio by 20% over a ten year period. Over the next year, PHA will continue its comprehensive efforts to promote sustainability, including implementation of its recently adopted Green Action Plan and Green Operations and Maintenance Manual. In addition, PHA commits to exploring initiatives that will educate and encourage PHA residents to conserve resources and take steps to use energy efficiently.

Non-Smoking Initiative – To promote staff and resident health and wellness, PHA will explore implementation of a no smoking policy for all public housing, which policy shall be presented to the Board for approval. PHA will continue to work with partners, including the City's Department of Public Health and Drexel University, in this initiative. PHA will continue to work with resident leadership to obtain input and develop an effective implementation and resident communications strategy.

Office of General Counsel Initiatives – Restructuring and staffing of the Office of General Counsel (OGC) was a key element of the PHA recovery effort. In FY 2015, OGC will continue to direct and respond to all PHA legal matters, ensuring careful oversight and control of expenditures on outside legal counsel. Among many other initiatives, OGC will support the newly constituted PHA Board of Commissioners in refining by-laws, improving meeting practices and procedures and other governance matters. OGC also works closely with PHA's Operations department in ongoing efforts to enhance lease enforcement; provide support to PHA's extensive development initiatives including the evaluation and processing of RAD conversion applications; and assist in improving PHA's risk mitigation strategies.

Supply Chain Initiatives – Supply Chain plans to implement improvement efforts in FY 2015, including activities to expand supplier outreach; increase involvement of MBE/WBE entities as PHA vendors; reduce processing times for invoice approvals and vendor solicitations; and strengthen the vendor evaluation process. A goal of improving scheduling efficiency and reducing PHA's vehicle fleet size has also been established for FY 2015. A new Investment Recovery Program will be developed to maximize the value of surplus or obsolete assets through online auctions and other revenue generating activities.

Automation Initiatives – Other efforts to improve customer service and streamline PHA's operations will continue in FY 2015. Planned efforts led by PHA's Information Systems Management division include: improvements to the Interactive Voice Response system so that residents, vendors, and the general public can easily navigate PHA's system and obtain helpful automated information including updated housing waitlist status; development of a Human Resources Case Management system; improvements to the Housing Choice Voucher Program web portal; development of a new automated Employee Performance Evaluation system, creation of a paperless invoice system, and upgrades to core business software, network systems, and computer hardware.

PHA will periodically review and revise ongoing initiatives as needed in response to current conditions and priorities and to take advantage of new/emerging opportunities.

RECOVERY STATUS

In June 2011, PHA, HUD, and the Mayor of the City of Philadelphia entered into a Cooperative Endeavor Agreement that required the appointment of an Administrative Receiver to prepare and implement a recovery plan to address the deficiencies in PHA's operations and governance, including tasks to be completed to prepare for return to local control.

In April 2013, HUD Assistant Secretary Sandra B. Henriquez presented a declaration to the City releasing PHA from federal control. Below are the key accomplishments of the PHA Recovery Plan that led to the agency's successful return to local control.

PHA has:

- Implemented stricter internal controls
- Reorganized its management structure and revised its bylaws
- Created a robust Office of Audit and Compliance
- Established a fully-functional Human Resources Department
- Trained all employees on the rules of engagement, including, but not limited to, standards of ethical conduct, Equal Employment Opportunity (EEO), and anti-fraud policies
- Sufficiently staffed the Office of General Counsel with highly-skilled attorneys who are capable of performing functions that were previously outsourced
- Welcomed a nine member Board of Commissioners, with a wide range of experiences in the community that will govern the authority in a thoughtful and highly ethical manner
- Established stronger relationships with City, State, and Federal partners

HOUSING OPERATIONS AND MANAGEMENT

Public Housing Operations

Public housing was established to provide decent, safe, and affordable rental housing for eligible low-income families, the elderly, and persons with disabilities. Our community and residents depend on PHA to deliver quality property management. As of February 2014, PHA is serving over 13,000 occupied households with management and maintenance services aimed to private-sector standards with constant improvement as a goal.

Public housing comes in all sizes and types. PHA owns and operates over 14,000 units and offers a variety of housing to applicants so they can choose the type that best fits their family's needs.

- PHA's Public Housing rental portfolio is separated into two categories: PHA-owned properties and PAPMC/Tax Credit Properties. PHA-owned sites include conventional developments and scattered-site properties.
- PAPMC or the Philadelphia Asset & Property Management Corporation is a private service affiliate that manages all Low Income Housing Tax Credit (LIHTC) properties. It is a nonprofit, management entity that is separate from PHA.
- PHA is also affiliated with Alternately Managed Entities (AMEs) which provide privately managed public housing opportunities. These developments manage their own waitlist.

57 developments spread
across Philadelphia with
over 14,000 units

Average income of
\$10,645

Average rent \$267

58% of public housing
households are single
parent families

41% of the Public
Housing residents are
under the age of 18

20% of public housing
residents are 55 or older

Housing Choice Voucher Program

PHA operates one of the country's largest Housing Choice Voucher (HCV) programs, which last year served more than 17,000 households. In contrast to the PHA-owned housing programs, the HCV program allows PHA to enter into contracts with private property owners so that rents are affordable to low-income households. In these efforts, PHA collaborates with a broad range of developers and government agencies to use HCV resources to accelerate and support neighborhood revitalization.

The program is designed to achieve the following goals:

- Provide improved living conditions for low-income families while maintaining rent payments at an affordable level
- Promote freedom of housing choice and integrate lower-income and minority families into mainstream society
- Provide an incentive to private owners to rent to lower-income families by offering timely assistance payments, a pool of families to select from, and regular inspections to ensure upkeep of the property.

**Average Median Income
of \$10,061**

**Average Tenant Portion
of rent \$288**

**Nearly 4,700 Private
Landlords participate in
the program**

**60% of HCV households
are single parent
families**

**42% of HCV residents
are under the age of 18**

**14% of HCV residents
are 55 and older**

Community Operations and Resident Development (CORD)

The mission of the Community Operations and Resident Development (CORD) Department is to empower individuals, strengthen families, and improve communities by providing a menu of evidence-based programs and services. The department is responsible for providing job training and education services to help residents achieve resident self-sufficiency, connecting job training with employment opportunities, promoting independent living and healthy lifestyles, and increasing resident participation and representation.

During the reporting period, PHA continued to deliver programming options and partnerships with the goal of expanding its adult, youth and senior social service programs through direct investments, partnerships and leveraging opportunities. Below is a listing of current social services to residents:

Youth Enrichment Services:

- **Boys and Girls Club of Philadelphia (B&GCP):** In partnership with PHA, the Boys and Girls Club of Philadelphia is providing a safe place to learn and grow; ongoing relationships with caring, adult professionals; life-enhancing programs and character development experiences. During the reporting period, B&GCP entered into a new contract to provide after school programming for 150 Philadelphia Housing Authority resident youth focusing on academic tutoring, nutrition, health, dance and overall mentoring at the John F. Street Community Center, Wilson Park and Harrison Plaza.
- **Catch Inc.:** In partnership with PHA, Catch Inc. is under a contract to assist 30 PHA youth at Bartram Village with academic tutoring, nutrition, health and physical fitness.
- **DREAM Inc.:** In partnership with PHA, DREAM is under contract to provide 30 PHA youth with mentoring and academic tutoring at the Fairhill and West Park developments.
- **Education Works Inc.:** In partnership with PHA, Education Works is under contract to provide academic tutoring, nutrition, health and physical fitness to 150 youth at Johnson Homes, Raymond Rosen Manor, and Abbottsford Homes.
- **Philadelphia Youth Network, Inc.:** A nationally recognized leader in youth workforce development, the Philadelphia Youth Network (PYN) is a non-profit organization that serves as a catalyst for collective action by developing and delivering models that change systems and improve educational and economic outcomes for youth. Student Success Centers help youth design their post-secondary readiness plans and coordinate services within neighborhood high schools. In partnership with PYN, PHA provided over 80 summer jobs to youth residents.
- **PHA Internship Program:** PHA has committed to hiring 20 resident students for a 10 week internship this summer. Interns will be placed in the various departments throughout PHA.
- **PHA Scholars Program:** In 2013, 36 youth residents were awarded a total of \$160,000 in scholarships by PhillySeeds under the PHA Scholars Program. The scholarships are applicable to full-time enrollment in a two or four-year college, university, or trade/technical school. In FY 2015, PHA will build on this foundation and continue to promote and encourage excellence in academics amongst its youth residents.

Digital Literacy:

- PHA continued to serve the technology needs of its residents through the management of an expanding set of 17 computer labs and digital literacy classes.

Adult Education:

- PHA continued to pursue and enhance its partnerships with local universities to help provide more opportunities for public housing residents to achieve their GED and move onto college or receive post-secondary education. In addition, the "PHA Academy" provides direct adult basic education and GED classes; and PHA's partnerships with Cheyney University, Drexel University, Temple University, and the Community College of Philadelphia provide expanded opportunities for adults and youth to complete their GED and view college as a viable option.

Health Education:

- PHA continued to partner with local health organizations to improve access to resources, raise awareness of health issues, and expand classes and information sessions on diabetes, cancer, and nutrition. As part of those efforts, the agency executed a Memorandum of Understanding with the Philadelphia Health Management Corporation.
- PHA, in collaboration with partners such as Penn State University, Drexel University, Health Partners, Keystone First, and Health Federation; hosted workshops, health fairs, and other outreach programs in an effort to improve the access to quality health care services for underserved and vulnerable individuals and families. Approximately 2,227 residents participated in the events.

Job Training and Employment Programs:

- **Philadelphia Works Inc.:** PHA continued to identify partners and regional employers to increase job and self-sufficiency opportunities for residents including the execution of a Memorandum of Understanding with Philadelphia Works Inc., the local workforce investment board to provide extensive job readiness training for identified employers that will link job training with job placement.
- **Pre-Apprenticeship Program:** The PHA Pre-Apprenticeship Training Program (PATP) was reformed to provide resident training on property maintenance and guaranteed the successful graduates a job in the PHA Maintenance Department. During FY 2014, the program matriculated 45 graduates.
- **Section 3 Job Bank:** PHA improved the management and execution of the Section 3 Program to improve compliance and provide the vendor job opportunities to residents via the Section 3 Job Bank. To date, over 35 residents have been matched with job opportunities since the program began in October of 2013.
- **Resident Employees:** Under the direction of the President and CEO, PHA has committed to providing employment opportunities at the agency to PHA residents and HCV participants. To that end, PHA has set a goal of having residents comprise 25% of the workforce. To date, 123 of PHA's 1,410 employees are residents or 9%.

Resident Councils:

- PHA has executed 45 of 59 resident council elections during the reporting period, which will create an infrastructure to promote both the resident programs described above and communicate information about PHA policies and operations.

Senior Programs:

- PHA continues to provide affordable housing opportunities to seniors able to transition out of nursing homes back into a home and community-based setting. This program, coupled with Living Independently for Elders (LIFE), Older Adult Daily Living Centers, and Senior Centers co-located at various PHA senior developments, helps PHA's seniors remain healthy and active by offering much-needed healthcare and social services together with affordable housing.

SECTION II - HOUSING PRODUCTION AND DEVELOPMENT

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 resources with other resources such as Low Income Housing Tax Credits, private equity, state and local funding sources.

Utilization of MTW funding and programmatic flexibility remains a critical element in PHA's modernization and development efforts. Current major development initiatives include:

"6 in 5" Program

PHA has established an initiative designed to create, acquire or preserve 6,000 affordable housing units over a five year period, subject to funding availability. The "6 in 5" initiative involves a range of strategies including PHA-developed projects that provide for redevelopment of obsolete properties; 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-profit agencies and local developers on new construction, acquisition and substantial rehabilitation projects. In FY 2014, PHA issued a Request for Proposals under the "6 in 5" program that generated proposals for over 1000 units of affordable housing. In FY 2015, PHA and its partners plan to add 171 public housing units in the following developments: Queen Lane, Queen's Row, Markoe Street, IMPACT Veterans and New Courtland.

Choice Neighborhoods Initiative – Blumberg/Sharswood Revitalization

In November 2013, PHA was awarded a \$500,000 Choice Neighborhoods Planning Grant from HUD for the Blumberg/Sharswood community in North Philadelphia. PHA, along with public housing and community members, as well as a significant number of other partners, will develop a Transformation Plan for the neighborhood, to address four key components: Housing, People, Education and Neighborhood. In October 2013, PHA received a commitment of \$1.5 Million in Community Development Block Grant (CDBG) funding from the City of Philadelphia for the first phase of the project, which consists of 57 newly constructed units. This phase also received a significant boost in February 2014 by the award of 9% Low Income Housing Tax Credits from the Pennsylvania Housing Finance Agency. In March 2014, PHA is submitting a demolition and disposition application to HUD, which, if approved, would result in the demolition of portions of the existing Blumberg development.

Choice Neighborhoods Initiative - Norris Revitalization

In September 2013, PHA and the City of Philadelphia jointly submitted an application for a Choice Neighborhoods Initiative Implementation Grant for the revitalization of the Norris community. The application is one of 6 finalists and a final decision on award is expected May 2014.

Rental Assistance Demonstration

In December 2013, PHA submitted 36 applications under HUD's Rental Assistance Demonstration Program, which would permit PHA to access private capital to address its enormous capital needs (estimated at over \$1.5 Billion) backlog relative to available federal capital funding. RAD offers the potential to raise significant levels of private equity funding to rehabilitate and preserve PHA's existing housing stock.

Priority Development Projects**Reporting Period Ending March 31, 2014**

Project Name	# of Units	Start Date
Queen's Row - Market Rate	5	Sep 2013
Scattered Sites	142	Sep 2013

Future Development

Project Name	# of Units	Estimated Start Date
Queen's Row - ACC	24	Apr 2014
Oakdale Street	12	May 2014
Markoe Street Phase 3	6	Jul 2014
Strawberry Mansion	67	Aug 2014
Gordon Street	21	Aug 2014
Queen Lane	55	Nov 2014
Blumberg Phase 1	57	Dec 2014
1419 Allegheny Ave	40	2014
1010-1012 S 20th Street	4	2014
Norris Phase 1	100	2015
Norris Phase 2	47	2016
Blumberg Phase 2 - Rental	83	2015
Blumberg Phase 2 - HO	68	2015
Blumberg Phase 3 - Rental	60	2016
LEB Community Building	-	TBD

Third Party Development

Partner/Project Name	# of Units
Impact Services	26
New Courtland - Allegheny	60
Centennial Village	49
St. Francis Villa	40
4050 Apartments	20

SECTION III - FINANCIAL SUMMARY

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, 2014.

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, 2014 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 unmodified opinion that PHA's financial statements for the fiscal year ended March 31, 2014, are fairly presented in conformity with GAAP.

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, \$513.0 Million are unrestricted net assets, which includes \$346.8 Million of notes and mortgages receivable from PHA's discretely presented component units. The remaining unrestricted net assets of \$166.2 Million may be used to meet PHA's ongoing obligations to clients and creditors.
- PHA's total FYE 2013 net position decreased by less than \$.1 Million over FY ending 2012.
- PHA's total revenue for FYE 2013 was \$355.2 Million, \$21.9 Million more than total operating expenses (excluding depreciation).
- PHA's total liabilities of \$113.3 Million, as of March 31, 2013, decreased \$23.0 Million compared to total liabilities as of March 31, 2012.

GRANTS MANAGEMENT SUMMARY

The PHA's objective for grants driven programs and partnerships is to continue to cultivate supportive partnerships and secure resources to implement community services and strategic programs that support the core mission of the Authority, which will result in an improved quality of life for PHA residents and surrounding communities.

Capital Grants

Program	Award Amount	PHA Project	Funder	Award Date	Expiration Date
Choice Neighborhoods Planning	\$500,000	Sharswood/Blumberg	HUD	11/22/2013	01/21/2015
Redevelopment Assistance Capital Program (RACP)	\$2,000,000	Paschall	State	01/25/2011	-
Redevelopment Assistance Capital Program (RACP)	\$2,000,000	Mantua	State	07/21/2009	-

Program Grants

Active Grants	Award Amount	Program	Funder	Award Date	Expiration Date
2007 ROSS Family Homeownership	\$974,866	Homeownership	HUD	07/23/2008	07/22/2014
2008 ROSS Service Coordinators	\$718,000	Family self-sufficiency	HUD	07/02/2009	01/01/2014
2011 ROSS Family Service Coordinators	\$676,741	Family Self – Sufficiency	HUD	09/22/2011	07/01/2015
2012 ROSS Service Coordinator Grant - Partner: REDI	\$240,000	Family Self – Sufficiency	HUD	08/15/2012	08/14/2015
2013 HCV FSS Coordinators	\$339,195	Family Self – Sufficiency	HUD	01/01/2014	12/31/2014
2012 HCV FSS Coordinators	\$345,000	Family Self – Sufficiency	HUD	01/01/2013	12/31/2013
2012 Public Housing FSS Coordinator	\$69,000	Family Self – Sufficiency	HUD	09/25/2012	06/23/2014
2011 Shelter + Care Project HOME: 1523 Fairmount	\$42,624	Homeless Assistance	HUD	12/22/2012	12/21/2013
VASH – Veterans Assistance Supportive Housing	\$349,392	Veteran Services	HUD	07/28/2011	07/27/2014
CDC, Phila. Health Dept. Community Transformation Grant	\$505,020	“AIR” - PHA Smoke Free Public Housing	CDC	01/01/2012	12/31/2017
Congregate Housing Services Program	\$110,424	Senior Programs	HUD	10/11/2013	10/10/2014

SECTION IV - OFFICE OF GENERAL COUNSEL

PHA's Office of General Counsel (OGC) is responsible for ensuring that the Philadelphia Housing Authority receives the highest standard of legal representation. The department provides legal advice on a wide range of matters, including: interpreting HUD's rules and regulations, reporting to HUD, representing PHA in litigation, handling administrative hearings concerning both residents and employees, counseling other departments on corporate, real estate, and employment matters, managing outside counsel, and advising on ethics matters. The following are some highlights of PHA's legal affairs in Fiscal Year 2014.

Expenditures on Outside Counsel: As of December 31, 2013, the expenditures for outside counsel for the quarter were \$134,589 and for the three quarters of the current fiscal year were \$656,164. Most of that cost for outside counsel arose from three cases:

1. The cost of delivering data and other documents in response to subpoenas and other such information requests,
2. The cost of defense of the suit by Carl Greene which was paid during the current fiscal year, and
3. The final proceedings to settle the McDowell matter and the administration of the settlement fund.

OGC continues to monitor expenditures on outside counsel to ensure that funds are used efficiently and responsibly.

NOTEWORTHY LITIGATION

The McDowell Litigation: More than a decade ago, residents living in scattered site homes sued, claiming PHA was not properly calculating providing a sufficient the amount of utility allowance used to cover pay 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. However, by court order, PHA was not permitted to retroactively amend the utility allowance calculations and the residents' claims that their utility allowances were historically underpaid were sustained. 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 has established a fund in the amount of \$2.65 Million to pay residents who are part of the class-action lawsuit.

Philadelphia Gas Works Liens: An Intergovernmental Agreement between PHA and PGW was executed by both parties in August 2013. It is a three year Pilot Agreement where PHA would receive the funds being withheld from PHA as a result of liens imposed by PGW and PGW agrees not to further impose liens on PHA property, provided that PHA continues to assist PGW with providing access to PHA properties to shut-off gas utilities of non-paying customers and pays the portion of net utility allowance payments directly to PGW in an amount not less than \$650,000. PHA began making direct payments of net utility allowances to PGW in December 2013.

SECTION V - OTHER RELEVANT ACTIVITIES

IMPROVING PROGRAM COMPLIANCE, PERFORMANCE, AND ACCOUNTABILITY

In accordance with PHA's Board Resolution #11428, the Office of Audit and Compliance (OAC) was created in January 2011 and tasked with monitoring, evaluating and providing oversight to ensure regulatory and operating compliance of the Philadelphia Housing Authority. Following the creation of the OAC, the March 2012 PHA Board Resolution #11517 further codified OAC's independence, responsibility and authority to carry out these objectives. With reporting accountability to the PHA President & CEO, the PHA Board of Commissioners, and most importantly to the public, the three (3) divisions that comprise OAC – Internal Audit, Compliance and Investigations, are utilized in various ways to achieve its mission.

In addition to staffing the department, finding and setting up an office space, creating internal policies and procedures to guide responsibilities, establishing partnerships with external entities, connecting with internal departments, and working toward building a well performing internal team, the OAC worked diligently throughout its first official year of service to make strides toward advancing its stated objectives.

During this past fiscal year, the Internal Audit Department completed 18 audits. The Investigations Division substantiated 119 cases, holding employees, residents and vendors accountable for defrauding the authority. The Compliance division implemented process improvements within several areas throughout the authority, realizing savings in time and money for PHA. These statistics only represent a small part of how far OAC has come since its inception, but, our work has only just begun.

In its first year, OAC conducted several corruption prevention trainings to PHA employees, and under Mr. Jeremiah's leadership, published a Protocol for External Audits, an Employee Guide to Identify and Prevent Corruption, and an Anti-Corruption Guide for PHA's Contractors and Vendors. These documents serve as a reminder, that the new PHA will be doing business in a transparent, fair and ethical way.

OAC recognizes that the majority of PHA's employees, residents and contractors are honest and trustworthy, and believes that its responsibilities are critical to ensuring that PHA and those doing or seeking to do business with PHA act with the highest standards of integrity. OAC is dedicated to the principal that no PHA employee, regardless of rank or position is above the law, and that the strength of PHA is built on the solid character of the individuals who hold the public trust. However, we believe that public trust is both an individual and collective responsibility. With the ongoing support of PHA's Board of Commissioners, executive management, staff, residents and contractors, OAC will continue to work diligently to eradicate fraud, corruption and unethical conduct at PHA.

AWARDS AND RECOGNITION

In 2013, PHA again gained recognition for quality work from its industry peers.

Building One Pennsylvania – is a statewide network of local elected and civic leaders working to identify bi-partisan solutions to the often overlooked fiscal and social challenges of our diverse middle class communities. The board of Building One Pennsylvania chose PHA President and CEO Kelvin Jeremiah for special recognition because of his work in advancing the Southeastern Pennsylvania Housing Mobility Program, which will provide new housing opportunities for Housing Choice Voucher program participants through mobility counseling aimed at helping voucher-holders identify and select housing in communities with good schools and employment opportunities.

National Association of Housing and Redevelopment Officials (NAHRO) - NAHRO awarded PHA's Paschall Village in southwest Philadelphia with an "Outstanding Achievement Award." This green development features technology that lowers energy costs by a third and contributes to the city's plans to reduce its carbon footprint and improve storm water management.

The Apartment Association of Greater Philadelphia (AAGP) - Mantua Square, Plymouth Hall and Paschall Village were recognized for the "Best in Apartment Living Awards" from AAGP. These sites were honored in the Community Presentation category, and were graded by judges on outside curb appeal, landscaping, cleanliness, lighting, model apartment, signage, and in the leasing office. Mantua received honorable mention in this category. Plymouth finished in second place and Paschall finished third.

Plymouth Hall also received a second place trophy for maintenance excellence. Categories considered by the judges were the overall level of care for the community, including maintenance staff and maintenance shop, level of cleaning care and effectiveness of maintenance contractors.

The Pennsylvania Association of Housing Redevelopment Agencies (PAHRA) - recognized PHA's LEED Gold development, Norris Apartments, with a "Certificate of Achievement." The new Norris that replaced an aging high-rise meets requirements covering eight key areas of environment and human health, while cutting energy costs dramatically and reducing storm water runoff that is a source of pollution. The site is transit-oriented with an on-site park for residents and all building materials were local, recycled, or lumber certified by the Forest Stewardship Council, to reduce the carbon footprint and waste.

Norris also received a sustainable construction award from the Construction Management Association of America, Mid-Atlantic Chapter, and a "Best Green Building Project" of 2013 from the General Building Contractors Association Regional Chapter.

U.S. Department of Housing and Urban Development (HUD) - Awarded PHA with a green Organization Accreditation. The accreditation certifies PHA's commitment to adopt more environmentally friendly operational procedures, in addition to the implementation of the following green initiatives: improve indoor air quality, design a green operations and maintenance plan which will reduce PHA's greenhouse gas emissions, storm water runoff and water usage, educate the residents and staff with helpful hints about sustainability, and track energy and water consumption in order to identify possible savings.

APPENDIX A

MTW 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
SECOND REVISION SUBMITTED TO HUD
MAY 17, 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 Alternately 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 Contributions 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



Signature



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)

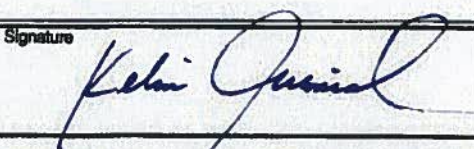
Name of Authorized Official

Kelvin A. Jeremiah

Title

Interim Executive Director

Signature



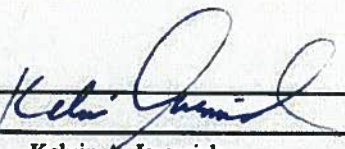
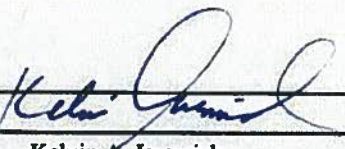
Date (mm/dd/yyyy)

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		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
HA-Wide											

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 - Sen	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

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	
023	Liddonfield Home	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 Home	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 Apartmen	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

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	
013	Wilson Park - Sen	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 - Sen	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

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									
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		
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									

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	
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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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
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
			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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											Comments
						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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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
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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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
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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											Comments
013	Wilson Park - Senior	701431	Comprehensive Unit Modernization	1460		Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
							543,164	543,954	543,954	543,954	
							950,847	950,774	950,774	950,774	
							292,241	292,241	292,241	292,241	
							39,580	39,580	39,580	39,580	
							180,774	179,314	179,314	179,314	
							336	336	336	336	
							167,453	167,434	167,434	167,434	
							0	0	0	0	
							270,044	270,044	270,044	270,044	

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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
030	Abbottsford Homes	701431	Comprehensive Unit Modernization	1460		Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
							4,654	4,654	4,654	4,654	
							375,346	374,706	374,706	374,706	
							142,113	142,113	142,113	142,113	
							35,855	35,189	35,189	35,189	
							5,014	14,850	14,850	14,850	
							234,732	234,122	234,122	234,122	
							39,158	39,158	39,158	39,158	
							0	0	0	0	
							675,818	675,818	675,818	675,818	

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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
050	Blumberg Apts	701431	Comprehensive Unit Modernization	1460		Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
							1,323,805	1,323,805	1,323,805	1,323,805	
							205,817	204,782	204,782	204,782	
							8,957	8,957	8,957	8,957	
							0	12,141	12,141	12,141	
							14,774	14,774	14,774	14,774	
							636	636	636	636	
							0	0	0	0	
							9,149	9,149	9,149	9,149	
							5,695	3,661	3,661	3,661	

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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		
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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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	
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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Capital Fund Program (CFP)											
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.

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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		
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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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:			Grant Type and Number									
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P00250108									
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)											
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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	
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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Capital Fund Program (CFP)											
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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	

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 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: 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	
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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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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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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PHA Name:		Grant Type and Number									
Philadelphia Housing Authority		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
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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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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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
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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											Comments
						Original	Revised	Revised 2	Obligated	Expended	
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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Capital Fund Program (CFP) Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109 <div>2009</div>								
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
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: 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	
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:		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
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		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
											Comments
						Original	Revised	Revised 2	Obligated	Expended	
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: 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		
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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						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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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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						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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						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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											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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						Original	Revised		Revised 2	Obligated	Expended	Comments	
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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PHA Name:			Grant Type and Number								
Philadelphia Housing Authority			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
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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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
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	
			<u>Scattered Sites Dwelling Unit Renovation</u>								

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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			Total Actual Cost		Status of Work
											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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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
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	
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		

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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
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	

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: PA26P00250109		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	06/13/2009	06/12/2011	06/13/2009	07/14/2013	

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 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	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: 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
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					

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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 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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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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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	
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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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
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	

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: PA26P00250110		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 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	4,380,426	4,302,588
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	1,833,119	911,030	579,161
8	1440 Site Acquisition	100,000	72,214	0	0
9	1450 Site Improvements	3,130,381	4,478,363	5,061,076	4,623,439
10	1460 Dwelling Structures	18,108,907	10,217,997	8,315,329	7,931,314
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Non-Dwelling Space	0	0	0	0
13	1475 Non-Dwelling Equipment	1,673,500	1,897,274	1,365,648	858,146
14	1485 Demolition	300,000	216,641	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	0	0	2,804,581	2,804,581
17	1495 Relocation	200,000	144,427	232,837	228,748
18	1499 Development Activities	0	98,175	116,975	109,711
19	1501 Collateralization 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)	58,252,465	45,456,896	44,205,139	42,454,925
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	Obligated	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	1406		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	2,858,342	2,858,342	
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	24,113	24,113	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	740,998	740,998	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	1408		4,390,000	3,170,173	4,380,426	4,302,588	
			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	503,896	319,611	
800800	Development	700187	Master Planning	1430		100,000	35,464	35,000	28,120	
024	Queen Lane Apartments	700187	Master Planning	1430		0	36,750	36,750	13,685	
800800	Development	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	500,000	107,589	0	0	Asbestos testing
001	Johnson Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	9,141	38,663	29,673	Asbestos testing
013	Wilson Park - Senior	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,000	371	371	Asbestos testing
015	Harrison Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,687	11,295	6,958	Asbestos testing
018	Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,442	2,895	1,464	Asbestos testing
020	Spring Garden Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	38,097	46,507	40,056	Asbestos testing
024	Queen Lane Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,082	1,803	721	Asbestos testing
029	Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	15,029	22,626	15,815	Asbestos testing
031	Bartram Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	10,454	18,789	8,771	Asbestos testing
032	Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,047	8,313	4,693	Asbestos testing
035	Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	44,163	46,786	36,839	Asbestos testing
039	West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	7,570	20,717	15,612	Asbestos testing
049	Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,687	7,963	5,844	Asbestos testing
901	Haddington	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,047	9,013	2,534	Asbestos testing
902	Mantua	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,387	9,352	2,513	Asbestos testing
903	Kingsessing	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,408	9,373	3,828	Asbestos testing
904	Germantown/Hunting Park	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,768	9,734	2,884	Asbestos testing
905	Fairhill Square	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	6,839	10,805	4,719	Asbestos testing
906	Francisville	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,091	11,655	6,551	Asbestos testing
907	Ludlow	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	7,920	11,908	6,871	Asbestos testing
908	Susquehanna	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	8,281	12,575	8,324	Asbestos testing
909	Strawberry Mansion	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	6,468	12,350	6,326	Asbestos testing
910	Oxford Jefferson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	6,442	11,893	6,378	Asbestos testing
			Total Professional Services Costs and Fees	1430		2,600,000	1,833,119	911,030	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	1440		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	78,641	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	5,000	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	10,000	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	8,000	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	5,000	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	4,000	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	4,000	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	3,000	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	3,000	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	4,000	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	5,000	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	5,000	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	4,000	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	5,000	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	3,000	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	5,000	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	5,000	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	3,000	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	3,000	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	3,000	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	10,000	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	3,000	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	73,971	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	3,000	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	5,000	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	5,000	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	7,245	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	6,664	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	36,083	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	48,218	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	17,668	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	Obligated	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	10,892	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	2,400	2,400	2,400	asphalt repair/replacement of driveways
029	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,260	1,230	1,230	asphalt repair/replacement of driveways
030	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	600	600	600	asphalt repair/replacement of driveways
032	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	53,000	25,553	1,800	1,800	asphalt repair/replacement of driveways
034	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,200	1,200	1,200	asphalt repair/replacement of driveways
039	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,200	1,200	1,200	asphalt repair/replacement of driveways
050	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	4,860	4,890	4,890	asphalt repair/replacement of driveways
055	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,200	1,200	1,200	asphalt repair/replacement of driveways
000	Development	701099	Concrete	1450	304 SF	0	239,738	240,530	221,377	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete	1450	304 SF	0	1,067,730	1,104,777	969,191	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Apartments	701099	Concrete	1450	304 SF	0	3,500	3,134	3,134	concreter repair/replacement of sidewalks, walkways and curbs
031	Bartram Village	701099	Concrete	1450	304 SF	0	1,415,730	1,415,378	1,322,459	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	64,381	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	1450		1,438,000	3,758,414	3,501,022	3,155,382	
			Scattered Sites Site Improvements							
901	Haddington	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	79,600	4,100	4,100	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	60,000	60,000	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	8,000	5,000	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	19,108	18,108	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	16,000	16,000	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	5,000	5,000	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	44,000	44,000	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	22,000	22,000	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	23,000	23,000	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	26,000	26,000	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	700881	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	0	0	183	183	The Scattered Sites Physical Needs Assessment Plan has not been completed.
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	20,000	181,564	181,564	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	13,085	152,426	152,426	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	37,248	122,139	122,139	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	11,139	67,656	67,656	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	23,464	69,834	69,834	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	31,410	81,817	81,817	The Scattered Sites Physical Needs Assessment Plan has not been completed.

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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	22,004	116,397	116,397	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	21,031	112,203	112,203	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	29,951	191,279	191,279	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	9,517	160,657	160,657	The Scattered Sites Physical Needs Assessment Plan has not been completed.
910	Oxford Jefferson	701418	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit	0	0	31,755	31,755	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
910	Oxford Jefferson	701426	Repair/Replace exterior Plumbing	1450	1 unit			198	198	Repair/Replace exterior Plumbing
903	Kingsessing	701409	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit			886	886	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
907	Ludlow	701414	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit			183	183	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
909	Strawberry Mansion	701417	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit			126	126	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
			Total Scattered Site Improvements	1450		1,692,381	719,949	1,560,054	1,468,057	
			Total Site Improvements	1450		3,130,381	4,478,363	5,061,076	4,623,439	
			PHA Wide Dwelling Structures							
000	Pha-Wide	700179	Environmental Hazard Abatement	1460	1 LS	0	2,469	2,557	2,557	Environmental Hazard Abatement
001	Johnson Homes	700179	Environmental Hazard Abatement	1460	1 LS	150,000	9,950	12,152	12,152	Environmental Hazard Abatement
003	Richard Allen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,773	1,773	Environmental Hazard Abatement
010	Raymond Rosen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	7,862	7,862	Environmental Hazard Abatement
013	Wilson Park - Senior	700179	Environmental Hazard Abatement	1460	1 LS	0	19,053	27,213	27,213	Environmental Hazard Abatement
014	Norris Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	705	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	947	947	Environmental Hazard Abatement
020	Spring Garden Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	10,850	57,365	57,365	Environmental Hazard Abatement
024	Queen Lane Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	2,440	2,484	2,484	Environmental Hazard Abatement
029	Hill Creek	700179	Environmental Hazard Abatement	1460	1 LS	0	10,867	14,538	14,538	Environmental Hazard Abatement
030	Abbottsford Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	2,649	2,649	Environmental Hazard Abatement
031	Bartram Village	700179	Environmental Hazard Abatement	1460	1 LS	0	10,285	14,564	14,564	Environmental Hazard Abatement
032	Oxford Village	700179	Environmental Hazard Abatement	1460	1 LS	0	1,940	5,773	5,773	Environmental Hazard Abatement
034	Whitehall Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	3,998	4,878	4,878	Environmental Hazard Abatement
035	Haddington Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	571,942	571,942	Environmental Hazard Abatement
039	West Park Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	1,814	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	4,042	4,848	4,848	Environmental Hazard Abatement
049	Morton Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	1,330	1,940	1,940	Environmental Hazard Abatement
050	Blumberg Apts	700179	Environmental Hazard Abatement	1460	1 LS	0	3,700	6,670	6,670	Environmental Hazard Abatement
051	Whitman Park	700179	Environmental Hazard Abatement	1460	1 LS	0	3,000	0	0	Environmental Hazard Abatement
054	Parkview Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	2,695	2,729	2,729	Environmental Hazard Abatement
055	Fairhill Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,676	1,676	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

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065	College View	700179	Environmental Hazard Abatement	1460	1 LS	0	8,492	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	1,756	4,679	4,679	Environmental Hazard Abatement
077	Bentley Hall	700179	Environmental Hazard Abatement	1460	1 LS	0	2,500	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	452	452	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	1,007	1,007	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
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
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	12,931	12,931	Environmental Hazard Abatement
902	Mantua	700179	Environmental Hazard Abatement	1460	1 LS	0	659	12,783	12,792	Environmental Hazard Abatement
903	Kingsessing	700179	Environmental Hazard Abatement	1460	1 LS	0	5,338	29,732	29,732	Environmental Hazard Abatement
904	Germantown/Hunting Park	700179	Environmental Hazard Abatement	1460	1 LS	0	2,017	15,157	15,157	Environmental Hazard Abatement
905	Fairhill Square	700179	Environmental Hazard Abatement	1460	1 LS	0	5,640	17,185	17,185	Environmental Hazard Abatement
906	Francisville	700179	Environmental Hazard Abatement	1460	1 LS	0	15,310	37,927	37,927	Environmental Hazard Abatement
907	Ludlow	700179	Environmental Hazard Abatement	1460	1 LS	0	13,386	27,982	27,982	Environmental Hazard Abatement
908	Susquehanna	700179	Environmental Hazard Abatement	1460	1 LS	0	8,515	24,487	24,487	Environmental Hazard Abatement
909	Strawberry Mansion	700179	Environmental Hazard Abatement	1460	1 LS	0	0	14,244	14,244	Environmental Hazard Abatement
910	Oxford Jefferson	700179	Environmental Hazard Abatement	1460	1 LS	0	0	12,446	12,446	Environmental Hazard Abatement
909	Strawberry Mansion	700181	Mold Remediation	1460		0	0	95,360	95,360	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	276,382	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	150,000	150,000	0	Replace overhead 8' cracked sanitary main boiler room
013	Wilson park	700878	Plumbing upgrades	1460	1 LS	40,000	14,992	0	0	Replace overhead 8' cracked sanitary main boiler room & 4 " gas main repair
029	Hill Creek	700878	Plumbing upgrades	1460	17 new	157,000	13,375	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	977	977	977	

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050	Blumberg	700878	Plumbing upgrades	1460	1 LS	120,000	24,210	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	3,551	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	
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.
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	672,522	438,402	5,913	5,405	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460		0	2,000	15,060	13,900	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460		0	5,000	4,109	4,047	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	1 LS	520,355	143,492	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	5,311	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	5,000	19,475	19,024	504 Unit Modification/Fair Housing
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460		0	1,500	3,801	3,756	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460		0	5,000	5,636	5,505	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460		0	5,000	30,502	29,683	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460		0	5,000	6,129	5,719	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460		0	30,000	12,203	12,135	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460		0	10,000	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	5,000	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	5,000	16,380	14,005	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit Modification/Fair Housing	1460		0	10,000	10,683	10,420	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460		0	5,000	60,424	58,000	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460		0	5,000	27,928	26,184	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460		0	10,000	119,774	114,917	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit Modification/Fair Housing	1460		0	5,000	20,406	16,811	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	32,850	95,768	90,093	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460		0	10,000	11,641	11,231	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460		0	10,000	2,560	2,188	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460		0	5,000	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

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001	Johnson Homes	701431	Rehab Program	1460		0	0	1,616	1,616	Brick pointing/repair
003	Richard Allen	701431	Rehab Program	1460		0	10,000	506	506	Brick pointing/repair
010	Raymond Rosen	701431	Rehab Program	1460		0	20,000	21,165	21,160	Brick pointing/repair
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	10,000	294	294	Brick pointing/repair
029	Hill Creek	701431	Rehab Program	1460	51 units	1,000,000	667,135	0	0	Replace electrical distribution system
031	Bartram Villiage	701431	Rehab Program	1460	15,000 SF	222,000	160,314	72,398	70,944	Brick pointing/repair & Repair Lentils
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	15,000	18,462	18,160	Scrape & paint lintels
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	116,986	116,986	0	0	Water Penetration Investigation
018	Arch Homes	701433	Repair exterior wall surfaces	1460	3,200 SF	26,502	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	7,500	5,416	0	0	Stucco and 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	39,449	0	0	Repair roof drainage
114	Gladys B Jacobs	701434	Roof Repair/Replacement	1460		0	1,100	1,324	1,258	
901	Haddington	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	21,356	21,280	Repair roof drainage
902	Mantua	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	22,898	22,898	Repair roof drainage
903	Kingsessing	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	11,230	11,230	Repair roof drainage
904	Germantown/Hunting Park	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	18,520	17,565	Repair roof drainage
905	Fairhill Square	701434	Roof Repair/Replacement	1460		0	1,000	1,884	1,429	
906	Francisville	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	3,223	3,223	Repair roof drainage
907	Ludlow	701434	Roof Repair/Replacement	1460		0	1,000	13,598	13,598	
908	Susquehanna	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	7,090	7,090	Repair roof drainage
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	16,034	16,034	Repair roof drainage
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	11,027	11,027	Repair roof drainage
			Total PHA-Wide Dwelling Unit Improvements			6,538,907	4,747,756	2,489,522	2,233,443	
			Scattered Sites Dwelling Unit Renovation							
901	Haddington	700453	Comprehensive Unit Rehabilitation	1460		0	0	217,843	217,843	
901	Haddington	700455	Comprehensive Unit Rehabilitation	1460	8 units	500,000	191,732	102,313	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	1,500,534	45,664	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	451,199	38,415	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.

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904	Germantown/Hunting Park	700455	Comprehensive Unit Rehabilitation	1460	14 units	1,000,000	451,199	33,983	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	340,639	26,404	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.
906	Francisville	700455	Comprehensive Unit Rehabilitation	1460	29 units	2,400,000	886,448	210,018	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	69,702	70,168	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	798,828	25,334	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	112,528	69,699	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	165,590	11,602	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	51,842	449,001	443,760	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	50,000	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.

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903	Kingsessing	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	433,945	429,614	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	50,000	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.
905	Fairhill Square	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	447,084	442,905	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	50,000	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	50,000	689,686	680,559	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	50,000	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	50,000	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	50,000	554,607	546,245	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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910	Oxford Jefferson	700467	Comp unit mod, SMART II	1460	1 LS	0	0	9,340	9,340	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	5,470,241	5,825,806	5,697,871	
			Total Dwelling Structures	1460		18,108,907	10,217,997	8,315,329	7,931,314	
			Non-Dwelling Structures							
			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
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	371,068	345,055	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	723,999	676,180	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.
076	Emlen Arms	701203	Maintenance Equipment	1475	1 LS	0	1,000	1,000	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.
908	Susquehanna	701203	Maintenance Equipment	1475	1 LS	0	721	721	721	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.
712	712 N 16th St	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	40,000	52,253	31,244	21,018	replace/repair equipment for adminstrative and field offices.

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015	Harrison Plaza	701204	Administrative and Field Office Furniture and Equipment	1475		0	900	875	875	replace/repair equipment for adminstrative and field offices.
029	Hill Creek	701204	Administrative and Field Office Furniture and Equipment	1475		0	402	402	402	replace/repair equipment for adminstrative and field offices.
050	Blumberg Apts	701204	Administrative and Field Office Furniture and Equipment	1475		0	468	468	468	replace/repair equipment for adminstrative and field offices.
133	Richard Allen IIIA	701204	Administrative and Field Office Furniture and Equipment	1475		0	17,571	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	13,120	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	859	0	0	Replace purge fan on AHU
			Total Non-Dwelling Equipment	1475		1,673,500	1,897,274	1,365,648	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	1485		300,000	216,641	0	0	
000	PHA Wide		MTW Activities	1492	1 LS	0	0	2,804,581	2,804,581	Administrative Salaries
			Total Demolition	1492		0	0	2,804,581	2,804,581	
401401	Housing Operations	700854	Relocation	1495	1 LS	200,000	0	0	0	Relocations as needed through out PHA.
001	Johnson Homes	700854	Relocation	1495		0	1,000	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	1,000	500	500	Relocations as needed through out PHA.
020	Spring Garden Apartments	700854	Relocation	1495		0	500	100	100	Relocations as needed through out PHA.
023	Liddonfield Homes	700854	Relocation	1495	1 LS	0	0	279	279	Relocations as needed through out PHA.
024	Queen Lane Apartments	700854	Relocation	1495		0	75,000	140,056	140,056	Relocations as needed through out PHA.
029	Hill Creek	700854	Relocation	1495		0	1,000	1,253	1,253	Relocations as needed through out PHA.
031	Bartram Village	700854	Relocation	1495		0	500	3,141	3,141	Relocations as needed through out PHA.
032	Oxford Village	700854	Relocation	1495		0	500	1,253	1,253	Relocations as needed through out PHA.
034	Whitehall Apartments	700854	Relocation	1495		0	1,000	845	845	Relocations as needed through out PHA.
035	Haddington Homes	700854	Relocation	1495		0	1,000	1,218	1,218	Relocations as needed through out PHA.
039	West Park Apartments	700854	Relocation	1495		0	500	2,208	845	Relocations as needed through out PHA.
050	Blumberg Apts	700854	Relocation	1495		0	500	6,361	6,361	Relocations as needed through out PHA.
054	Parkview Apartments	700854	Relocation	1495		0	427	2,698	2,698	Relocations as needed through out PHA.
055	Fairhill Apartments	700854	Relocation	1495		0	3,000	10,380	10,380	Relocations as needed through out PHA.
061	Paschall Apartments	700854	Relocation	1495		0	500	300	300	Relocations as needed through out PHA.
901	Haddington	700854	Relocation	1495		0	1,000	1,128	1,128	Relocations as needed through out PHA.
902	Mantua	700854	Relocation	1495		0	11,000	3,553	3,553	Relocations as needed through out PHA.
903	Kingsessing	700854	Relocation	1495		0	1,000	0	0	Relocations as needed through out PHA.
904	Germantown/Hunting Park	700854	Relocation	1495		0	10,000	2,370	1,007	Relocations as needed through out PHA.
905	Fairhill Square	700854	Relocation	1495		0	1,000	100	100	Relocations as needed through out PHA.
906	Francisville	700854	Relocation	1495		0	1,000	200	200	Relocations as needed through out PHA.
907	Ludlow	700854	Relocation	1495		0	1,000	928	928	Relocations as needed through out PHA.
908	Susquehanna	700854	Relocation	1495		0	5,000	7,787	7,787	Relocations as needed through out PHA.
909	Strawberry Mansion	700854	Relocation	1495		0	1,000	3,071	1,708	Relocations as needed through out PHA.
910	Oxford Jefferson	700854	Relocation	1495	1 LS	0	11,000	3,136	3,136	Relocations as needed through out PHA.
			Total Relocation	1495		200,000	144,427	232,837	228,748	
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	24,250	21,508	20,096	504 Unit Modification/Fair Housing
			Total Development	1499		0	98,175	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	1501		11,949,677	11,918,778	9,607,503	9,607,503	
			GRAND TOTAL			58,252,465	45,456,896	44,205,139	42,454,925	

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	1,148,052.00	0.00	0.00
10	1460 Dwelling Structures	10,560,559.00	8,374,058.99	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	0.00	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	39,071,980.00	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	0.00	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: 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
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
015	Harrison Plaza	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			
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							
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
003	Richard Allen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.

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
030	Abbottsford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
055	Fairhill Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
114	Gladys B Jacobs	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
902	Mantua	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
904	Germantown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.

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
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
909	Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
910	Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 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	168,033	0	0	
			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.

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
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	1,148,052			
			<u>PHA Wide Dwelling Structures</u>							
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.
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

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	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
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
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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: PA26P00250112 2012								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments
						Original	Revised Budget	Obilgated	Expended	
077	Bentley Hall	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	16,000	16,000			HVAC upgrades
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
055	Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
062	Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
076	Emlen Arms	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
077	Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
129	Cambridge Plaza II	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
137	Cambridge Plaza I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
145	Lucien E. Blackwell I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
147	Cambridge Plaza III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
901	Haddington	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	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

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
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
			Total PHA-Wide Dwelling Unit Improvements			6,705,772	6,339,899	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 shingles; 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 shingles; 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 shingles; 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	Comments
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 shingles; 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 shingles; 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 shingles; 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 shingles; 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.
908	Susquehanna	701434	Roof Repair/Replacement	1460	17 units	305,140	149,172			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; 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.
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	14 units	220,825	122,050			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; 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.
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	19 units	309,155	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; 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.
			Scattered Site Unit Renovation Total		235 units	3,854,787	2,034,160	0	0	
			Total Dwelling Structures	1460		10,560,559	8,374,059			
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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: 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			
			<u>Non-Dwelling Structures</u>	1470						
			Total Non-Dwelling Structures	1470		0	0			
			<u>Non-Dwelling Equipment</u>							
013	Wilson Park	700035	Equipment for Security Upgrades	1475	1 LS	106,580	63,198			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	266,450	266,450			The purchase of 200 replacement computers throughout PHA. Also includes server and network upgrades/replacements,
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 out PHA's sites and administrative offices.
			Total Non-Dwelling Equipment	1475		605,900	562,518	0	0	
901	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
902	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
903	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
904	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors

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
905	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
906	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
907	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
908	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
909	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
910	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition	1485		159,870	0	0	0	
401401	Housing Operations	700854	Relocation	1495	1 LS	146,000	146,000			Budgeted for emergengy relocations as needed through out PHA conventional and scattered sites.
			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	

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			
			GRAND TOTAL			45,599,611	39,071,980	0	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: 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	685,306.48	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)	38,798,089.24	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	0.00	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: 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
701701	Finance	701100	Operating Subsidy	1406		9,000,000				
			Total Operating Subsidy Cost	1406		9,000,000	0	0	0	
			Management Improvements							
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
			Total Management Improvement Cost	1408		685,306	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
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							

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			
			Total Site Acquisition Costs	1440		0	0	0	0	
			PHA- Wide Site Improvements							
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
003	Richard Allen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
030	Abbottsford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.

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
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
055	Fairhill Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
114	Gladys B Jacobs	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
902	Mantua	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
904	Germantown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
909	Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
910	Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.

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
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	
			Scattered Sites Site Improvements							
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.

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
908	Susquehanna	700992	Landscaping, Trimming	1450	24 units	71,868			
909	Strawberry Mansion	700992	Landscaping, Trimming	1450	20 units	58,801			
910	Oxford Jefferson	700992	Landscaping, Trimming	1450	27 units	78,402			
			Total Scattered Site Improvements		333 units	980,019	0	0	0
			Total Site Improvements	1450		1,367,052	0		
			PHA Wide Dwelling Structures						
001	Johnson Homes	700874	Combustion Upgrades	1460	1 LS	0	0		
050	Blumberg	700874	Combustion Upgrades	1460	1 LS	517,490			
001	Johnson Homes	700875	Electrical distribution systems	1460	420 LS	898,912			
015	Harrison Plaza	700875	Electrical distribution systems	1460	1 LS	338,142			
020	Spring Garden Apartments	700875	Electrical distribution systems	1460	1 LS	0	0		
013	Wilson Park	700875	Electrical distribution systems	1460	480 CY & 276 LF	100,600			
114	Gladys B Jacobs	700875	Electrical distribution systems	1460	1 LS	70,000			
065	Collegeview	700875	Electrical distribution systems	1460	1 LS	14,000			

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
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
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
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing

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	Obligated	Expended	Comments
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
055	Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
062	Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
076	Emlen Arms	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
077	Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
129	Cambridge Plaza II	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
137	Cambridge Plaza I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
145	Lucien E. Blackwell I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
147	Cambridge Plaza III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
901	Haddington	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	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
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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: 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
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
			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 shingles; 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 shingles; 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 shingles; 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 shingles; 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
905	Fairhill Square	701434	Roof Repair/Replacement	1460	4 units	27,122			
906	Francisville	701434	Roof Repair/Replacement	1460	31 units	189,855			
907	Ludlow	701434	Roof Repair/Replacement	1460	19 units	162,733			
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

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			
			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				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	266,450				The purchase of 200 replacement computers throughout PHA. Also includes server and network upgrades/replacements,
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	1 LS	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				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.
			Total Non-Dwelling Equipment	1475		562,518	0	0	0	
901	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
902	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
903	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
904	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors

Capital Fund Program (CFP)

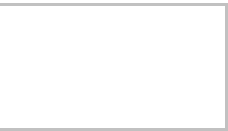
Part II: Supporting Pages

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
905	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
906	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
907	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
908	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
909	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
910	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition	1485		159,870	0	0	0	
401401	Housing Operations	700854	Relocation	1495	1 LS	146,000				Budgeted for emergengy relocations as needed through out PHA conventional and scattered sites.
			Total Relocation	1495		146,000	0	0	0	
493493	Police	700169	Police Officers Salaries and Benefits	1492		1,107,034				Housing Police Officers Salaries and Benefits
015	Harrison Plaza	700787	Lobby Monitors: Program to enhance site security.	1492		421,727				Lobby Monitors Salaries & Benefits.
			Total MTW Activities	1492		1,528,761	0	0	0	
			Total Development	1499		0	0	0	0	
700700	Finance	701491	Bond Debt Service - Principle	1501	1 LS	9,725,549				bond debt principle payment for Tasker Bond

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			
700700	Finance	701498	Bond Debt Service - Interest	1501	1 LS	2,336,049				bond debt interest payment for Tasker Bond
			Total Debt Service	1501		12,061,599	0	0	0	
			GRAND TOTAL			40,326,850	0	0	0	



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	
<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	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
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<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	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	2,740,263	2,614,074
10	1460 Dwelling Structures	0	2,740,263	0	0	0
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 Collaterization 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	2,740,263	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 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	
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	2,740,263	2,614,074	New construction of 51 units.	
				Total Site Improvements			0	0	2,740,263	2,740,263	2,614,074		
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	0	0	New construction of 51 units.	
				Total Construction			0	2,740,263	0	0	0		
				New Development			2,740,263	2,740,263	2,740,263	2,740,263	2,614,074		
				Total Proposed Replacement Housing Fund Activities			2,740,263						

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	
<div style="display: flex; justify-content: space-between;"> <div> <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 </div> <div> <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report </div> </div>						
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: Philadelphia Housing Authority		Grant Type and Number 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:			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 Collaterization 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: PA26R002502-09 & PA26R00254-09 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	
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	51 Units	0	0	175,000	133,800	133,800		
174	Paschall Phase II LP	801018	A&E Costs	1430	50 Units	0	0	138,203	138,203	101,172		
175	Norris Apartments LP	801018	A&E Costs	1430	51 Units	0	0	77,170	77,170	77,170		
175	Norris Apartments LP	801026	Other Fees/Costs	1430	51 Units	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	51 Units	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	50 Units	0	899,614	899,614	899,614	889,732		
014	Norris Apartments	801031	Dwelling Construction	1460	51 Units	0	7,279,247	0	0	0		
175	Norris Apartments LP	801031	Dwelling Construction	1460	51 Units	0	0	6,237,137	5,831,750	5,831,750		
174	Paschall Phase I LP	801032	Dwelling Construction II	1460	50 Units	0	138,203	0	0	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 (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: 03/31/2013		<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	15,026,620	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	15,026,620	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:			Grant Type and Number									
Philadelphia Housing Authority			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	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	1499		15,026,620	13,417,064	0	0	0		
014	Norris Apartments	801031	Dwelling Construction	1460	51 Units	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	51 Units	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	1460		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		

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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: 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				

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: 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	

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: 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				

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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
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- ☐ 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	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: PA26R00250213								2013
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 B

MTW YEAR 12 REPORT



Philadelphia Housing Authority
Building Beyond Expectations

KELVIN A. JEREMIAH

PRESIDENT and CHIEF EXECUTIVE OFFICER

BOARD OF COMMISSIONERS

Lynette M. Brown-Sow, *Chair*

Hon. Nelson A. Diaz, *Vice Chair*

Rev. Dr. Leslie D. Callahan

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Joan Markman, Esq.

Kenneth A. Murphy, Esq.

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June 25, 2013

Via Email and U.S. Mail

Ivan Pour
Program Director, Moving to Work
Office of Public Housing Investments
U.S. Department of Housing and Urban Development
451 7th St., SW Room 4130
Washington, DC 20410

Re: Philadelphia Housing Authority, Year Twelve (PHA Fiscal Year 2013) Moving to Work Annual Report

Dear Mr. Pour:

Enclosed please find a copy of the Philadelphia Housing Authority's Year Twelve (PHA Fiscal Year 2013) Moving to Work Annual Report. The Annual Report is being transmitted electronically, with a hard copy to follow by U.S. Mail.

Should you have any questions, please feel free to contact me at (215) 684-4174.

Sincerely,



Kelvin A. Jeremiah
President & CEO

Enclosure

cc: Alison Smith
Dominique Blom
Dennis Bellingtier

PHILADELPHIA HOUSING AUTHORITY



MOVING TO WORK ANNUAL REPORT YEAR TWELVE PHA FISCAL YEAR 2013 APRIL 1, 2012 – MARCH 31, 2013

PHILADELPHIA HOUSING AUTHORITY
MOVING TO WORK ANNUAL REPORT – YEAR TWELVE

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I. INTRODUCTION

This Annual Report offers detailed information on activities of the Philadelphia Housing Authority (PHA) under the Moving to Work Demonstration Program (MTW) during MTW Year 12. It covers PHA's Fiscal Year 2013, i.e. the period from April 1, 2012 to March 31, 2013 (Plan Year).

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 funds" 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:

- Reduce cost and achieve greater cost effectiveness in Federal expenditures;
- 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
- 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 that 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.

Through this demonstration, PHA will continue to substantially transform its properties and programs, utilizing the flexibility provided by the MTW Agreement in virtually every area of agency operations.

A. Overview of MTW Activities

During the first year of the MTW program, PHA established five (5) broad objectives that provide 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; and
- Establish efficient operating procedures and implement cost-saving strategies.

These broad objectives continued to guide PHA's implementation of the MTW demonstration during the Plan Year augmented by a renewed focus on implementing the highest ethical standards, ensuring transparency and accountability in all operational areas, re-establishing public trust in PHA, and operating effectively and efficiently in an era of diminishing federal resources.

Recovery Plan Initiative

During the Plan Year, PHA operated under the Cooperative Endeavor Agreement (CEA) signed in March 2011. The parties to the CEA included the former PHA Board of Commissioners, the Mayor, the City Controller, and HUD. As part of the CEA, PHA prepared and obtained HUD Board approval for a Recovery Plan that identified tasks and objectives to be accomplished in order for PHA to return to local control. PHA has made substantial progress in completing various tasks and objectives under the Recovery Plan, which set the stage for its return to local control in April 2013.

PHA's accomplishments under the Recovery Plan included:

- Resolution of a majority of outstanding audit findings and recommendations from the HUD Office of Inspector General
- The appointment by the Mayor, with the approval of the City Council, of a new, nine-member Board of Commissioners
- After a regional search, Kelvin A. Jeremiah was named PHA's President and Chief Executive Officer.

Funding

PHA experienced an overall net 5% reduction in its FY 2013 annual budget and expects further reductions in FY 2014. In FY 2013, PHA responded to its fiscal budget challenges through a multi-pronged approach that included the following components:

- Conducting "right-sizing" exercises on a departmental level with the objective of identifying cost savings and, to the extent feasible, doing more with less;
- Promoting sustainability and innovation in its operations wherever possible and working to establish strategic public-private partnerships in support of the agency's mission;
- Reducing PHA reliance and use of outside counsel services: PHA has dramatically reduced expenditures relating to the use of outside counsel legal services, focusing instead on building an in-house legal team with the capacity to handle the majority of PHA's legal needs internally;
- Reducing operating overhead expenditures: during the Plan Year, PHA reviewed and made significant changes to its employees benefits, which included:
 - the elimination of certain executive benefits;
 - reduction in the size of PHA's vehicle fleet and the reduction in the use of PHA's vehicles for commuting; and
 - in March 2013, PHA made the difficult decision to eliminate 82 staff positions, resulting in a savings of approximately \$7 million.

- Reorganizing and consolidating its Housing Choice Voucher Program operations with the dual objectives of reducing facility costs and improving customer service;
- Competitively bid and negotiated liability insurance, resulting in an annual savings of approximately \$2.7 million; and
- Restructured the conditions under which “provisional” employees are used, resulting in the elimination of certain “provisional” workers, thus saving PHA approximately \$10 million annually.

These and other cost-savings and efficiency measures are ongoing and PHA will continue to explore innovative cost-savings measures to ensure its future fiscal sustainability.

PHA significant initiatives and accomplishments during FY 2013

- ***Households Served*** – Through its Public Housing and Housing Choice Voucher Programs, PHA served a total of 28,789 households during FY 2013.
- ***Comprehensive Rehabilitation and Neighborhood Revitalization Activities***: Within the constraints of reduced capital funding, PHA continued to administer an ambitious capital improvement program. During FY 2013, PHA completed and reoccupied 51 rental units at Norris Apartments, including the addition of 6 units designed for families with disabilities.
- ***Development Principles*** – Development principles to guide PHA’s MTW affordable housing development and preservation efforts were approved by the Board in September 2012. It provides the framework for PHA’s future development activities undertaken with public and private partners under its MTW program, clarifies certain development processes, and reaffirms PHA’s commitment to Section 3 employment opportunities, sustainable development strategies, defensible space principles, and to achieving maximum leverage with limited public funds.
- ***“6 in 5” Program*** – PHA 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.
- ***Scattered Site Asset Repositioning Strategy*** – PHA continued implementation of an asset repositioning strategy for the scattered site portfolio to promote neighborhood revitalization, generate revenue, and reduce operating expenses. Comprehensive needs assessments were completed of impacted properties to help guide PHA decision-making regarding appropriate strategies for these important assets.
- ***Rent Simplification Initiatives*** – PHA continued to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency.

- ***Public Safety Initiatives*** – PHA has adopted a community-policing model that links its policing activities to the broader framework provided by the City’s Police Department and that works 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. Funding for these initiatives comes from PHA’s MTW Block Grant and from reductions in private security contracts. As part of this effort, PHA significantly expanded its policing and quality of life efforts by hiring fifty (50) new police officers to augment the safety and security capacity of the PHA Police Department (PHAPD). The new officers will focus their efforts primarily on priority developments (developments that have high crime indicators), while also rotating patrols throughout all PHA developments.
- ***Supportive Services, Self-Sufficiency and Youth Development Programs*** – Using MTW Block Grant and other leveraged funding, PHA continued to offer a broad array of supportive and self-sufficiency services focused on helping residents prepare for the workforce and obtain jobs with living wage incomes, and programs to support youth development and education. During the Plan Year, PHA evaluated the structure and outcomes for all of its ongoing self-sufficiency initiatives, including the Family Self-Sufficiency Program. PHA’s MTW services strategy also includes efforts to maximize independent living for seniors and people with disabilities, such as the Nursing Home Transition and Adult Day Care programs.
- ***Sustainability Policy*** – PHA adopted a new Sustainability Policy that authorizes the appointment of a PHA Sustainability Working Group to develop proposals and budgets for a short and long-term sustainability plan. The plan, when adopted, will be implemented throughout FY 2014 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.
- ***HCV Mobility Pilot Program*** – With anticipated funding from a new HUD grant, PHA commenced planning for 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. Program implementation will begin in FY 2014. 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 supportive services, housing counseling, and other efforts to promote the successful transition to higher opportunity areas.

The remaining sections of the MTW Annual Report provide further details on PHA’s activities during FY 2013.

II. GENERAL HOUSING STOCK

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 and 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 projected and actual public housing inventory. PHA does not have any Non-MTW Public Housing units.

Table 1 – MTW Public Housing Unit Inventory

	Projected as of March 2013	Actual as of March 31, 2013
MTW Public Housing Units*	14,364	15,112
Public Housing Units Available for Occupancy**	14,060	14,234

**Actual reflects the standing 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, 2013, PHA's actual inventory for FY 2013 public housing units was 15,112, which represents 748 additional units than projected in the Annual Plan. The difference between projected versus actual units primarily reflects delays in the completion of planned demolition and disposition activity. Units available for occupancy totaled 14,234 as of March 31, 2013, which is 407 more than projected in the Annual Plan.

Table 2 - Housing Choice Voucher (HCV) Authorized

	Projected Authorized as of March 2013	Actual Authorized as of March 31, 2013
MTW Tenant-Based HCV Vouchers	14,850	15,296
MTW Activity Vouchers	3,000	3,000
MTW Authorized Subtotal	17,850	18,296
Family Unification Program (FUP)	300	300
Designated Housing	250	250
5 Year Mainstream Program	70	70
Tenant Protection Vouchers	123	50
VASH	410	410
Moderate Rehabilitation (MR)	226	203

Single Room Occupancy (SRO)	422	376
Shelter Plus Care (S+C)	52	52
Non-MTW HCV Voucher Subtotal	1,853	1,711
Total All Housing Choice Vouchers	19,703	20,007

Explanation of Variances:

- Tenant Protection Vouchers were added to the MTW program for Liddonfield and Mantua Hall.

Public Housing Units Added to Inventory and Under Construction

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. PHA planned to add 157 units to the public housing inventory and to rehabilitate, convert, or modernize 171 units. As of March 31, 2013, PHA had completed construction of 51 new units at Norris Apartments, including 6 accessible units. Other planned developments at Mantua West and Queen Lane were delayed. In the case of Mantua West, PHA was not successful in obtaining an allocation of tax credits, making the project infeasible at the current time. At Queen Lane, HUD has been conducting a Section 106 Historic Review, which has extended the timeline for project completion. An additional 194 units were rehabilitated, converted or modernized, which exceeded the planned number by 23.

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

AMP #	Development	Total # of Units Planned	Actual # of Units Completed as of 3/31/13	Completed Bedroom Sizes				Units with Accessible Features
				OBR	1BR	2BR	3+BR	
N/A*	Mantua West Infill	53	0	0	0	0	0	0
175	Norris Apartments	51	51	0	14	23	14	6
TBD**	Queen Lane Apartments	55	0	0	0	0	0	0
Total New Construction		159	51	0	14	23	14	6
Substantial Rehab/Conversion								
055	Fairhill Apartments	15	57	0	0	41	16	57
015	Harrison Plaza	12	24	0	7	12	5	24
001	Johnson Homes	21	62	0	39	23	0	62
013	Wilson Park	23	51	0	50	1	0	51
901-910***	Citywide-SS	100	0	0	0	0	0	0
Total Substantial Rehab		171	194	0	96	77	21	194

*The Mantua West project did not receive an allocation of tax credits from the Pennsylvania Housing Finance Agency, making the project infeasible. PHA is evaluating its plans for this proposed development.

** HUD has been conducting a Section 106 Historic Review of the Queen Lane project, which has extended the timeline for completion of the project. Upon completion of the Section 106 process, PHA will submit a mixed-finance proposal to HUD and an AMP number will be assigned.

***PHA has recently completed a portfolio-wide evaluation of all its scattered site properties to develop a comprehensive strategy of disposition and rehabilitation. PHA expects to begin implementing this strategy in MTW Year 13.

Public Housing Unit Demolition/Disposition Activity

Table 4 below provides a summary of planned versus actual demolition/disposition activity by development. In FY 2013, PHA completed demolition/disposition on 406 of the planned 1,259 units:

Table 4 –Public Housing Unit Demolition/Disposition Activity

AMP #	Development	Total Units to be Disposed and/or Demolished (All Years)	Actual Units Disposed (MTW Year 12)	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	0	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 December 2011. Demolition/Disposition application to be submitted pending completion of Section 106 process.
901	Scattered Sites	41	1	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	4	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	9	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	94	44	Potential of up to 94 vacant	Disposition approval received.

	Sites			units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	To date, 44 units have been sold and disposition completed.
905	Scattered Sites	92	38	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	46	Potential of up to 139 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 46 units have been sold and disposition completed.
907	Scattered Sites	76	59	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	88	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	56	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	61	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.
Total		1,259	406		

Explanation of Variance Projected vs. Actual

PHA indicated in its Year 12 Annual Plan that the actual timing of planned demo/dispo activities may vary depending on HUD's approval cycle, the timing of redevelopment activities and other factors. As noted, PHA completed 406 of a total 1,259 planned unit demo/dispo actions. The demo/dispo application for 120 units at Queen Lane will be submitted upon completion of HUD's Section 106 review. Additional scattered site dispositions are projected to occur in FY 2014 including the planned auction of 200 properties in July 2013.

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. 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.

PHA's capital activities for Year 12 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. Note that RHF funds are not part of the MTW Block Grant; however, PHA intends to pursue an amendment to the MTW Agreement which would allow RHF funds to be incorporated into the Block Grant. Table 5 below summarizes PHA's capital activities during the Plan Year.

**Table 5 - MTW Year 12
Capital Expenditures**

Development Name	Scope of Work	Estimated Construction Costs	Estimated Completion Date	Amount Expended FY13	Amount Expended to Date
PHA-Wide	Security upgrades	\$9,200,000	Dec-14	\$1,863,409	\$2,879,513
2800 Block Oakdale/Strawberry Mansion	New development	\$15,046,797	May-15	\$0	\$0
PHA-Wide Scattered Sites Vacancy Reduction	Vacancy reduction	\$19,030,000	Ongoing	\$2,451,934	\$2,451,934
PHA-Wide MEP Upgrade/Enhancement	Bldg. infrastructure systems upgrade/enhancement	\$5,000,000	Ongoing	\$2,486,759	\$2,486,759
PHA-Wide Building Enhancements	Windows, roofs, doors, site work	\$35,000,000	Ongoing	\$806,495	\$806,495
Third Party Capital Requests	New development	\$500,000	Ongoing	\$0	\$0
Mantua Infill	New development	\$13,000,000	On-hold	\$0	\$0
PHA-Wide	Accessibility improvements	\$500,000	Ongoing	\$407,003	\$407,003
PHA-Wide	Energy conservation	\$500,000	Ongoing	\$0 (see MEP line)	\$0 (see MEP line)
PHA-Wide	Sparkle Plus	\$2,300,000	Ongoing	\$2,874,754	\$2,874,754
PHA-Wide Sites	Accessibility improvements	\$2,000,000	Ongoing	\$606,666	\$606,666
Administrative Building	Renovation and fit out	\$300,000	Ongoing	\$38,700	\$38,700
Wilson Park	Accessibility improvements	\$8,000,000	Sept-12	\$1,355,584	\$7,591,649
Harrison Plaza	Accessibility improvements	\$5,000,000	Sept-12	\$1,344,936	\$4,379,569
Fairhill	Accessibility improvements	\$7,200,000	Sept-12	\$2,153,255	\$7,747,219
Johnson Homes	Accessibility improvements	\$7,300,000	Sept-12	\$991,196	\$7,735,018
Norris Apartments	New development	\$35,000,000	April-12	\$2,436,591	\$18,842,456
Community Center	New development	\$6,000,000	Mar-15	\$0	\$0
Queen Lane	New development	\$35,000,000	Jun-15	\$941,468	\$941,468
Debt Service Repayments	Debt service	\$310,000,000	Ongoing	\$12,063,375	\$12,063,375
TOTAL		\$515,876,797		\$32,822,125	\$71,852,578

Project-Based Units

A total of 1,759 vouchers were projected to be project-based by the end of MTW Year 12. As of March 31, 2013, PHA has 1,752 HCV vouchers under project-based contracts in addition to 205 units for which there are commitments but no contracts to date. As documented in prior MTW Annual Plans and Reports, actual numbers of units under contract may vary based on additional project selections, as well as removal of units being made over the course of the year.

Table 6 - Unit-Based Voucher Units

Project Name/Sponsor	Target Population	Leased as of 3/31/13	Under Contract as of 3/31/13	Commitment Made; No Contract Signed As Of 3/31/13
1260 Housing	Family/very low income	137	146	
1260 Housing (Inglis)	Accessible/very low income	11	11	
1260 Housing (Sedgely Park)	Family/very low income	0	0	16
4th & Diamond	Family/very low income	28	29	
Arch V - Temple N 16th Street	Family/very low income	48	49	
Arch VI - Temple N Gratz Street	Family/very low income	39	40	
Arch VII - LIH Walnut	Family/very low income	14	14	
Art Apartments	Family/very low income	30	30	
Bernice Elza	Emancipated minors (women)/very low income	5	6	
Bethesda Project Bainbridge	Men/very low income	18	20	
Bethesda Project South	Women/very low income	4	4	
Bethesda Spruce	Men/very low income	13	13	
Borinquen Associates	Family/very low income	17	17	
Brentwood Parkside Associates	Family/very low income	22	22	
Chatham Apartments Associates	Family/very low income	18	18	
Citizens Acting Together Can Help, Inc	Veterans	3	15	
Cloisters III	Homeless Family/very low income	18	18	
Diamond Street I	Family/very low income	14	14	
Diamond Street II	Family/very low income	6	6	
Diamond Street III	Family/very low income	17	17	
Dignity (Boss)	Homeless Family/very low income	8	8	
Dignity (Nedro)	Homeless Family/very low income	4	4	
Dignity Housing	Homeless Family/very low income	35	47	
Dunlap School Venture	Seniors/very low income	34	35	

Project Name/Sponsor	Target Population	Leased as of 3/31/13	Under Contract as of 3/31/13	Commitment Made; No Contract Signed As Of 3/31/13
Edgewood Manor	Family/very low income	33	33	
Elders Place I	Seniors/very low income	43	43	
Elders Place II	Seniors/very low income	36	38	
Fattah Homes I	Homeless Family/very low income	6	6	
Fattah Homes II	Homeless Family/very low income	0	0	6
Fourth Street Access	Family/very low income	24	24	
Freedom Village	Homeless Family/very low income	16	16	
Gaudenzia Foundation (Shelton Court)	Homeless Family/very low income	0	0	20
Gaudenzia Foundation (Tioga Family Center)	Homeless Family/very low income	0	0	24
Help Philadelphia II Associates	Homeless Family/very low income	49	50	
HELP USA	Disabled Veterans	11	14	
HELP USA	Veteran Seniors/very low income	0	0	15
Imani Homes	Homeless Family/very low income	23	24	
Imani II	Homeless Family/very low income	5	6	
Imani III	Homeless Family/very low income	6	6	
Imani IV	Homeless Family/very low income	7	8	
Imani V	Homeless Family/very low income	10	11	
Inglis Apartments at Elmwood	Accessible/very low income	39	40	
Inglis Housing (Morris Klein Apts)	Accessible/very low income	19	19	
Jannie's Place	Homeless Family/very low income	6	6	
Kate's Place (Project HOME)	Homeless Family/very low income	29	30	
Lehigh Park Apartments II	Family/very low income	24	25	
Lena Street Associates (Hammil Mill)	Seniors/very low income	40	40	
Liberty Resources (Ascension Manor)	Accessible/very low income	3	3	
Liberty Resources (Praveen Chestnut)	Accessible/very low income	3	3	
Liberty Resources	Accessible/very low income	0	0	7
Magdim Towers	Family/very low income	14	14	
Methodist Family Services of Philadelphia	Homeless Family/very low income	0	0	11
Monument Mews	Family/very low income	60	60	
Mt. Vernon	Family/very low income	0	0	15
New Courtland Apts at Cliveden	Seniors/very low income	0	0	32
NPCH Associates	Family/very low income	16	16	
Parkside 2000 Associates	Family/very low income	47	50	

Project Name/Sponsor	Target Population	Leased as of 3/31/13	Under Contract as of 3/31/13	Commitment Made; No Contract Signed As Of 3/31/13
People's Emergency Center	Homeless Family/very low income	9	9	
Powelton Heights	Family/very low income	30	30	
Project HOME	Homeless Family/very low income	0	0	37
Regent Terrace	Family/very low income	76	80	
Sarah Allen	Accessible/very low income	6	6	
Sartain School	Seniors/very low income	32	35	
Sheila D Brown	Family/very low income	8	9	
South 55th Street	Family/very low income	18	18	
Susquehanna Apartments	Family/very low income	45	47	
Tioga Gardens	Family/very low income	17	18	
Traveler's Aid	Homeless Family/very low income	0	0	22
Walnut Park Plaza	Seniors/very low income	214	224	
Walnut Thompson	Family/very low income	34	35	
WCRP	Family/very low income	65	73	
Total		1,666	1,752	205

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 12. As of March 31, 2013, public housing occupancy of 13,493 households represents a 94.79% adjusted occupancy rate. The adjusted occupancy rate appears low due to the fact that there are 741 vacant units that are classified as “available for occupancy” as defined by HUD. However, 445 of these vacant units are, in fact, not available or suitable for occupancy. This includes: 120 conventional units at Queen Lane, a vacant site which is slated for redevelopment and pending HUD demo/dispo approval; 201 scattered site units that PHA determined are non-viable based on a recently completed comprehensive scattered site evaluation (PHA will request HUD approval to demo/dispo these units); and an additional 124 scattered site units that require substantial modernization prior to reoccupancy based on PHA’s evaluation. When these 445 units are excluded from the denominator, it yields an adjusted occupancy rate of 97.9%.

Table 7 also indicates that PHA exceeded its overall projected leasing for the combined MTW and Non-MTW Voucher categories, i.e. PHA projected that 16,471 units would be under lease, compared to an actual leasing figure of 16,584 at the end of the Plan year. Note also that the 1,666 project-based units under lease are included in the MTW Tenant-Based Voucher total shown in Table 7.

Table 7 - Leased/In Use for MTW Year 12

Housing Type	Projected Leased as of 03/31/2013	Actual Leased as of 3/31/2013
Public Housing Units	13,638	13,493
MTW Tenant-Based HCV Vouchers	14,850	15,033
MTW Activity Vouchers	3,000	3,000
MTW Subtotal	31,488	31,526
Family Unification Program (FUP)	286	266
5 Year Mainstream Program	70	60
Designated Housing Program	250	244
VASH	335	333
Tenant Protection	50	41
Section 8 Mod Rehabilitation (MOD) Program	203	197
Section 8 Single Room Occupancy (SRO) Program	375	363
Shelter Plus Care Program	52	47
Non-MTW Authorized Subtotal	1,621	1,551
Total	33,109	33,077

Explanation of Projected versus Actual Variance

Public housing leasing was 145 units short of the planned target. Note, however, that public housing occupancy on March 31, 2013 increased by 18 units compared to the prior year period. See additional narrative discussion above regarding public housing units available for occupancy.

Cumulatively, HCV leasing for both the MTW and Non-MTW Voucher categories exceeded projections by 113 units.

C. Waiting List Information

PHA will continue to implement its waiting lists in accordance with the Board-approved HCV Administrative Plan and 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.

Across all programs, including PAPMC sites, PHA has 164,994 households on waiting lists as of the end of the Plan Year. Table 8A provides statistics for the 63,711 households on PHA’s conventional and scattered site public housing waiting lists, and the 56,470 households on the Housing Choice Voucher program waiting list as of March 31, 2013. Table 8B provides statistics for the 44,813 households on PAPMC waiting lists.

PHA applicants are overwhelmingly extremely low or very low income, i.e. 89% 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, 9% are White, 5% are Asian/Pacific Islander or Native American, and 1% “other” races. In terms of ethnicity, 8% 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, 42% of applicants require efficiencies or 1BR units and 33% require 2BR units. For PAPMC sites, 41% require efficiencies or 1BR and 34% require 2BR units. While demand for smaller units is high, it should be noted that there are over 20,807 households on PHA’s conventional public housing and PAPMC waiting lists that require 3BR or greater units. Elderly households constitute 15% of all applicants and disabled households are 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, 2013						
Household Type	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Efficiency	23,852	37%	27,304	48%	51,156	43%
One Bedroom	3,195	5%	2,472	4%	5,667	5%
Two Bedroom	21,062	33%	15,876	28%	36,938	31%
Three Bedroom	11,922	19%	8,958	16%	20,880	17%
Four Bedroom	3,106	5%	1,642	3%	4,748	4%
Five Bedroom	502	1%	195	0%	697	1%
Six Bedroom	72	0%	23	0%	95	0%
Program Totals	63,711	100%	56,470	100%	120,181	100%

Type of Households on the Waiting List as of March 31, 2013						
Household Type	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Family	52,995	83%	47,925	85%	100,920	84%
Elderly	9,960	16%	6,508	12%	16,468	14%
Disabled	756	1%	2,037	4%	2,793	2%
Program Totals	63,711	100%	56,470	100%	120,181	100%

Income of Households on the Waiting List as of March 31, 2013				
Income Tier	Public Housing		HCV Housing	Total
				%

	#	%	#	%		Combined
Below 30% Area Median Income	57,822	91%	49,044	87%	106,866	89%
Between 30% and 50% Area Median Income	4,581	7%	5,701	10%	10,282	9%
Between 50% and 80% Area Median Income	883	1%	1,040	2%	1,923	2%
Over 80% Area Median Income	425	1%	685	1%	1,110	1%
Program Totals	63,711	100%	56,470	100%	120,181	100%

Race of Households on the Waiting List as of March 31, 2013						
Race	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
African-American	53,781	84%	47,081	83%	100,862	84%
White	6,264	10%	5,130	9%	11,394	9%
Asian/Pacific Islander & Native American	3,115	5%	3,761	7%	6,876	6%
Other	551	1%	498	1%	1,049	1%
Program Totals	63,711	100%	56,470	100%	120,181	100%

Ethnicity of Households on the Waiting List as of March 31, 2013						
Race	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Hispanic	6,295	10%	4,527	8%	10,822	9%
Non-Hispanic	57,416	90%	51,943	92%	109,359	91%
Program Totals	63,711	100%	56,470	100%	120,181	100%

Table 8B – PAPMC Development Public Housing Waiting List Characteristics

Unit Size Need of Applicants on the Waiting List as of March 31, 2013		
Household Type	PAPMC	
	#	%
Efficiency	16,448	37%
One Bedroom	1,903	4%
Two Bedroom	15,377	34%
Three Bedroom	8,885	20%
Four Bedroom	1,954	4%
Five Bedroom	238	1%
Six Bedroom	8	0%
Program Totals	44,813	100%

Type of Households on the Waiting List as of March 31, 2013		
Household Type	PAPMC	
	#	%
Family	36,157	81%
Elderly	8,126	18%
Disabled	530	1%
Program Totals	44,813	100%

Income of Households on the Waiting List as of March 31, 2013	
Income Tier	PAPMC

	#	%
Below 30% Area Median Income	40,056	89%
Between 30% and 50% Area Median Income	3,979	9%
Between 50% and 80% Area Median Income	509	1%
Over 80% Area Median Income	269	1%
Program Totals	44,813	100%

Race of Households on the Waiting List as of March 31, 2013		
Race	PAPMC	
	#	%
African-American	39,305	88%
White	3,000	7%
Asian/Pacific Islander & Native American	1,424	3%
Other	1,084	2%
Program Totals	44,813	100%

Ethnicity of Households on the Waiting List as of March 31, 2013		
Race	PAPMC	
	#	%
Hispanic	2,771	6%
Non-Hispanic	42,042	94%
Program Totals	44,813	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 2013 Budget vs. Actual Sources and Uses of Other Non-MTW Funds

REVENUE (SOURCES)	BUDGETED AMOUNT	ACTUAL AMOUNT	VARIANCE
Congregate Housing Program	\$173,924	\$62,193	\$111,731
Replacement Housing Factor Program	\$0	\$1,057,761	(\$1,057,761)
Program Income *	\$5,754,977	\$4,073,795	\$1,681,182
HCV Non-MTW Vouchers	\$5,703,060	\$3,355,997	\$2,347,063
Mainstream	\$378,697	\$298,814	\$79,883
VASH	\$2,062,876	\$190,135	\$1,872,741
MODs/SROs	\$3,737,577	\$3,243,866	\$493,711
Miscellaneous Income	\$0	(\$9,489)	\$9,489
Administrative Fees Earned	\$901,354	\$1,556,000	(\$654,646)
TOTAL REVENUE	\$18,712,465	\$13,829,072	\$4,883,393
EXPENSES (USES)			
Administration and General Expense	\$1,754,588	\$1,777,525	(\$22,937)
Operations and Maintenance	\$48,389	\$0	\$48,389
Housing Assistance Payments	\$10,423,080	\$9,965,356	\$457,724
Capital Projects	\$4,431,075	\$1,732,734	\$2,698,341
TOTAL EXPENSE	\$16,657,132	\$13,475,615	\$3,181,517
OPERATING INCOME/(LOSS)	\$2,055,333	\$353,457	\$1,701,876
Reserve Buildup	\$6,110,190	\$6,110,190	\$6,110,190
NET INCOME/(LOSS)	\$8,165,523	\$6,463,647	\$7,812,066
<i>*Program income reflects anticipated income in the form of Developer Fees from Paschall I, II and Mantua I and Actuals from Warnock I & II Developer Fees and Greater Grays Ferry, Lucien E. Blackwell and MLK IIC Homeownership proceeds.</i>			

Variances between projected and actual sources of non-MTW funds can be attributed to various factors, including 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 previous fiscal years for the VASH program resulted in the reduction of anticipated housing assistance payments.

B. Description of Non-MTW Activities

Over the past 12 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.

Human Resources (HR)

- Consistent with the Recovery Plan objective to ensure a fully functioning Human Resources Department, PHA completed its staffing efforts and implemented the approved organizational structure during this reporting period. The restructured HR Department has four core divisions: 1) Employment & HR Programs, which include recruitment and retention, talent management, records management, training and organizational development, and employee recognition programs; 2) Labor & Employee Relations; 3) Compensation & Benefits, which includes the classification/compensation/wage and salary administration, Human Resource Information System (HRIS), and employee benefits administration; and 4) Retirement Administration.
- PHA developed a new HR Handbook that includes policies and procedures that emphasize internal controls pertaining to all employment processes. A work-flow for the employment process was also developed and implemented to streamline the recruitment process. A communication strategy was completed and distributed to support the full complement of Human Resources services.
- The Human Resources Employee Handbook for FY 2013 was approved by the Board and distributed. The Human Resources Handbook is currently being updated and, upon Board approval, will be disseminated to all supervisors for an authority-wide training program. A train-the-trainer program will be developed for supervisors to effectively disseminate information to employees across all departments for FY 2014.
- PHA completed the first phase of a revised performance management system initiative. This new system rates employees on: 1) work outcomes as measured against the established criteria for each duty and responsibility; and 2) behavioral competencies as measured on specific performance factors. The second phase will occur in FY 2014.

- PHA completed an independent compensation study that provided recommendations on job titles with benchmarking salary ranges for specific positions. PHA currently utilizes the benchmark figures provided from the survey as a structured model for salary administration.
- To enhance the level of service provided to both internal and external stakeholders, PHA conducted a customer satisfaction assessment exercise, from which a baseline service level was established in order to facilitate future service level measurements. Each department identified specific training. The assessment exercise provided direction for the development of a customer service training curriculum to be implemented in FY 2014.
- As part of the strategy to promote accountability and improve employee morale, a comprehensive employee recognition program was designed. The first phase (draft of program) has been completed, with projected implementation for FY 2014.
- A full review of the HRIS system was conducted in collaboration with Information Systems Management to maximize electronic recordkeeping pertaining to all employment information and processes, which includes the paperless timesheet project that was designed in FY 2013. This project is in the development and user-testing phase with expected roll-out in FY 2014. 3

Office of Audit and Compliance (OAC)

- PHA's OAC prepared and presented an overview that detailed the department's structure, associated board resolutions, mission, goals, and current activities to various internal departments, PHA's Board of Commissioners, and Resident Leaders/Resident Advisory Board during this reporting period. PHA's website was updated with a brief synopsis of OAC responsibilities. Brochures and guidebooks ("Employee Guide to Identifying and Preventing Corruption" & "Anti-Corruption Guide for PHA's Contractors and Vendors") covering fraud, waste, and abuse, where to report such activities, and detailing vendor and employee responsibilities to prevent fraud, waste, and abuse were printed and distributed at various meetings and offices and mailed to all active vendors/contractors in PHA's database. Additionally, Ethics training incorporating OAC responsibilities was provided to all PHA employees. OAC will continue to promote this campaign in the years to come. Lastly, OAC is preparing an Annual Report that details OAC activities for the past Fiscal Year to be published for residents, employees, contractors, and external entities.
- Board Resolution 11571 adopted on November 30, 2012 formally established PHA's internal Audit Committee and approved the committee's charter. PHA's Board of Commissioners was appointed in April 2013. The adopted charter names the Vice Chair of the PHA Board of Commissioners to the Chair of the Audit Committee. The Vice Chair is in the process of identifying 4 additional members of the 5 member committee.
- The Internal Audit Unit of OAC completed a PHA-wide risk assessment in November 2012, and subsequently developed and implemented a risk-based annual audit plan for the Fiscal Year. The Internal Audit Unit completed 18 audits and reviews, aimed at adding value-added services to PHA's operations, departments and programs. Several quality

assurance/quality control compliance reviews were conducted this fiscal year resulting in recommendations to various internal PHA departments for process improvement. Additionally, the reviews identified opportunities for operational efficiency, as well as for enforced regulatory compliance.

- PHA's Investigations Unit opened 373 investigations, which led to 119 substantiated cases of fraud, waste, and abuse. PHA developed a Repayment Agreement whereby subjects of substantiated investigations admit to the violations in question and agree to reimburse PHA for the amount of money of which PHA was defrauded. OAC worked with internal departments to create an effective and accurate way to track the receipt of defrauded funds. In addition, OAC has been actively working with the Philadelphia District Attorney's Office to create a process whereby substantiated investigations will be prosecuted to the fullest extent possible. To date, eighteen (18) cases have been submitted for criminal prosecution. As a result of the OAC-substantiated investigations, it is estimated that PHA will realize a savings of approximately \$3.4 million over the next two years.

Office of General Counsel

- During FY 2013, PHA fully staffed its OGC and was able to significantly reduce costs. Between FY 2009 and FY 2013, total annual expenditures of the OGC were reduced from over \$8 million to less than \$4 million.
- In August 2012, the PHA Board of Commissioners adopted standard operating procedures (SOPs) for the OGC. All OGC staff members were then trained on the HUD-approved SOPs.
- During FY 2013, the General Counsel continued to serve as the Ethics Officer and provided advice to PHA staff and Board members on various ethical and conflicts of interest questions.
- In November 2012, the PHA Board of Commissioners adopted new by-laws to be re-adopted by the new Board of Commissioners upon completion of the Cooperative Endeavor Agreement and return to local control.
- During FY 2013, OGC completed over 3,700 cases and eliminated the backlog of cases. OGC now processes cases as they are presented, with over 300 cases handled on a monthly basis.
- During FY 2013, PHA developed an agency-wide records management policy that is scheduled for adoption at the April 2013 Board meeting. The new policy will enable PHA to establish a new records management structure, which will be coordinated by OGC. This will include developing a unified records retention and disposal schedule that will cover the records of all departments; the designation by each department of a Records Coordinator; and the management and training of the Records Coordinators by OGC.

- OGC reviewed all PHA properties during FY 2013 and has recorded or confirmed the recording of declarations of trusts on all its properties. OGC continues to work with the Development Department, Homeownership and HUD to include all of PHA's properties in both PHA's CRM system and the HUD PIC system.

Client Services/Housing Choice Voucher Program

- In FY 2013, PHA began the restructuring process for HCV operations. PHA designed a reorganization plan with the goal of streamlining operations, improving customer service, and ensuring accuracy and consistency in all transactions. Substantial progress has been made toward implementation of the reorganization plan, including development of a new table of organization, preparation of job descriptions, and completion of a number of key transaction work flows. PHA anticipates that the reorganization plan will be fully implemented by the end of the current Plan Year.
- During FY 2013, PHA continued to conduct Housing Fairs and other efforts to improve the quality and expand the geographic distribution of housing units available to HCV participants. PHA conducted 64 Housing Fairs during the Plan Year. Continued owner outreach and increased owner participation in the Housing Fairs provided HCV participants with greater housing options in a variety of neighborhoods within the City.
- In FY 2013, PHA 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. PHA continued to provide comprehensive briefings to applicants and current tenants who wish to move concerning their rights and responsibilities in the HCV program.
- Throughout FY 2013, PHA provided no-cost landlord training programs. The training helps landlords understand the administrative processes and program requirements that govern the HCV program. During the Plan Year, 50 landlord training sessions were conducted and 972 landlords completed the owner certification training.
- PHA's HCV reorganization plan included development of an Owner Services Unit and consolidation of the Inspections Department into one centralized Inspections Unit. In FY 2013, Directors for both departments were hired and they have begun to roll-out changes to the processing steps for owner certification and inspections. The Inspections Department has completed revised operating procedures, work flows and forms. Plans for staff training are underway. The Owner Services Unit will act as the agency liaison between owners and PHA and will be responsible for owner recruitment and retention, owner certification, and ongoing owner requirements and compliance.
- PHA plans to expand the HCV Call Center to improve ongoing customer services. During FY 2013, the Call Center organization was approved and job descriptions were prepared. PHA plans to develop Call Center FAQs and scripts during the upcoming Fiscal Year in order to improve responsiveness to clients' inquiries.

- PHA has enhanced several communications vehicles, including the Landlord Data Center and Facebook page. The dedicated HCV Landlord email account provides owners with a means to ask questions and resolve concerns in a timely fashion. PHA reviews and responds to owner email inquiries within twenty-four hours. PHA's Facebook page includes program updates and useful facts on HCV requirements in its "Tips of the Day" column. Additionally, owners can chat amongst themselves on the Facebook page. PHA continues to research other social media tools and explore new technology programs to improve customer service and advance HCVP functionality and operations.
- PHA is researching ways to streamline the filing system. Vendor files will be the first files to be converted to electronic storage. It is anticipated that specifications will be developed in the upcoming fiscal year, with implementation of vendor file scanning in FY 2014.
- In FY 2013, PHA began planning and obtained Board approval for the new Regional Mobility Pilot Program. This pilot program will be established as a 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. It is anticipated that this program will be rolled out over the course of the upcoming Fiscal Year.

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

- PHA finalized and implemented the new public housing lease.
- PHA extended its training and asset management initiatives, including activities to ensure full LIHTC program compliance at AMEs.
- PHA completed assessments of all occupied scattered sites.
- PHA performed UPCS inspections on 100% of public housing units.
- PHA continues to abate emergencies in 24 hours; the average turnaround time for completion of routine service orders is maintained at 30 days or fewer.
- PHA established new audit protocols. This process allows site management to conduct audits on 5% of its portfolio in the areas of inspections, service orders and materials usage. In an effort to ensure compliance, the Office of Audit and Compliance will conduct 10% of the site management audits beginning April 2013.
- PHA continued implementation of its Integrated Pest Management pilot program at all conventional sites.
- PHA continued to make improvements to core management and maintenance systems, including full adoption of advanced facilities management tools and techniques such as the

Building Automation System (BAS) and Supervisory Control and Data Acquisition system (SCADA). These system enhancements help to support local asset management, increase rent collections, improve property maintenance, and reduce vacancy turnaround time.

Development

- During the Plan Year, PHA continued to implement its multi-year asset repositioning strategy for scattered site units with the goals of preserving housing where feasible, generating additional revenues, and reducing operating costs. Towards this end, PHA completed an evaluation of the entire scattered site portfolio to assess physical needs and rehabilitation costs, manageability, marketability, feasibility of redevelopment, and other relevant factors. This effort provided PHA with a set of tools to support informed, data-driven decision-making for future portfolio investments, dispositions and/or other actions. Based on its portfolio evaluation, PHA plans to conduct a public auction of approximately 300 additional scattered site properties that have already been approved by HUD for disposition. The auction is currently scheduled for July 2013.
- PHA updated and issued a new Five Year Capital Plan that was based on an assessment of physical needs, work orders submitted by residents and staff, and other relevant information. The Five Year Capital Plan was discussed and reviewed with residents as part of the most recent MTW Annual Plan process held in December 2012. In the future, PHA will continue to update and revise the Capital Plan to reflect then-current conditions and priorities.
- PHA continued to actively explore opportunities to secure new financing and/or leverage existing resources to support the redevelopment of PHA sites and the revitalization of Philadelphia's neighborhoods. During the Plan Year, PHA developed an open Request for Proposals process to solicit developer/partner proposals for affordable rental units that will leverage PHA's operating subsidy and capital funds. The RFP was issued in April 2013 and will remain open indefinitely to solicit feasible proposals as part of PHA's "6 in 5" development initiative.

Finance

- PHA's Accounting Policies and Procedures Manuals were reviewed and updated to reflect best practices and applicable regulations. All major areas of Financial Operations were reviewed, including General Ledger, Budgets, Treasury, Accounts Payable and Accounts Receivable.
- PHA created a Cost Allocation Determination Policy that details the methods of allocating indirect overhead costs to PHA programs, and systems for measuring and charging for shared services between PHA and its subsidiaries and component units.
- PHA re-engineered budget procedures and processes and created a new Budget Policy and Procedures Manual, which includes the establishment of a Mid-Year Budget Revision process, and outlines the policies, procedures, and practices establishing and maintaining

effective allocation of the Agency's financial resources. The Budget Manual's structured approach ensures that the budget process is more transparent, collaborative and accountable by being more inclusive of the operating departments and sensitive to the needs of both internal and external stakeholders.

- PHA created online views of the Operating Budget, which allows for measuring and reporting monthly comparisons of budgeted to actual expenditures. This new functionality enables a granular reporting at the departmental, program, and housing development level.

Information System Management (ISM)

- PHA developed and implemented an application in the Customer Relationship Management (CRM) system to enroll and manage qualified participants in a program funded by an Assets for Independence (AFI) governmental agency grant. The application helps participants to save earned income in special-purpose, matched savings accounts called Individual Development Accounts (IDAs). Every dollar in savings deposited into an IDA by participants is matched (from \$1 to \$8 combined Federal and nonfederal funds) by the AFI project, promoting savings and enabling participants to either achieve homeownership or finance their post-secondary education.
- PHA developed and implemented a Customer Self-Sufficiency CRM application to support tracking of PHA Community Partners and other social service partners. The principle of this application is to ensure consistent tracking, monitoring and supporting of Housing Choice Voucher and Public Housing clients' goals and their participation in the economic self-sufficiency program. Consistent objective decisions made for Customer Self Sufficiency and Customer Support Services support the MTW and Strategic Operating Plan.
- PHA improved the efficiency with which client chargebacks are applied and processed. By automating the notification process for clients, PHA can collect the money owed to the agency for client damages to PHA property in a reasonable time period. PHA collection of maintenance charges has increased by 86%.
- PHA developed and implemented a Case Management System (CMS) for the Office of Audit and Compliance's Investigations Unit. The new system is designed to facilitate the investigations of unethical business activities, including fraud, crime, conflicts of interest and misconduct that allegedly involve employees, residents, contractors, and vendors doing business with PHA.
- PHA improved the efficiency with which material orders are processed by streamlining internal approval routings and thresholds. By identifying alternate approvers for some Department Heads, the approval time for this level has decreased significantly. Budget amount thresholds for Budget Department approvals have also been increased in accordance with PHA business policy, which has also decreased the time between ordering and receiving materials (much of which is to be used in the fulfillment of Service Orders).

- PHA developed various online view reports with transaction drill-down tools to provide the Authority with data transparency in their respective functional areas. For example, the Requisition Lifecycle report shows all details of a requisition from entry to payment, including approval times, budget status, and associated documents (purchase orders, receipts, and payments). These reports allow both the management and staff to see up-to-date financial reports. The Vendor Contract report displays all of PHA's contracts with selectable criteria, such as Contract Category, Subcategory, and Status. This report also allows the user to view data based on specific search criteria, including purchase order number, buyer name, etc.
- PHA developed and is currently testing an automated invoice scanning and workflow process that will significantly contribute to achieving PHA's net thirty-day payment goal, as well as encourage and support a paperless business process.
- PHA developed and implemented the ability to track small tool orders according to the employee they are assigned to, in an effort to reduce shrinkage in this previously difficult to monitor area of material orders. PHA will experience a cost savings by holding individual employees accountable for PHA tools that are provided to them for their job duties.
- PHA implemented a Budget and Planning ERP application that supports the agency's strategic objectives by creating an interactive and collaborative planning and budgeting process. It enables PHA to evaluate business alternatives, set financial targets, conduct scenario-based what-if analysis, prepare budgets, and adjust to changing economic environments. By delivering a shared business model with role-based access over the Internet, every participant in the planning and budgeting process can interact with their portion of the plan or budget at any time, in any location.
- PHA implemented Internal Auditing tools and comprehensive reports for HR and OAC. The comprehensive report provides HR with tracking of all the changes in employees' core data including job, compensation, employment history, benefits, paycheck, etc., while a sample audit tools allows OAC staff to check the significant forms, record and benefit set-up of active and terminated employees.
- PHA started developing a paperless timekeeping and reporting system that would reduce material costs, free up storage space, and increase the efficiency of the process. It would also allow eligible employees to report daily time and send leave requests and adjustment via employee self-service, where they currently access paychecks, W-2s, direct deposit, etc. ISM will continue the development. Estimated completion date is September 2013.
- A Records Retention application is currently being implemented to provide PHA with the ability to automate Record Retention Box Tracking, from acquisition to storing to destroying from Inventory lists. The Record Retention application will provide clarity and total inventory control of the boxed retention from various departments at PHA.

- PHA continued the implementation of a comprehensive Access Control and Security Monitoring system (ACSM) for 41 targeted locations. This ACSM includes the integration of 9 existing systems and 32 additional development/administration offices. The integrated ACSM will have direct feeds returning to a single command center for follow-up and additional site support. As part of the ACSM implementation, PHA's high-rise buildings, Public Housing Admissions Department and Housing Choice Voucher Program will have a visitor management system. This will allow PHA to control and measure visitor activity in their respective offices/developments.
- PHA coordinated complete staff software training for the Housing Choice Voucher program.

Public Safety

- PHAPD increased police personnel by an additional 50 new officers. A review of the past police deployment indicated that there were police officers that were not assigned to a patrol function. Under the new police deployment plan, all police officers are assigned to a patrol function. With the increase of patrol officers, four sergeants and two lieutenants were promoted to ensure proper supervision of personnel. The new deployment plans allows PHA police to effectively cover more of PHA's developments and develop a rapport with the community.
- Trained PHAPD officers were assigned to address Conflict Resolution and Domestic Violence concerns. In the future, PHAPD will be training more officers specifically to handle Conflict Resolution and Domestic Violence concerns.
- PHA continued to partner with the Philadelphia Police Department (PPD) to reduce crime at PHA properties. PHAPD's Police Chief attends GunStat and COMSTAT meetings with PPD and Re-Entry Program meetings with the District Attorney's office. PHAPD also has established relationships with the DEA, ATF, BNI, HIDTA, Warrant Unit, FBI, PFD, Department of Human Services, HIDTA, Probation and Parole, and Department of Corrections.
- The PHAPD Investigations Unit continued to provide assistance to all internal and external agencies (federal, state and local) as requested. The Investigations Unit processed lease violation complaints, criminal complaints, and police record checks for conventional, scattered sites, and HCVP.
- PHA continued to expedite the process of criminal record checks on all applicants and household members. PHA also conducted criminal records checks at recertification.
- PHA planned for implementation of the Youth Link program to incorporate health and public safety concerns into youth programs. The program is set to start in July 2013.
- PHA continued to provide support for resident-police partnerships through community meetings, participating in neighborhood elementary schools reading programs, and collaborating with the Citizens Crime Commission of Delaware Valley.

Contracts and Procurement

- PHA updated and implemented the Controlled Policies and Procedures for both the Contracts Procurement Department and Contracts Administration Department. The Procurement and Contract Administration Policy was approved and adopted by the Board of Commissioners in April 2012.
- PHA created Desk Manuals for both the Contracts Procurement Department and Contracts Administration Department to ensure that the staff has the appropriate instructions on how to conform to PHA policy and procedures.
- On-site training and e-training modules on the newly revised policies and procedures were created for both Contracts and Procurement staff. Training was conducted in October 2012.
- PHA conducted a review of its Supplier Diversity program and has implemented process improvements.

Supply Chain

- The cross-docking operation was expanded in September 2012 to include all Specialty Crews, Conventional Sites Vacancy Reduction, PAPMC Vacancy Reduction and PAPMC Maintenance. This has greatly improved material flow by shipping “complete” orders and has created a fully auditable trail for every material processed, from requisition to installation in the intended unit. This level of transparency and auditability is unprecedented in Supply Chain history at PHA and represents an industry best-practice both in and out of the affordable housing industry.
- The implementation of “cross-docking” operations in the Supply Chain Department has resulted in a reduction of outstanding receivers and unpaid invoices from a rolling average of over 450 to fewer than 50. The result has been faster payment of invoices, a smoother supply-chain flow (because credit problems no longer occur), and reduced material lead times.
- Since December 2011, the PHA Supply Chain Recycling Program has saved \$54,643 for trash-dumpster services that are no longer needed and has generated \$19,835 for baled corrugated material and waste metal.

Community Operations and Resident Development (CORD)

- During this reporting period, PHA raised \$2,396,932 to enhance self-sufficiency training and related activities for individuals and families; provide support to veterans, the homeless and hard-to-serve individuals; support meal programs for the elderly and disabled; and initiated smoking cessation activities that will lead to healthier lifestyles for residents.

Grant Amounts	Program
\$345,000	HCVFSS
\$69,000	PHFSS

\$368,784	Shelter Plus Care
\$108,153	Congregate Housing
\$101,004	CDC Smoke-Free (Year 2 funding)
\$544,757	HUD VASH
\$96,400	Broadband Ambassadors Computer/Netbook Training
\$86,360	Summer Youth Employment
\$107,017	Summer Food Service Program
\$337,724	Wilson Park Boys and Girls Club
\$232,733	John F. Street Boys and Girls Club

- PHA continued to research programming options and partnerships with the goal of expanding its youth programs. Specifically, leveraging relationships with several organizations:
 - **Boys and Girls Club of Philadelphia (B&GCP)** The Boys and Girls Club of Philadelphia provides a safe place to learn and grow; ongoing relationships with caring, adult professionals; life-enhancing programs and character development experiences. During this fiscal period, B&GCP provided 217 Philadelphia Housing Authority resident youth with after school programs focusing on tutoring, nutrition, health, dance and overall mentoring at the John F. Street Community Center and Wilson Park.
 - **People for People, Inc.** In partnership with PHA, People for People, Inc. assisted 455 PHA youth at Raymond Rosen and Blumberg Apartments by providing academic support during after-school hours, mentoring and opportunities for career exploration. In addition, People for People provided summer internships for 35 PHA youth.
 - **Foundations, Inc.** Foundations, Inc. is an organization committed to improving education experiences for America's children and youth. In partnership with PHA, Foundations, Inc. assisted 269 youth at Fairhill Apartments with academic support during after-school hours, mentoring for continuation of scholastic achievement, and opportunities for career exploration.
 - **Philadelphia Youth Network, Inc.** A nationally recognized leader in youth workforce development, the Philadelphia Youth Network (PYN) is a non-profit organization that serves as a catalyst for collective action by developing and delivering models that change systems and improve educational and economic outcomes for youth. Student Success Centers help youth design their post-secondary readiness plans and coordinate services within neighborhood high schools. In partnership with PYN, PHA provided 60+ summer jobs to resident youth.
 - PHA youth have been able to take advantage of after-school programming and job readiness programming. Additionally, PHA's youth programming continues to integrate 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 by utilizing relationships with Philly Goes2College, an initiative of the Mayor's Office of Education, and through its use of the Assets for Independence grant.
- PHA continued to serve the technology needs of its residents through the management of an expanding set of Neighborhood Networks and effective promotion of its role within the Broadband Technology Opportunities Program (BTOP) Partnership. Through the BTOP

Partnership, 5,000 PHA residents received technology training and a free netbook upon completion.

- PHA continued to pursue and enhance its partnerships with local universities and foundations to help provide more opportunities for public housing residents to attend college or receive post-secondary education. Specifically, Cheyney University hosted PHA youth in July 2012 for a college dormitory experience designed to encourage youth to attend college. Through the BTOP Partnership, PHA's relationship with both Drexel University and the Community College of Philadelphia has grown.
- PHA continued to partner with local health organizations to improve access to resources, raise awareness of health issues, and improve nutritional awareness and education.

During this period, PHA focused on ways to reduce asthma triggers and subsequent asthma attacks for developmental age children (0 to 6 years), who, according to the Asthma Educators of America, are at risk of permanent lung scarring from asthmatic events, which could lead to a lifetime of respiratory problems and health costs. Three hundred fourteen families were enrolled in the "Smoke Free" program, and 218 families completed the process. PHA exceeded the performance goal of 150 completions by over 45%.

In addition, PHA promoted diabetes, cancer, and nutrition awareness. PHA; in collaboration with partners such as Penn State University, Drexel University, Health Partners, Keystone First, and Health Federation; hosted workshops, health fairs, and other outreach programs in an effort to improve the access to quality health care services for underserved and vulnerable individuals and families. Approximately 2,227 residents participated in the events.

- PHA continued to identify partners and regional employers to increase job and self-sufficiency opportunities. Additionally, this brought changes to the Pre-Apprenticeship Training Program (PATP) and a shift in PHA's internal hiring practices. During FY 2013, the Pre-Apprenticeship Training Program matriculated 63 graduates.
- PHA provided efficiencies to the Section 3 job placement program with the implementation of revised policies and procedures.
- PHA contracted with two vendors to support 59 resident council elections that will promote resident leadership at all PHA sites.
- During FY 2013, PHA sold 5 homes through the 5h program. All homebuyers participated in housing counseling workshops.

Office of Policy, Research and Enterprise Planning (OPREP)

- In FY 13, PHA established the Office of Policy, Research and Enterprise Planning. OPREP is responsible for building organizational capacity by providing qualitative and quantitative research and analysis of operations and performance management, and dismantling departmental silos to improve communication in order to foster the development of

evidence-based policies and multi-year plans that will drive decision-making at all levels of administration.

- OPREP’s duties include drafting and coordinating the implementation of a comprehensive multi-year operations and financial plan; working with departments to set or revise outcome measures and performance metrics; evaluating trends and proposing or developing best practices; reviewing and analyzing pending legislation at all levels; and researching, developing applications, and managing the performance of grants for PHA.

Communications

- PHA continued to communicate regularly with residents. PHA currently uses the “PHA Experience” Newspaper to inform residents about the business of the agency, build awareness of the issues and concerns of the community and the environment, and highlight stories of resident accomplishments.

Housing Policy

- PHA continued to work closely with the City of Philadelphia’s Office of Economic Development, Office of Housing and Community Development, and Redevelopment Authority to better manage publically-owned property and maximize the effects of community and economic development in Philadelphia.
- PHA also continued its long-standing partnership with the City of Philadelphia’s Office of Health and Opportunity to: reduce the homeless population in Philadelphia; address the population of youth aging out of foster care who are at-risk of becoming homeless; and promote healthy lifestyles by offering smoking cessation and asthma trigger reduction programs to public housing residents.

IV. LONG-TERM PLAN

During the first year of the MTW program, PHA established five (5) broad objectives, 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; and
- 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. 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's Board approval, and HUD's 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.

During FY 2014, PHA will work to develop a new, agency-wide strategic plan. The plan will help guide actions for the next five years and ensure that tactical actions occur within a larger and more consistent framework. The strategic planning process comes at an opportune, but difficult, time for PHA. The federal sequester has created significant and immediate fiscal stress for the Authority. PHA has worked diligently in recent years to cut costs, where feasible, and has reduced its number of employees by approximately 6 percent. Redevelopment agencies in Pennsylvania and the City of Philadelphia have been working more collaboratively and through partnerships to provide new and affordable housing to an ever-increasing population who are in need of affordable housing. This dynamic, coupled with the City's efforts to address the needs of the homeless population while continuing to serve other population groups with significant needs, creates an additional layer of complexity that will be factored into the strategic planning process.

PHA must address the new fiscal realities, while remaining true to its mission of providing affordable housing solutions for the City's low-income residents and promoting financial stability and self-reliance. The strategic planning process will delve deeper into these issues and develop attendant goals, objectives and policies.

Through the planning process, a sharper focus will be placed on identifying strategies to reduce expenditures and raise revenues, while also minimizing detrimental impacts on residents and ensuring ongoing conformance with legal commitments and statutory/regulatory requirements.

PHA wants to ensure that the agency remains healthy and vibrant for generations to come. Towards this end, PHA's Board and executive management team will work together with residents and the community to develop PHA's strategic vision for the next five years.

V. PROPOSED ACTIVITIES

In this Chapter of the Annual Report, HUD requires PHA to report on MTW activities that were first approved by HUD during the current Plan Year, but not implemented by PHA. The Year 12 Annual Plan included only one new activity, which is currently being implemented and is discussed in Chapter VI.

VI. ONGOING MTW ACTIVITIES

This section of the Annual Report summarizes PHA's ongoing MTW activities for MTW Year 12. 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 10 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 1: Partnership Programs Initiative

Description/Update:

PHA uses its MTW authority to expand housing options and service models for special needs and other targeted groups in partnership with universities, state and local government, and other stakeholders. This flexible, services-oriented model builds on the previously approved Unit-Based Leasing and Development Program and allows PHA to leverage PHA and partner resources to provide housing options and, where appropriate and feasible, related health care, educational and/or other necessary services to low-income families and individuals.

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

This activity was first authorized in Year 10 and subsequently modified in Year 12 to incorporate specific components applicable to the youth aging out of foster care partnership with the Philadelphia Department of Human Services (DHS).

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

Component	Impact	Metric	Baseline	Benchmark	Outcomes
Partnership Units	Creation or preservation of affordable housing units with services developed with local partners	# of housing units with services that are developed or preserved	0 units	500 units over a 5 year period	PHA has entered into partnership with DHS to create 50 housing opportunities for youth aging out of foster care.

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

PHA projects that its partnership with DHS will generate 50 housing opportunities under this initiative in the next 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

Broader uses of funds amendment.

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

Pursuant to the Year 13 Annual Plan for the year commencing April 1, 2013, PHA discontinued this activity as a separate activity based on a determination that planned activities can be addressed through other approved MTW activities.

MTW Activity 3: 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.

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

The following activities are ongoing:

- Design Standards – Approved and implemented in Year 3.
- Total Development Cost Limits and Housing Cost Caps – Approved and implemented in Year 3.
- Streamlined Mixed-Finance Development Process – Approved and implemented in Year 3.
- Strategy for Development – Approved and implemented in Year 4.
- Site and Neighborhood Standards – Approved and implemented in Year 3.

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 4/1/12 to 3/31/13: 521. This total includes 51 new construction units in Year 12 per Table 3.
Total Development Cost Limits and Housing Cost Caps	Creation of MTW TDC/HCC schedules that reflect construction and development costs in the City of	# of new units developed	All new units developed after April 1, 2010 will be counted. The baseline as of April 1 is	Develop or rehabilitate up to 400 units over 5 years.	Total # of units developed from 4/1/12 to 3/31/13: 521. This total includes 51

Components	Impact	Metric	Baseline	Benchmark	Outcomes
	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.		assumed to be zero.		new construction units in Year 12 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.	No emergency demolition applications were submitted in Year 12.
Alternate Site and Neighborhood Standards	Creation of new affordable housing units that 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 of April 1 is assumed to be zero.	Develop or rehabilitate up to 400 units over 5 years that meet PHA's MTW Site and Neighborhood Standards.	Total # of units developed from 4/1/12 to 3/31/13: 521. This total includes 51 new construction units in Year 12 per Table 3.
Streamlined Acquisition Process	Acquire sites without prior HUD approval, provided that the agency certifies that HUD site selection requirements have been met.	# of sites/units acquitted under streamlined process	0	PHA has not established benchmarks for this activity, pending identification of opportunities to utilize this flexibility.	Activity has not been implemented.

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

PHA has exceeded its overall goal of developing or rehabilitating up to 400 units over five years. The current total is 521 units. The Streamlined Acquisition Process was introduced in MTW Year 4, but not implemented. PHA continues to explore alternate opportunities to use this activity.

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 reflect the local Philadelphia housing market. Housing choices within PHA's portfolio have been substantially increased and improved.

MTW Activity 4: 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.

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

The following activities are ongoing:

- Adult Day Care – Approved and implemented in Year 10.
- LIFE Programs – Approved and implemented in Year 6. In the Year 13 Plan, PHA indicated that this would no longer be tracked as a separate MTW activity based on a determination that MTW authority is not involved in the implementation of LIFE Program activities.
- Nursing Home Transition – Approved and implemented in Year 9
- Accessible Unit Retrofitting and Development – Approved and implemented in Year 9.

- Definition of Elderly – Approved and implemented in Year 3.

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.	As of 4/1/2012 to 3/31/2013, a total of 61 participants were served
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 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 3/31/2013, 15 public housing residents leased up units, and 11 residents leased up through TBRA NHT vouchers. Including the 94 lease-ups reported in the FY 2012 Report, PHA has leased up a total of 120 participants.
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	During the period of 4/1/2012 to 3/31/2013, PHA completed 152 units.
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-	All new participants served after April 1, 2010 will be	Occupy 100% of designated elderly units with eligible elderly families. PHA has 2,156	As of 3/31/2013, 2,156 or 100% of the designated

		61 years.	counted. The baseline as of April 1 is assumed to be zero.	units approved by HUD for elderly designation.	units are occupied by elderly residents that meet PHA's definition of elderly.
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C. Explanation if benchmarks were not achieved or the activity was determined ineffective

PHA has met or exceeded its benchmarks for all ongoing activities. See also note above regarding LIFE program. PHA will not continue to report this as an MTW activity.

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

PHA has implemented a series of initiatives in its Public Housing and HCV programs that are designed to streamline administrative processes, reduce paperwork burdens on residents, and encourage families to work and increase their incomes.

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

The following activities are ongoing:

- Two and Three-Year Recertification – Approved and implemented in Year 3.
- Ceiling Rents – Approved and implemented in Year 3.
- Rent Calculation Method – Approved and implemented in Year 3.
- Payment Standards – Approved and implemented in Year 7.
- Community Service – Approved and implemented in Year 10. In the Year 13 Annual Plan, PHA moved this to the Non-MTW Activity section.
- Reasonable Rent – Approved and implemented in Year 7.
- Property Specific Rent Policies – Approved and implemented in Year 6. In the Year 13 Annual Plan, PHA discontinued this activity.

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 continues to inspect all units annually and upon request.	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% (n=14,025) over annual recertification process. The estimated processing time without this initiative is 56,100 staff hours.	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 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 3/31/2013, 1,074 public housing residents elected ceiling rents; this number includes 1,003 conventional/scattered site residents and 71 PAPMC residents. All rents were calculated in accordance with PHA policy.
Rent Calculation Method	Reduced administrative and paperwork burdens on staff and residents and	Cumulative reductions in annual processing time based on	Processing time for recertification, rent calculation, and related activities is	Reduction in processing time by 25% over annual recertification	PHA estimates that approximately 14,025 staff hours are saved annually through the rent simplification

	overall reduction in amount of time to process recertifications.	all rent simplification activities	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).	process.	process. (Estimated at approximately \$361,000 per year.) Savings help to fund economic self-sufficiency and related support activities.
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.	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 support activities.
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.	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 support activities.
Utility Allowances	Reduced utility allowance expenses while improving affordability to residents	Reduction in HCV utility allowance costs	Cumulative value of HCV gas utility allowances in FY 2013	Reduction in HCV gas utility allowance costs by 5% in FY 2014, and an additional 5% in FY 2015.	Implementation will begin in FY 2014.

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

PHA has met or exceeded its benchmarks for all components of this activity, with the exception of the Utility Allowance component. In Year 12, PHA undertook extensive activities to prepare for implementation of the alternative utility allowance initiative in the Housing Choice Voucher

Program. The HCV computer systems were modified to allow for the new utility allowance calculation methodology; procedures were developed; staff training materials were prepared; and factsheets and other informational materials were prepared for program participants. Staff training is scheduled for April 2013 and the new utility calculation methodology will be implemented for new admissions and annual recertifications beginning in May 2013.

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 and Utility Allowances	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

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 6: 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.

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

The following activities are ongoing:

- Moving to Work Family Agreement Addendum – Approved and implemented in Year 3.
- Family Economic Development Action Plan – Approved and implemented in Year 3.

- Tenant Responsibility Training – Approved and implemented in Year 3. PHA discontinued this as an MTW activity in the MTW Year 13 Annual Plan. This training has been incorporated into the tenant briefing session.

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 3/31/2013, 100% of eligible participants have signed the MTWFAA.
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 2013, there were 3,012 referrals, 858 enrollments, 405 graduates from the programs, and 94 direct job placements.

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

PHA discontinued Tenant Responsibility Training as a separate MTW Activity based on a determination that MTW authority is not required. Tenant Responsibility Training is now incorporated into the standard HCV briefing session. 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. Further, PHA intends to improve its efforts to track and report on key self-sufficiency metrics including job placements and job retention. As appropriate, PHA intends to incorporate job placement and job retention goals and metrics into future supportive service contracts with community partners.

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
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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

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 7: 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 non-profit private sector housing providers for unit-basing.

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

The following activity is ongoing:

- Unit-Based Leasing and Development Program – Approved and implemented in Year 3.

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 3/31/2013; 1,752 under contract an additional 205 under commitment.

C. 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 three years, the net increase is 95, with an additional 205 units under commitment. Turnover in the program has been greater than originally expected; however, PHA continues to work towards the stated benchmark goal.

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 8: 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 continues 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. During the Fiscal Year, participating individuals received support services during the term of their agreement, including housing-related services and other incentives to encourage continued participation in the Family Support Program.

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

The following activities are ongoing:

- Service Coordination – Approved and implemented in Year 4.
- Self-Sufficiency Offices and Community Centers – Approved and implemented in Year 4.
- Community Partners – Approved and implemented in Year 4.
- Affordable Homeownership – Approved and implemented in Year 4.

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 3/31/2013, there were a total of 3,012 referrals, 858 enrollments, 405 graduates from the various programs, and 94 direct placements. Note that PHA will review and potentially revise these benchmarks in the coming year.
Self-Sufficiency Offices and Community Centers	Increased number of community center-based events for residents that emphasize education,	# 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 3/31/2013, PHA conducted 89 events, which were attended by 2,677 residents. These figures indicate that PHA exceeded the benchmark for this component.

	nutrition, health, access to community resources, and job assistance.				
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 3/31/2013, there were 3,209 referrals across all programs. Out of the 3,209 referrals, there were 513 enrollments, 267 graduates, and 78 direct placements.
Affordable Homeownership	Increased number of MTW Family Program participants who became homeowners, expanded housing choices for low-income participants, and contributed to neighborhood stabilization through increased homeownership.	# of participants who became homeowners	All new homeowners after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Additional 25 homeowners annually	From 4/1/2012 to 3/31/2013, 61 residents became homeowners. Of this total, 46 homeowners came from PHA's HCV Homeownership Program, 5 homeowners came from PHA's 5h sales program, 9 homeowners came from MLK-IIC, and 1 homeowner was a product of a resale.

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

Due to the overall low job placement performance of community partner program vendors, PHA opted to cancel several contracts and is actively pursuing new partnerships. As appropriate, PHA intends to incorporate job placement and job retention goals and metrics into future supportive service contracts with community partners.

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 9: 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.

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

The following activity is ongoing:

- **Blueprint/Good Neighbors Make Good Neighborhoods** – Approved and implemented in Year 3. As noted in the Year 13 Annual Plan, PHA has determined that MTW authority is not required to implement the Blueprint Program. PHA remains fully committed to the program; however, it will no longer be separately tracked and reported as an MTW activity.
- **Transitional Housing Facilities** – Approved in Year 6. As noted in the Year 13 Annual Plan, PHA believes that transitional housing activities are authorized under the Partnership Initiative, which combines flexible housing models with services. PHA will no longer track and report this as a separate MTW activity.

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

N/A

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

See note above regarding the Blueprint and Transitional Housing activities. PHA will continue to implement the Blueprint program, but will not report it as a separate MTW activity.

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

N/A

MTW Activity 10: 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.

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

The following activities are ongoing:

- MTW Transfers – Approved and implemented in Year 4.
- Restriction on Elective Moves – Approved and implemented in Year 7.

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 transferred annually.	For the year ending 3/31/2013, there were 15 transfers between public housing and HCV programs.
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. PHA will conduct historical research in an attempt to determine 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	As of 3/31/2013, there were 1,291 total moves under the HCV program.

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 aforementioned MTW authorizations and waivers enabled PHA to assist clients in need of expeditious transfers between PHA's programs. Additionally, it created administrative efficiencies by limiting the need for unnecessary, elective moves within the HCV program.

MTW Activity 11: Criteria for Portability Moves

PHA uses its MTW authority to establish new criteria for all port-out moves. The criteria require 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.

Current PHA practices permit all voucher participants to port out, provided doing so does not constitute a violation of their lease and/or PHA policy on elective moves. PHA voucher participants are not permitted to move during their initial lease term. Subsequent to their initial lease term, families may only move at the time of their biennial reexamination.

All applicant families are permitted to port out upon selection from the wait list, provided the head of household and/or the spouse was a resident of PHA's jurisdiction at the time the application for assistance was submitted. If the head of household and/or the spouse was not a resident of PHA's jurisdiction at the time of the family's application, PHA requires that the applicant family live in PHA's jurisdiction for the initial lease term before requesting portability.

In conjunction with existing PHA policies, this initiative limits the number of families eligible to port out. Authorized features of the initiative include the following:

- Families who are unable to provide a verified "employment, education, safety, or medical/disability need" will not be permitted to port out.
- PHA establishes verification requirements to validate the family's "employment, education, safety, or medical/disability need."
- Families are given information on the new portability policy at their next regular reexamination.

The MTW portability criteria does not apply to families who have already ported out of PHA's jurisdiction, nor does it apply to families with non-MTW vouchers. 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.

On July 1, 2012, PHA began implementation of the MTW Portability Initiative.

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

N/A. This activity was first approved by HUD in MTW Year Twelve.

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

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Increase in Household Income	Participating families will be able to increase household income through participation in PHA's MTW activities that promote economic self-sufficiency and housing stability.	Increase in average earned income.	Average household income of residents who have requested port-outs during the last fiscal year: \$17,000	Average household income of residents who have requested port-outs and were denied, thus continuing in the FSS program: A 5% increase in income is projected to \$17,850 in the two-year period following the denial.	This initiative began in 2012 and the projected benchmark is over a 2 year period. Only one year has elapsed since the initiative began. This benchmark will be reported at the end of FY 2014.
Change in the Number of Port Requests and Port-Outs Approved or Denied	The number of port-out actions approved annually to be reduced by 44%.	Change in the number of port requests	Number of families who requested portability during the last FY: 108	Number of port-out requests projected for this FY: 120 (an 11% increase over baseline year)	Port Out Requests: 75
		# of port-out requests projected to be approved or denied during the FY	Approved last FY: 108	Approved: 60 (reduction of 44% over baseline year) Denied: 60	Approved: 61 Denied: 14
Decrease in Labor Cost	Reduce the number of port-out requests and actions, and thereby, reduce the costs associated with the administration of the Portability Program.	# of hours of staff time saved	540 hours required to process port requests last Fiscal Year	300 hours projected to process port actions in the next FY, i.e. 240 hours saved	Hours Req'd: 305 Reduction of 235 hours
	Annual reduction of	% staff salary saved	\$10,800 port-out processing	\$6,000 port-out processing cost projected in the next FY,	Port-Out Processing

	staff hours equal to 240. It is estimated that the cost savings to PHA will be approximately \$4,800.		costs	i.e. \$4,800 savings	Cost: \$6,100 Savings: \$4,700
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C. Explanation if benchmarks were not achieved or the activity was determined ineffective

The benchmark regarding income is measured twenty-four months post-implementation. This initiative was in effect for only nine months of the Fiscal 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

N/A

G. Provision or regulation waived by MTW

Attachment C, Paragraph D(1)g

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 2013 (MTW Year 12). A narrative description of planned versus actual differences follows the table.

Table 11 – FY 2013 Budget vs. Actual Sources and Uses of MTW Funds

REVENUE (SOURCES)	BUDGET	ACTUALS	VARIANCE
Operating Subsidy	\$ 102,636,777	\$ 110,458,793	\$ (7,822,016)
Capital Housing Fund	51,526,576	32,585,599	18,940,977
Housing Choice Voucher Program	152,466,949	152,717,841	(250,892)
Block Grant Activities	31,443,120	30,176,787	1,266,333
Dwelling Rental Income	24,282,059	24,055,742	226,317
Investment Income	718,963	79,035	639,928
Miscellaneous Income	340,266	135,850	204,416
Administrative Cost Reimbursement		496,643	(496,643)
TOTAL REVENUE	\$ 363,414,710	\$ 350,706,290	\$ 12,708,420
EXPENSES USES			
Administrative	\$ 44,536,352	\$ 41,152,128	\$ 3,384,224
Tenant Services	1,015,012	603,319	411,693
Utilities	28,662,974	20,399,707	8,263,267
Maintenance	41,033,215	39,860,472	1,172,743
Protective Services	5,126,144	6,094,472	(968,328)
General Expense	48,449,747	56,361,455	(7,911,708)
Capital Improvements/Additions/Replacements	8,018,260	7,621,551	396,709
Tenant Based Voucher Assistance	113,692,433	132,784,441	(19,092,008)
Family Programs	8,367,537	5,416,641	2,950,896
Quality of Life Program	952,447	786,912	165,535
Management Improvements	6,519,592	4,659,094	1,860,498
Capital Activities	15,603,544	15,130,889	472,655
Capital Housing Projects	51,526,576	14,922,224	36,604,352
Bond Debt Service	-	12,063,375	(12,063,375)
TOTAL EXPENSE	\$ 373,503,833	\$ 357,856,680	\$ 15,647,153
OPERATING INCOME/LOSS	(10,089,123)	(7,150,390)	(2,938,733)
Carryover Reserve*	71,497,965	71,497,965	-
Capital Activities Expended from Carryover Reserve			
Adjusted Carryover Reserve			
NET INCOME/(LOSS)	\$ 61,408,842	\$ 64,347,575	\$ (2,938,733)

*Adjusted Carryover Reserve Balance at 03/31/2012. There was an error in the Plan numbers, which affected Management Improvements, Capital Activities and Capital Projects. The numbers have been corrected in the report.

Explanation of Significant Variances: Sources (Budget/Actual)

- Operating Subsidies and the Housing Choice Voucher Program budgets were estimated at lower percentages due to sequestration.
- Capital Fund projected sources decreased due delays in the timing of the Queen Lane redevelopment project.

Explanation of Significant Variances: Uses (Budget/Actual)

- General Expenses – General Expenses increased due to the additional funding required for the Defined Contribution Plan to offset the unfunded liability.
- Utilities – A combination of milder weather conditions and the impact of PHA’s recently completed energy improvement projects resulted in a 40.51% decrease over projected utility expenses.
- Tenant Services – Tenant services projected expenses decreased because some proposed expenditures for tenant supportive services, recreational activities, and community activities were moved to FY 2014.
- Family Programs – The variance occurred because some proposed expenditures for tenant supportive services contracts for the Adult Basic Education and GED, Financial Literacy training, Certified Nursing, and Pre-Apprenticeship programs were moved to FY 2014.

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

Table 12 provides information on FY 2013 budgeted versus actual sources and uses of state and local funds.

Table 12 – FY 2013 Budget vs. Actual Sources and Uses of State and Local Funds

REVENUE (SOURCES)	BUDGETED	ACTUALS	VARIANCE
Summer Food Program	\$127,548	\$107,018	\$20,530
Housing Coordinator Initiative	45,000	76,706	(31,706)
Tenant-Based Rental Assistance	600,000	324,120	275,880
MOCS / Pre-Apprenticeship	550,000	-	550,000
TOTAL REVENUE	\$1,322,548	\$507,843	\$814,705
EXPENSES (USES)			
Administrative and General	\$692,206	\$107,018	\$585,188
Housing Assistance Payments	600,000	381,113	218,887
Administrative Fees	30,342	19,712	10,630
TOTAL EXPENSE	\$1,322,548	\$507,843	\$814,705
OPERATING INCOME/(LOSS)	\$0	\$0	\$0
Reserve Buildup	0	0	0
NET INCOME/(LOSS)	\$0	\$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.
- PHA did not receive the anticipated Mayor’s Office of Community Services (MOCS) grant.

C. Central Office Cost Center

This section is not applicable to PHA in light of the Cost Allocation Plan below.

D. Cost Allocation Plan

Pursuant to its MTW Agreement, has developed a Cost Allocation Plan. Please see Appendix A.

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; and
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 \$15,130,889 were utilized to support various capital and development projects.
- Family Program funds in the amount of \$5,416,641 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 \$4,659,094 were utilized to support: functional enhancements and training on PHA's Customer Relationship 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 \$786,912 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, 2013, 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 13 – Operating Reserve Calculation for Year Ended March 31, 2013

FDS#	Description	State / Local Programs	Total Non- MTW Programs	MTW Vouchers	MTW LIPH	Total MTW	Total PHA- WIDE
111	Cash	1,317,004	17,704,326	44,745,951	18,987,186	63,733,137	82,754,467
114	Cash – Tenant Security Deposits	-	5,700	-	808,990	808,990	814,690
120	Total Receivables	328,013	10,197,466	47,232,046	2,744,925	49,976,971	60,502,450
131	Investments	-	67,609,827	-	-	-	67,609,827
142	Prepaid expenses and other assets	-	10,497	-	79,523	79,523	90,020
144	Inter-program – due from	333,094	2,308,192	1,119,368	47,494,018	48,613,386	51,254,672
145	Assets held for sale	-	-	-	-	-	-
	Total Current Assets	1,978,111	97,836,008	93,097,365	70,114,642	163,212,007	263,026,126
310	Total Current Liabilities	(674,471)	(23,307,827)	(10,261,422)	(58,634,407)	(68,895,829)	(92,878,127)
343	Current Portion of Long Term Debt	-	4,390,000	-	-	-	4,390,000
	Total Operating Reserves	1,303,640	78,918,181	82,835,943	11,480,235	94,316,178	174,537,999
<u>Adjustments to HUD Reserve Calculation</u>							
	PHASI liability on line 353	-	-	(6,609,435)	-	(6,609,435)	(6,609,435)
	Worker's comp liability on line 353		-		(2,497,339)	(2,497,339)	(2,497,339)
	Reservation for compensated absences	-	(83,449)	(4,362,508)	(6,403,381)	(10,765,889)	(10,849,338)
	PA State escheat liability payable on line 353		-		(179,049)	(179,049)	(179,049)
	MTW Project Reserves Per Agreement for HAP		-	(12,979,636)	-	(12,979,636)	(12,979,636)
	PHA Adjusted Reserve	1,303,640	78,834,732	58,884,364	2,400,466	61,284,830	141,423,202
<u>Obligated Funds for Current Capital Projects Under Contract</u>							
	Elevator Repairs at Blumberg	-	-	(2,548,478)	-	(2,548,478)	(2,548,478)
	Mech/Elect/Upgrades/Enhancements for Johnson, Abbottsford and Spring Garden	-	-	(2,700,666)	-	(2,700,666)	(2,700,666)
	Roofing repairs for Johnson, Wilson Park and Scattered Sites (901 - 910 AMPS)	-	-	(3,334,641)	-	(3,334,641)	(3,334,641)

Concrete repairs at Johnson and Spring Garden	-	-	(58,678)	-	(58,678)	(58,678)
Electrical repairs at Johnson and Wilson	-	-	(161,924)	-	(161,924)	(161,924)
Installation of Trash Lifts at Fairhill	-	-	(98,832)	-	(98,832)	(98,832)
Tree Removal at Scattered Sites (901 - 910 AMPs)	-	-	(257,575)	-	(257,575)	(257,575)
Plumbing repairs at Johnson and Wilson	-	-	(541,040)	-	(541,040)	(541,040)
<u>Planned Capital Projects</u>						
LEB Community Center	-	(5,125,000)		-	-	(5,125,000)
Blumberg Phase I (Demo)	-	(6,000,000)		-	-	(6,000,000)
Queen Lane Redevelopment - Demolition and construction of 55 units	-	(1,195,025)	(16,009,555)	-	(16,009,555)	(17,204,580)
2800 Block of Oakdale / Strawberry Mansion Street - Construction of 76 Units		-	(26,175,000)	-	(26,175,000)	(26,175,000)
Markoe III - New acquisition / construction of 6 units		-	(2,000,000)	-	(2,000,000)	(2,000,000)
Queen's Row - New acquisition and construction of 5 market rate units		(2,500,000)		-	-	(2,500,000)
PHA Adjusted Reserve	1,303,640	64,014,707	4,997,974	2,400,466	7,398,440	72,716,787

VII. 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 FY 2013, 37 sites had REAC inspections performed. Of the 37 sites, 25 were inspected in 2011. The total points scored for the abovementioned sites were 82 points higher than their previous year's scores, or an average of 3.3 points per site. These increases are credited to a variety of reasons, including a comprehensive REAC training program to familiarize staff with REAC inspection deficiencies from the previous year. Other reasons include the ability to focus on only these 37 sites, as opposed to previous years when PHA was subject to REAC inspections; for example, 79 sites were reviewed in 2011. New rules allowed for PHA to forgo an inspection on any individual property that scored an 80 or higher in the previous year. PHA placed emphasis on sites, building systems, building exteriors and common areas in its daily operations.

Property Name	2011 Score (Baseline)	FY 2013 Score
Harrison Plaza	65	36
Bartram Village	65	42
SS 908	47	42
James W. Johnson Homes	64	46
SS 910	62	49
Hill Creek I	64	52
Raymond Rosen Apartments	45	57
SS 909	65	59
Tasker I	74	61
Norris Apartments	71	62
Collegeview Homes	60	63
SS 904	56	65
SS 906	58	67
Wilson Park	48	71
Plymouth Hall	62	72
SS 905	43	72
Spring Garden Mixed-Finance	65	76
SS 902	66	76
Morton Homes II	62	77
Richard Allen Phase IIIA	76	77
SS 901	65	77
Warnock II	78	87
908 Quads	N/A	90
Mt. Olivet	73	92
Greater Grays Ferry Estates II-A	95	95
Paschall II	N/A	96
902 Quads	N/A	97
906 Quads	N/A	97
Paschall I	N/A	98
910 Quads	N/A	98
Germantown House	61	99
Mantua II	N/A	99

905 Quads	N/A	99
907 Quads	N/A	99
909 Quads	N/A	99
SS 903	59	Not scored
SS 907	54	Not scored
Norman Blumberg	34	Not Inspected

Of the 35 inspections in 2012 that were scored, the three (3) most common deficiencies were peeling/missing paint, damaged hardware/locks, and missing/inoperable smoke detector. To help address these and all interior deficiencies, a new Uniform Physical Conditions Standards (UPCS) program was instituted. This new program includes 21 newly-hired mechanics that are trained and certified in UPCS. These mechanics perform inspections on each unit over the course of a year and perform repairs on any item in need of restoration at that point of the examination.

In addition, as follow up to inspections, PHA has instituted a policy whereby 100% of all deficiencies noted, routine or otherwise, are tracked by way of creating a service order in CRM. PHA placed a high level of emphasis on the creation of service orders to immediately address deficiencies in and outside of units when found during annual or informal inspections or site visits. Addressing actual maintenance, PHA completed a large-scale concrete and asphalt replacement project at several of the larger sites.

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

OIG Audits through 3/31/2013: 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 12, PHA has closed out the OIG's Rehabilitation of Scattered Sites audit and is working with HUD and the OIG to resolve the remaining open findings from the Legal Services Audit. Various Standard Operating Procedures and Policies and Procedures have been updated/drafted, approved, and implemented in response to the OIG audits performed during this reporting period.

HUD Reviews of PHA's ARRA-Funded Projects: HUD conducted 6 reviews of ARRA-funded projects during this reporting period, 2 of which are pending closure. Additionally, as a result of these reviews, PHA has hired a Wage Compliance Specialist to assist the agency 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 Appendix B. 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 Appendix C – Board Resolution.

VIII. APPENDICES

A. Cost Allocation Plan

2012

Cost Determination Procedure



Background

About the Philadelphia Housing Authority (PHA)

The Philadelphia Housing Authority, also known as PHA, was established in 1937. PHA was organized under the laws of the Commonwealth of Pennsylvania to provide 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. PHA is the nation's fourth largest housing authority, housing about 81,000 people in the City of Philadelphia and employs 1,406 people to deliver services to PHA's clients.

PHA is the biggest landlord in Pennsylvania that develops, acquires, leases and operates affordable housing for city residents with limited incomes.

PHA's funding comes primarily from the federal government, with approximately 90% of its total annual revenue provided by the federal government. PHA also works in partnership with the city and state governments to provide services to residents as well as private investors to develop affordable housing across the City.

PHA's MTW Agreement

Effective April 1, 2001, PHA entered into a Moving To Work (MTW) agreement with HUD and in October 2008, the MTW Agreement was extended for a ten-year period. The MTW Agreement is the operating plan for the Philadelphia Housing Authority. The MTW Agreement allows PHA to make program changes that increase efficiency and help residents become self-sufficient.

MTW is a demonstration program authorized by Congress, through which participating agencies are given the flexibility to waive certain statutes and US 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 (referred to as "MTW Statutory Objectives"):

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

On an annual basis, PHA submits to HUD for approval PHA's "Annual Plan". The Annual plan is required to include information on both MTW Activities and Non-MTW Activities. MTW Activities are initiatives that promote one or more statutory objectives and that require use of authority granted to PHA under its MTW Agreement. Non-MTW Activities are all other activities that do not specifically require MTW authority to implement.

PHA's Programs

Low-Rent Public Housing Program

This program provides low-rent housing to qualified residents of the City of Philadelphia. Originally, all units were owned and operated by PHA and were purchased with financing arranged or provided through HUD. Approximately 10 years ago, PHA started to aggressively replace older, obsolete housing with newly constructed housing through mixed financing, leveraging federal sources to obtain additional funding from private investors. The operations of the program are subsidized by HUD.

Housing Choice Vouchers Program

Housing choice vouchers (HCV) allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing. PHA's Housing Choice Voucher Programs fall under two main types, MTW HCV, that are operated based on PHA's MTW agreement with HUD and Non-MTW vouchers that are operated based on HUD's guidelines without the flexibility permitted by PHA's MTW agreement. For the Non-MTW HCV Program, PHA receives funding for Housing and Utility Assistance Payments made to landlords and tenants that can only be used for that purpose, and administrative fee funding to be used for operating the program. For the MTW HCV Program, PHA receives one block of funding based on the MTW Agreement Attachment A that PHA utilizes to lease units, administer the program, and to fund MTW initiatives approved by HUD.

Capital Fund Program

The Capital Fund provides funds, annually, to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and for management improvements. Capital Funds are provided based on a HUD formula that is based on the characteristics of an agency's Low-Rent Public Housing stock. The Capital Fund Program also includes Replacement Housing Factor Funding (RHF). RHF grants are Capital Fund Grants that are awarded to PHAs that have removed units from inventory for the sole purpose of developing new public housing units.

Section 8 – Moderate Rehabilitation Program

This program was authorized by Section 8 of the National Housing Act. 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. PHA receives an administrative fee to operate the program.

Philadelphia Housing Authority Development Corporation (PHADC)

PHADC is a Pennsylvania nonprofit corporation formed by PHA in 1997 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. PHA provides PHADC with indirect management and operational services that are reimbursed. PHA's project management and project development staff perform direct services for PHADC in assisting PHADC in affordable housing development. The direct services are also reimbursed to PHA.

Philadelphia Asset and Property Management Corporation (PAPMC)

PAPMC is a Pennsylvania nonprofit corporation formed by PHA in 2004 to provide operational and financial services to several housing developments in Philadelphia which include PHA's mixed-financing sites that have been developed over many years and PHA's Alternative Management Entities (AMEs). PAPMC has its own staff that provides services to its managed entities. PAPMC will utilize PHA's maintenance staff to perform some direct maintenance and rehabilitation services. The direct services are billed to the appropriate site and reimbursed to PHA. PAPMC has a separate shared services agreement with PHA to reimburse PHA for indirect services provided such as IT and management services.

Philadelphia Housing Authority Homeownership Corporation - PHAHC

PHAHC is a Pennsylvania corporation formed by PHA in 2004 to hold certain escrow payments, counseling and home association fees for homebuyers of designated PHA low-income housing properties. PHAHC has a shared services agreement with PAPMC for performing certain indirect services.

Other Federal, State and Local Grants

PHA routinely applies for additional funding sources to provide services above and beyond just housing for the residents of the City of Philadelphia. The grants normally have an active period from one to four years with specific expenditure guidelines, meaning only certain expenses can be charged to the grants. These grants include the HOPE VI urban revitalization grants, ROSS elderly and disabled service coordinators, Senior Programs designed to provide home and community based supportive services, Summer Food Programs to provide nutritious breakfasts and lunches, and the Adult Literacy Program designed to offer PHA residents enhancement of basic educational skills. As various grants expire, PHA continuously applies for additional funding sources to replace them.

Purpose of PHA's Cost Determination Procedure

The purpose of PHA's Cost Determination Procedure is to document PHA's compliance with the Local Asset Management Program requirements per the First Amendment to the Moving to Work Agreement entered into by PHA with HUD during October 2008.

The Harvard Cost Study that was completed in 2003, which was Congress directed HUD to contract with Harvard University's Graduate School of Design in 1999, recommended that all Low-Rent Public Housing In 1998, the Congress established a new Operating Fund Program adopt a business model similar to multifamily housing, with project-based budgeting, project-based accounting, and project-based management. In 2005, HUD published the final rule on the Operating Fund requiring the conversion to Asset Management which required that the new project-based accounting, budgeting and management requirements were effective for PHAs whose fiscal years began July 1, 2007. The Asset Management requirements basically required a fee-for-service approach for the reimbursement of indirect costs to a Central Office Cost Center that provides central overhead services to all programs.

PHA's Local Asset Management Plan elected to adopted cost accounting and financial reporting methods that comply with OMB Circular A-87, OMB Circular A-133 and generally accepted accounting practices, rather than implementing the fee-for-service model.

Indirect Expense Allocation Determination and Methodology

The Philadelphia Housing Authority has determined to allocate indirect operating expenses to all funds and programs based on the **Fixed Rate** as defined by OMB Circular A-87. Fixed Rate means an indirect cost rate that is based on an estimate of the costs to be incurred during the period adjusted to account for the difference between the estimated costs and actual, allowable costs for the period. PHA will calculate a Fixed Rate to allocate Indirect Expenses to each eligible program so that all Indirect Expenses are charged out to a program. Indirect Expenses that will be allocated include all payroll expenses and any other expenses charged to an Indirect Expense Department.

The Fixed Rates will be recalculated for each fiscal year prior to the beginning of the fiscal year based on the latest Audited Financial Statements. For example, the Fixed Rates that will be used to allocate indirect expenses for fiscal year ending March 31, 2014 will be calculated prior to April 1, 2013 using the Audited Financial Statements from fiscal year ending March 31, 2012.

The Fixed Rates are calculated based on the percentage of total direct operating expenses charged to each program. Based on the fiscal year ending March 31, 2011 financial data **(ATTACH-1)**, the Fixed Rates for Indirect Expense Allocations for fiscal year ending March 31, 2012 would be charged to each program based on the following percentages:

Program	Total Direct Expenses	Indirect Expense Allocation Percentages
Low Rent Public Housing	\$128,192,166	75.26%
MTW Housing Choice Vouchers	30,149,520	17.70%
Capital Fund Program	10,306,311	6.05%
Housing Choice Vouchers – Non MTW	881,794	0.52%
Section 8 Moderate Rehabilitation	714,507	0.42%
Section 8 Mainstream Vouchers	80,852	0.05%
Total	\$170,325,150	100.00%

Utilizing the Indirect Expense Allocation percentages calculated above, total Indirect Expenses **(ATTACH-2)** would be charged out to each program per the following table:

Program	Total Indirect Expense
Low Rent Public Housing	\$24,400,164
MTW Housing Choice Vouchers	5,973,730
Capital Fund Program	2,041,868
Housing Choice Voucher – Non MTW	175,499
Section 8 Moderate Rehabilitation	141,750
Section 8 Mainstream Vouchers	16,875
Total Indirect Expenses	\$33,749,886
PAPMC Estimated Shared Services Fee	(\$136,170)
PHADC Estimated Shared Services Fee	(689,595)
Total Indirect Expenses Including PAPMC & PHADC	\$32,924,122

PHA's Determination of Direct and Indirect Expenses

Definition of Operating Expenses

Operating Expenses, Direct or Indirect, are defined as soft expenses that are presented on PHA's Financial Data Schedule (FDS) Income Statement and total into line 96900, Total Operating Expenses, of the FDS. Certain items presented as an expense on the FDS were excluded from the determination of Total Operating Expenses. Exclusions from both Total Operating Expenses included negative (debit) revenue accounts presented as expenses, interest expense and debt amortization presented on FDS Line 96700, Interest expense and Amortization cost, and Capital hard cost items presented as expenses for FDS reporting purposes.

Total Operating Expenses are separated between Direct and Indirect Operating Expenses based on PHA's Department Codes. All Department Codes have been reviewed and have been defined as either a Direct Expense Department (**ATTACH-3**) or an Indirect Expense Department (**ATTACH-4**).

Direct Expense Departments

Direct expense departments are defined as a department that provides direct services to specific funds or programs. The number of programs or funds that a department provides services did not affect this determination only whether it provides services directly to funds or programs exclusively. PHA will charge direct expenses to a direct account string based on the determination of what account string is directly affected by the expense.

Some direct department codes may have a direct cost distribution method established to charge expenses to the correct fund and program code based on the determination that the expense directly benefits several account strings. The expenses will be directly charged to the correct account string based on the cost distribution method. A calculation of the distribution percentages for each direct department cost distribution method has been prepared (**ATTACH-6**).

Indirect Expense Departments

Indirect expense departments are defined as a department that provides some manner of services to all PHA funds and programs, but not in a specific measurable manner. For example, by definition the accounts payable department provides payments services for all PHA funds and programs continuously, but does not specify the direct services provided to a fund or program over any specific time period.

Ledger Presentation of Allocation

PHA will continue to utilize its current methods in recording the Indirect Expense Allocation. For salaries and benefits, the indirect cost rates will be updated in PeopleSoft to the correct applicable rates for all employees within the Indirect Expense Departments. For accounts payable payments, the applicable rates will be used to allocate any expenses charged to the indirect cost departments to each program.

PAPMC Shared Services Agreement

PAPMC has developed a shared services agreement with PHA. The shared services agreement establishes a Shared Services Fee that will be paid to PHA. **PAPMC will pay PHA a Shared Services Fee equal to the amount of Management Fees earned by PAPMC multiplied by PHA's Indirect Expense Rate less amounts owed from PHA to PAPMC.** The Shared Services Fee that PHA receives from PAPMC will be distributed to the following PHA's programs: Low Income Housing Program (LIHP), Moving to Work (MTW) voucher program and the Capital Fund Program (CFP). It will be based on the Indirect Cost Allocation Method to offset the Indirect Expenses that have been charged to each of PHA's programs.

Formula:

PAPMC management fees earned X PHA's indirect rate – funds due from PHA

The calculation below presents the Estimated Shared Services Fee based on PHA's fiscal year ending March 31, 2011 and PAPMC's fiscal year ending December 31, 2010 financial data:

Total Direct Expenses (excluding non-mtw programs)	\$168,647,997
Total Indirect Expenses	33,415,763
Total PHA Expenses	\$202,063,760
Total Direct Expenses (excluding non-mtw programs)	\$33,415,463
Total PHA Expenses	202,063,760
PHA's Indirect Expense Rate	19.81%
PAPMC's Total Management Fee Earned (FYE 12/31/2011)	\$945,198
PHA's Indirect Expense Rate	19.81%
Less: Funds due from PHA	(\$47,478)
PAPMC Estimated Shared Services Agreement Fee	\$136,170

PAPMC has agreed to provide management services to PHA for managing PHADC, PHAHC, Alternatively Managed Entities (AMEs), and Housing Development Corporations (HDCs) entities. For providing these services to PHA will reimburse PAPMC a percentage of select

management and accounting staff (**ATTACH-10**) salaries and benefits. Based on the current time estimates and costs, PAPMC will allocate 10.00% of the management and accounting salaries and benefits or approximately \$47,478 annually.

PHADC Shared Services Agreement

The shared services agreement establishes a Shared Services Fee that will be paid to PHA. Using the percentage of completion of construction invoices for the development projects and accrual of development services provided by PHA, PHADC will reimbursement PHA with a one-time fee for each project paid to PHA after PHADC has received its developer fee for a project. PHADC will pay PHA a Shared Services Fee equal **3%** of the Total Development Cost or the Developer Fee, whichever is less, for each development project performed by PHADC. The Shared Services Fee that PHA receives from PHADC will be distributed to the following PHA's programs: Low Income Housing Program (LIHP), Moving to Work (MTW) voucher program and the Capital Fund Program (CFP). It will be based on the Indirect Cost Allocation Method to offset the Indirect Expenses that have been charged to each of PHA's programs. Based on PHADC's latest completed project, Marshall Shepard Village Apartments, PHA would be paid a Shared Services Fee of \$689,595.

Total Development Cost	\$22,986,485
Shared Services Fee Rate	<u>3.00%</u>
PHADC Cost to PHA	\$689,595
Developer Fee Earned	\$1,705,067
Total Fee Due to PHA	\$689,595

Excluded Entities and Programs

Some PHA funds and programs are ineligible to be charged allocated indirect costs based on the grant agreement or budget availability. The total direct operating expenses for ineligible programs have been excluded from the indirect expense allocation calculation. The exclude programs were all State and Local Grant Programs, Congregate Housing Program, HOPE VI Programs, ROSS and Healthy Homes programs.

Philadelphia Housing Authority
Detailed Calculation of Indirect Expense Allocation Fixed Rates
Direct Expense
March 31, 2011

Depart.	Description	LIPH	MTW - HCV	CFP	HCV - Non-MTW	S8 - Mod Rehab	Mainstream	Total
344344	Inventory	1,155,546	886					1,156,432
401401	Major Systems	304,445						304,445
403403	Small Contracts	130		343,515				343,645
405405	Environmental Services	19,227		90,520				109,746
406406	Inspections			341,856				341,856
408408	Apprentices	702,588		17,892				720,480
410410	Client Svcs/Section8	92,017	5,216,828		429,215	120,174	12,499	5,870,733
412412	Quality Control		303,438		15,658			319,096
413414	Intake/Eligibility Section 8		725,285		37,426			762,712
413415	Leasing/Rent Assessment Sectio	5,017	512,317		26,437			543,770
418418	Office of Occupancy					99,871	10,387	110,258
418419	N.E. Client Review - E		1,137,104		58,677			1,195,781
418420	North Client Review - D		584,024		30,137			614,161
418421	N.W. Client Services - C		590,192		30,455			620,647
418422	South Client Review - A		811,099		41,854			852,953
418423	West Client Review - B		602,939		31,113			634,052
418424	Project Based - F		525			486,183	50,567	537,276
425425	Investigations/Section 8		72,844		3,759			76,603
426426	HomeOwnership	73,361	184,287					257,648
427427	FSS		1,257,650		47,238			1,304,888
428428	PreApprenticeship		357,086					357,086
430430	Conventional Sites Management	594,742						594,742
431003	Richard Allen II Homes	752,439						752,439
431014	Norris Apts	1,229,440						1,229,440
431015	Harrison Plaza	1,130,826						1,130,826
431020	Spring Garden Apts	674,817						674,817
431055	Fairhill Apts	1,624,178						1,624,178
431114	Gladys B Jacobs	389,059						389,059
431431	North Area	2,431						2,431
432021	Schuyllkill Falls	2,009						2,009
432023	Liddonfield Homes	243,705						243,705
432029	Hill Creek	1,621,385						1,621,385
432032	Oxford Village	688,617						688,617
432034	Whitehall Apts	1,043,877						1,043,877
432066	Holmecrest Homes	215,858						215,858
432079	Plymouth Hall	15,559						15,559
432432	N.E. Area	12,090						12,090
433013	Wilson Park 013	2,863,031						2,863,031
433031	Bartram Village	1,475,945						1,475,945
433061	Paschall Apts	(15,406)						(15,406)
433062	Point Breeze Court	155,705						155,705
433433	South Area	6,299						6,299
434018	Arch Homes	201,261						201,261
434024	Queen Lane Apts	706,861						706,861
434035	Haddington Homes	702,086						702,086
434039	Westpark Apts	1,926,604						1,926,604
434045	Mantua Hall Apts	32,753						32,753
434046	Haverford Homes	45,336						45,336
434063	Katie B Jackson Homes	275,423						275,423
434076	Emlen Arms	536,346						536,346
434093	Westpark Plaza	144,619						144,619
434434	West Area	2,895						2,895
438001	Johnson Homes	1,702,813						1,702,813
438010	Raymond Rosen Apts	2,882,430						2,882,430
438030	Abbotsford Homes Management	1,393,480						1,393,480
438042	Champlost Homes	344,103						344,103
438049	Morton Homes	880,462						880,462
438050	Norman Blumberg Apts	3,066,444						3,066,444
438054	Parkview Mgmt	16,525						16,525
438065	Collegeview Mgmt	16,166						16,166
438077	Bentley Hall	389,344						389,344
438100	CB Moore Mgmt	10,396						10,396
438104	Arlene Homes Mgmnt	12,415						12,415
439439	Germantown Area Office Mgmt	13,745,871						13,745,871
440030	Abbotsford Homes	(49,510)						(49,510)
440054	Parkview Apts	117,854						117,854
440065	College View	145,576						145,576

Philadelphia Housing Authority
Detailed Calculation of Indirect Expense Allocation Fixed Rates
Direct Expense
March 31, 2011

Depart.	Description	LIPH	MTW - HCV	CFP	HCV - Non-MTW	S8 - Mod Rehab	Mainstream	Total
440100	Cecil B Moore	94,288						94,288
440104	Arlene Homes	121,555						121,555
440440	Scattered Sites	428,040						428,040
440901	Haddington Office	604,211						604,211
440902	Mantua Office	689,243						689,243
440903	Kingsessing Office	851,589						851,589
440904	Germantown Office	635,364						635,364
440905	Fairhill Square Office	996,588						996,588
440906	Francisville Office	847,779						847,779
440907	Ludlow Office	830,931						830,931
440908	Susquehanna Office	697,411						697,411
440909	Strawberry Mansion Office	921,792						921,792
440910	Oxford/Jefferson Office	679,010						679,010
441441	Admissions/ELIG PH	849,532						849,532
442442	Leasing PH	66,290						66,290
443443	Relocation			88,659				88,659
450450	M.S. C.S. Maintenance	396,557						396,557
451003	Maint. Richard Allen	408,313						408,313
451014	Maint. Norris Apts.	545,860						545,860
451015	Maint. Harrison Plaza	806,173						806,173
451020	Maint. Spring Garden Apts	502,814						502,814
451055	Maint. Fairhill Apts.	931,586						931,586
451114	Maint. Gladys B. Jacobs	137,219						137,219
451451	C.S. North Area Maintenance	465,862						465,862
452023	Maint. Liddonfield Homes	241,267						241,267
452029	Maint. Hill Creek	627,266	163					627,429
452032	Maint. Oxford Village	361,914						361,914
452034	Maint. Whitehall Apts.	460,116						460,116
452066	Maint. Holmecrest Homes	50,401						50,401
452452	C.S. N.E. Area Maintenance	527,130						527,130
453013	Maint. Wilson Park	1,537,902	1,674					1,539,576
453031	Maint. Bartram Village	705,035						705,035
453061	Maint. Paschall Apts	52,649						52,649
453062	Maint. Point Breeze Court	118,339						118,339
453453	C.S. South Area Maintenance	446,953						446,953
454018	Maint. Arch Homes	48,269						48,269
454024	Maint. Queen Lane	394,480						394,480
454035	Maint. Haddington Homes	266,610						266,610
454039	Maint. Westpark Apts.	1,645,907						1,645,907
454045	Maint. Mantua Hall Apts.	66,400						66,400
454046	Maint. Haverford Homes	25,698						25,698
454063	Maint. Katie B. Jackson	86,602						86,602
454076	Maint. Emlen Arms	268,815						268,815
454093	Maint. Westpark Plaza	11,612						11,612
454454	C.S. West Area Maintenance	356,408						356,408
455455	Specialty Crew	6,491,986	32,544					6,524,530
456456	Combustion	485,049						485,049
458001	Maint. Johnson Homes	935,350						935,350
458010	Maint. Rosen Apts	654,518	157					654,675
458030	Abbottsford Homes Maint	664,416						664,416
458042	Maint. Champlost Homes	240,945	279					241,224
458049	Maint. Morton Homes	479,186						479,186
458050	Maint. Blumberg Apts.	1,351,621						1,351,621
458054	Parkview Maintenance	7,834						7,834
458065	Collegeview Maintenance	12,439						12,439
458077	Maint. Bentley Hall	178,260						178,260
458100	CB Moore Maintenance	6,109						6,109
458104	Arlene Homes Maint	7,360						7,360
458458	C.S. North Central Area Maint	534,576						534,576
459459	C.S. Germantown Area Maint.	449,982						449,982
460460	M.S. S.S. Maintenance	2,770,918	10,133					2,781,051
461030	Abbottsford Homes	(6,321)						(6,321)
461054	Parkview Apts	12,636						12,636
461065	College View	35,287						35,287
461100	C.B. Moore-Maintenance	2,623						2,623
461104	Arlene Homes	3,303						3,303
461901	Maint. CBMO1	873,191						873,191

Philadelphia Housing Authority
Detailed Calculation of Indirect Expense Allocation Fixed Rates
Direct Expense
March 31, 2011

Depart.	Description	LIPH	MTW - HCV	CFP	HCV - Non-MTW	S8 - Mod Rehab	Mainstream	Total
461902	Maint. CBMO2	974,041						974,041
461903	Maint. CBMO3	929,954						929,954
461904	Maint. CBMO4	648,372	662					649,035
461905	Maint. CBMO5	978,969						978,969
461906	Maint. CBMO6	752,641						752,641
461907	Maint. CBMO7	580,403						580,403
461908	Maint. CBMO8	686,841						686,841
461909	Maint. CBMO9	888,957	811					889,768
461910	Maint. CBMO10	770,019						770,019
462462	Force Accounts	4,350,876	104,053					4,454,930
463463	Work Control	210,210						210,210
464464	Vector Control	973						973
465465	Smart Program	5,000,098	284,353	13,178				5,297,629
467467	Provisional Roofing	314,037	44,131					358,168
468468	Roofing-Inspection	102,466		66,934				169,400
470470	Primary Electric	786,019						786,019
471471	Elevators	413,754						413,754
472472	Lock Shop	241,652	602					242,254
473473	Specialty Plumbing	260,590						260,590
474474	Advanced Facilities Management	208,342		98,814				307,156
493493	Police Staff	298,449	603,469	2,986,149				3,888,067
494494	Fleet MGMT	2,494,425	246,233	-	28,893			2,769,552
495495	Res. Lobby Monitors			617,151				617,151
496496	Risk Management	3,551,755						3,551,755
505505	Technical Aides (Management Trainees)	1,761,467	1,335,368	304,205	100,932	8,279	7,398	3,517,650
510510	Legal Services	6,454,304						6,454,304
512512	Lease Enforce/COMPL	530,630						530,630
522522	Organization Dev			111,608				111,608
642642	North West Area		163,030					163,030
644644	Germantown Area		107,435					107,435
651651	Customer Support Services	565,154	2,716,501					3,281,655
523523	Quality Assurance	653,979	882,406	88,922				1,625,306
700700	Office of Assist Exec FIN	5,839,990						5,839,990
709709	ISM	1,394,022	10,574,242	780,405				12,748,669
800800	Office of Assist Exec Dir DEV	134,763	342,061	1,039,054				1,515,878
810811	Project Management	1,086,439		2,754,048				3,840,487
810812	Program Development			563,401				563,401
900152	Germantown House	1,035						1,035
900158	Nellie Reynolds Garden		16,670					16,670
900161	Warnock Phase 2		24,103					24,103
901158	Nellie Reynolds Adult Day Care		301,935					301,935
Total Direct Operating Expenses		128,192,166	30,149,520	10,306,311	881,794	714,507	80,852	170,325,150
Percentage of Total Direct Operating Expenses		75.26%	17.70%	6.05%	0.52%	0.42%	0.05%	100.00%
Total Direct Operating Expenses - PAPMC & PHADC		128,192,166	30,149,520	10,306,311	-	-	-	168,647,997
Percentage of Total Direct Operating Expenses - PAPMC & PHADC		76.01%	17.88%	6.11%	0.00%	0.00%	0.00%	100.00%

Philadelphia Housing Authority
Detailed Calculation of Indirect Expenses Allocated to Programs
March 31, 2011

ATTACHMENT 2

Depart.	Description	Total	LIPH	MTW HCV	CFP	HCV - Non-MTW	S8 - Mod Rehab	S8 - Mainstream
Indirect Expense Allocation Percentages			75.26%	17.70%	6.05%	0.52%	0.42%	0.05%
000000	Balance Sheet (PHA wide)	1,321	994	234	80	7	6	1
100100	Executive Office	2,286,466	1,720,794	404,704	138,331	11,890	9,603	1,143
110110	SR Deputy Executive Office	274,609	206,671	48,606	16,614	1,428	1,153	137
200200	Inspector General Office	673,276	506,707	119,170	40,733	3,501	2,828	337
338338	Supply Chain MGMT	139,865	105,262	24,756	8,462	727	587	70
339339	Contracts Admin	548,662	412,923	97,113	33,194	2,853	2,304	274
340340	Procurement/Contracts	2,074,116	1,560,980	367,119	125,484	10,785	8,711	1,037
341341	Affirmative Action	91,727	69,033	16,236	5,549	477	385	46
342342	Purchasing	232,845	175,239	41,214	14,087	1,211	978	116
343343	Facilities Mgmt	1,663,212	1,251,733	294,388	100,624	8,649	6,985	832
343344	Office Services - GGFE	453,811	341,538	80,325	27,456	2,360	1,906	227
343345	Office Services - Passyunk	748,152	563,059	132,423	45,263	3,890	3,142	374
400400	Housing Operations	872,759	656,838	154,478	52,802	4,538	3,666	436
404404	Spec. Operations	658,627	495,683	116,577	39,847	3,425	2,766	329
433052	Passyunk - Administration	44,499	33,490	7,876	2,692	231	187	22
490490	Police Department	1,315,774	990,252	232,892	79,604	6,842	5,526	658
491491	Communications	819,114	616,465	144,983	49,556	4,259	3,440	410
492492	Investigations Unit	1,057,015	795,510	187,092	63,949	5,496	4,439	529
496496	Risk Management	317,482	238,937	56,194	19,208	1,651	1,333	159
500500	Human Resources	666,231	501,405	117,923	40,307	3,464	2,798	333
501501	Recruitment/Placement	295,198	222,166	52,250	17,860	1,535	1,240	148
503503	Labor Relations	308,587	232,243	54,620	18,670	1,605	1,296	154
508508	Payroll	210,651	158,536	37,285	12,744	1,095	885	105
510510	Legal Services	581,615	437,724	102,946	35,188	3,024	2,443	291
511511	Real-Estate Invest	134,186	100,989	23,751	8,118	698	564	67
512512	Lease Enforce/COMPL	259,678	195,434	45,963	15,711	1,350	1,091	130
521521	Strategic Mgmt	1,160,818	873,631	205,465	70,229	6,036	4,875	580
523523	Quality Assurance	557,846	419,835	98,739	33,750	2,901	2,343	279
600600	Special Programs	1,013,886	763,050	179,458	61,340	5,272	4,258	507
601601	Call Center	1,610,054	1,211,727	284,980	97,408	8,372	6,762	805
602602	Events	320,793	241,428	56,780	19,408	1,668	1,347	160
630630	Partnership Resource Developmt	1,076,642	810,281	190,566	65,137	5,599	4,522	538
504504	Student Interns	214,642	161,539	37,992	12,986	1,116	901	107
505505	Technical Aides (Management Trainees)	2,642,201	1,988,520	467,670	159,853	13,739	11,097	1,321
507507	Temporary Personnel	875,679	659,036	154,995	52,979	4,554	3,678	438
700700	Office of Assist Exec FIN	241,464	181,726	42,739	14,609	1,256	1,014	121
701701	General Manager Finance	872,085	656,331	154,359	52,761	4,535	3,663	436
701702	General Accounting	504,686	379,827	89,329	30,534	2,624	2,120	252
701703	Accounts Receivable	272,230	204,880	48,185	16,470	1,416	1,143	136
701704	Accounts Payable	301,494	226,904	53,364	18,240	1,568	1,266	151
701705	Treasury	119,715	90,097	21,190	7,243	623	503	60
707707	Budget	318,300	239,552	56,339	19,257	1,655	1,337	159
709709	ISM	2,476,859	1,864,084	438,404	149,850	12,880	10,403	1,238
709710	Telecommunication	192,461	144,846	34,066	11,644	1,001	808	96
709711	Enterprise Systems	717,475	539,972	126,993	43,407	3,731	3,013	359
709712	End User Sppt Svcs	1,052,884	792,401	186,361	63,699	5,475	4,422	526
709714	ISM Financial Information Sys	367,656	276,698	65,075	22,243	1,912	1,544	184
709715	ISM CRM Application Systems	102,681	77,278	18,174	6,212	534	431	51
810813	Policy Planning	7,860	5,916	1,391	476	41	33	4
Total Indirect Operating Expenses		33,749,886	25,400,165	5,973,730	2,041,868	175,499	141,750	16,875
Indirect Expense Allocation Percentages (PAPMC & PHADC)			76.01%	17.88%	6.11%	0.00%	0.00%	0.00%
Total PAPMC Estimated Shared Services Agreement		(187,281)	(142,352)	(33,486)	(11,443)	-	-	-
Total PHADC Estimated Shared Services Agreement		(672,842)	(511,427)	(120,304)	(41,111)	-	-	-
Adjusted Total Indirect Operating Expenses		32,889,763	24,746,386	5,819,940	1,989,314	175,499	141,750	16,875

**Philadelphia Housing Authority
Direct Expense Departments**

Department Code	Description	Direct Cost Distribution Method
200220	Quality Assurance - HCV	Section 8 Programs Distribution Method
200230	Quality Assurance - LIPH	LIPH Distribution Method
344344	Warehouse Operations	LIPH Distribution Method
344345	Force Accounts Warehouse	Direct Charge Only
401401	Major Systems	Direct Charge Only
402402	Renovation	Direct Charge Only
405405	Environmental Services	Direct Charge Only
406406	Inspections	Direct Charge Only
410410	HCV - Client Services	Section 8 Programs Distribution Method
412412	HCV - Payments	Section 8 Programs Distribution Method
413413	HCV -Contracts and Negotiations	Section 8 Programs Distribution Method
413414	Intake/Eligibility Section 8	Section 8 Programs Distribution Method
413415	HCV - Call and Research Center	Section 8 Programs Distribution Method
413417	HCV - Leasing	Section 8 Programs Distribution Method
413418	HCV - Portability	Section 8 Programs Distribution Method
418418	HCV - Office of Occupancy	Section 8 Programs Distribution Method
418419	N.E. Client Review - E	Section 8 Programs Distribution Method
418420	North Client Review - D	Section 8 Programs Distribution Method
418421	N.W. Client Services - C	Section 8 Programs Distribution Method
418422	South Client Review - A	Section 8 Programs Distribution Method
418423	West Client Review - B	Section 8 Programs Distribution Method
418424	Project Based - F	Section 8 Project Based Programs Distribution Method
425425	PHAPD - Investigations/Section 8	Section 8 Programs Distribution Method
426426	Homeownership	Section 8 Programs Distribution Method
427427	FSS	Section 8 Programs Distribution Method
428428	PreApprenticeship	Section 8 Programs Distribution Method
430430	Conventional Sites Management	Conventional Sites Distribution Method
431003	Richard Allen II Homes	Direct Charge Only
431014	Norris Apts	Direct Charge Only
431015	Harrison Plaza	Direct Charge Only
431016	Cambridge Plaza	Direct Charge Only
431020	Spring Garden Apts	Direct Charge Only
431055	Fairhill Apts	Direct Charge Only
431114	Gladys B Jacobs	Direct Charge Only
431431	North Area	North Area Distribution Method
432021	Schuylkill Falls	Direct Charge Only
432023	Liddonfield Homes	Direct Charge Only
432029	Hill Creek	Direct Charge Only
432032	Oxford Village	Direct Charge Only
432034	Whitehall Apts	Direct Charge Only
432066	Holmecrest Homes	Direct Charge Only
432079	Plymouth Hall	Direct Charge Only
432432	N.E. Area	North East Area Distribution Method
433013	Wilson Park 013	Direct Charge Only
433031	Bartram Village	Direct Charge Only
433036	MLK Management	Direct Charge Only
433061	Paschall Apts	Direct Charge Only
433062	Point Breeze Court	Direct Charge Only
433433	South Area	South Area Distribution Method
434018	Arch Homes	Direct Charge Only
434024	Queen Lane Apts	Direct Charge Only
434030	Abbottsford Homes Management	Direct Charge Only
434035	Haddington Homes	Direct Charge Only
434039	Westpark Apts	Direct Charge Only
434041	Mill Creek Apts	Direct Charge Only
434045	Mantua Hall Apts	Direct Charge Only
434046	Haverford Homes	Direct Charge Only
434063	Katie B Jackson Homes	Direct Charge Only
434076	Emlen Arms	Direct Charge Only
434093	Westpark Plaza	Direct Charge Only
434434	West Area	West Area Distribution Method
438001	Johnson Homes	Direct Charge Only
438010	Raymond Rosen Apts	Direct Charge Only
438042	Champlost Homes	Direct Charge Only
438049	Morton Homes	Direct Charge Only
438050	Norman Blumberg Apts	Direct Charge Only
438054	Parkview Mgmt	Direct Charge Only
438065	Collegeview Mgmt	Direct Charge Only
438077	Bentley Hall	Direct Charge Only
438100	CB Moore Mgmt	Direct Charge Only

**Philadelphia Housing Authority
Direct Expense Departments**

Department Code	Description	Direct Cost Distribution Method
438104	Arlene Homes Mgmt	Direct Charge Only
438438	North Central Area Mgmt	North Central Area Distribution Method
439439	Germantown Area Office Mgmt	Direct Charge Only
440440	Scattered Sites	Scattered Sites Area Distribution Method
440450	Scattered Sites Area 1	Scattered Sites Area 1 Distribution Method
440460	Scattered Sites Area 2	Scattered Sites Area 2 Distribution Method
440901	Haddington Office	Direct Charge Only
440902	Mantua Office	Direct Charge Only
440903	Kingsessing Office	Direct Charge Only
440904	Germantown Office	Direct Charge Only
440905	Fairhill Square Office	Direct Charge Only
440906	Francisville Office	Direct Charge Only
440907	Ludlow Office	Direct Charge Only
440908	Susquehanna Office	Direct Charge Only
440909	Strawberry Mansion Office	Direct Charge Only
440910	Oxford/Jefferson Office	Direct Charge Only
441441	Admissions/ELIG PH	LIPH Distribution Method
442442	Leasing PH	LIPH Distribution Method
443443	Relocation	Direct Charge Only
450450	M.S. C.S. Maintenance	Conventional Sites Distribution Method
451003	Maint. Richard Allen	Direct Charge Only
451014	Maint. Norris Apts.	Direct Charge Only
451015	Maint. Harrison Plaza	Direct Charge Only
451020	Maint. Spring Garden Apts	Direct Charge Only
451055	Maint. Fairhill Apts.	Direct Charge Only
451114	Maint. Gladys B. Jacobs	Direct Charge Only
451451	C.S. North Area Maintenance	North Area Distribution Method
452021	Maint. Schuylkill Falls	Direct Charge Only
452023	Maint. Liddonfield Homes	Direct Charge Only
452029	Maint. Hill Creek	Direct Charge Only
452032	Maint. Oxford Village	Direct Charge Only
452034	Maint. Whitehall Apts.	Direct Charge Only
452066	Maint. Holmecrest Homes	Direct Charge Only
452079	Maint. Plymouth Hall	Direct Charge Only
452452	C.S. N.E. Area Maintenance	North East Area Distribution Method
453002	Maint. Tasker Homes	Direct Charge Only
453013	Maint. Wilson Park	Direct Charge Only
453031	Maint. Bartram Village	Direct Charge Only
453036	MLK MAINTENANCE	Direct Charge Only
453052	Passyunk Maintenance	Direct Charge Only
453061	Maint. Paschall Apts	Direct Charge Only
453062	Maint. Point Breeze Court	Direct Charge Only
453453	C.S. South Area Maintenance	South Area Distribution Method
454018	Maint. Arch Homes	Direct Charge Only
454024	Maint. Queen Lane	Direct Charge Only
454030	Abbottsford Homes Maint	Direct Charge Only
454035	Maint. Haddington Homes	Direct Charge Only
454039	Maint. Westpark Apts.	Direct Charge Only
454045	Maint. Mantua Hall Apts.	Direct Charge Only
454046	Maint. Haverford Homes	Direct Charge Only
454063	Maint. Katie B. Jackson	Direct Charge Only
454076	Maint. Emlen Arms	Direct Charge Only
454093	Maint. Westpark Plaza	Direct Charge Only
454454	C.S. West Area Maintenance	West Area Distribution Method
455455	Specialty Trades Crew	Direct Charge Only
456456	Combustion	Direct Charge Only
458001	Maint. Johnson Homes	Direct Charge Only
458010	Maint. Rosen Apts	Direct Charge Only
458042	Maint. Champlost Homes	Direct Charge Only
458049	Maint. Morton Homes	Direct Charge Only
458050	Maint. Blumberg Apts.	Direct Charge Only
458054	Parkview Maintenance	Direct Charge Only
458065	Collegeview Maintenance	Direct Charge Only
458077	Maint. Bentley Hall	Direct Charge Only
458100	CB Moore Maintenance	Direct Charge Only
458104	Arlene Homes Maint	Direct Charge Only
458458	C.S. North Central Area Maint	North Central Area Distribution Method
459132	Maint. Suffolk Manor	Direct Charge Only
460460	M.S. S.S. Maintenance	Scattered Sites Area Distribution Method
461470	SS Area 1 Maintenance	Scattered Sites Area 1 Distribution Method

**Philadelphia Housing Authority
Direct Expense Departments**

Department Code	Description	Direct Cost Distribution Method
461480	SS Area 2 Maintenance	Scattered Sites Area 2 Distribution Method
461901	Maint. CBMO1	Direct Charge Only
461902	Maint. CBMO2	Direct Charge Only
461903	Maint. CBMO3	Direct Charge Only
461904	Maint. CBMO4	Direct Charge Only
461905	Maint. CBMO5	Direct Charge Only
461906	Maint. CBMO6	Direct Charge Only
461907	Maint. CBMO7	Direct Charge Only
461908	Maint. CBMO8	Direct Charge Only
461909	Maint. CBMO9	Direct Charge Only
461910	Maint. CBMO10	Direct Charge Only
462462	Force Accounts	Direct Charge Only
465465	Smart Program	Direct Charge Only
467467	Roofing Crew	Direct Charge Only
470470	Electrical Engineering	Direct Charge Only
471471	Elevators	Direct Charge Only
472472	Lock Shop	Direct Charge Only
473473	Specialty Plumbing	Direct Charge Only
474474	Advanced Facilities Management	Direct Charge Only
475475	Environmental Engineering	Direct Charge Only
476476	Civil Engineering	Direct Charge Only
477477	Mechanical Engineering	Direct Charge Only
478478	Interior Space Design Management	Direct Charge Only
479479	Facilities Management - Conventional Sites	Conventional Sites Distribution Method
480480	Facilities Management - PAPMC Sites	PAPMC Distribution Method
481481	Facilities Management - Scattered Sites	Scattered Sites Area Distribution Method
482482	Plaster Crew	Direct Charge Only
483483	Tree / Grounds Crew	Direct Charge Only
484484	Concrete Crew	Direct Charge Only
485485	Carpentry Crew	Direct Charge Only
486486	Painting Crew	Direct Charge Only
493493	PHA Police Patrol	LIPH Distribution Method
494494	Fleet MGMT	Vehicle Distribution Method
495495	Res. Lobby Monitors	Direct Charge Only
497497	Direct Risk Management	Direct Charge Only
511511	Real-Estate Invest	Direct Charge Only
513513	Direct Legal Services	Direct Charge Only
514514	Direct Lease Enforce/Compliance	Direct Charge Only
522522	Organization Dev	Direct Charge Only
641641	North East Area	Direct Charge Only
642642	North West Area	Direct Charge Only
644644	Germantown Area	Direct Charge Only
651654	Elderly and Disabled Services	Direct Charge Only
651655	John Street / Harrison Community Center	Direct Charge Only
651656	Senior Program Site	Direct Charge Only
651657	CHSP Program	Direct Charge Only
709716	Direct ISM Services	Direct Charge Only
800800	Office of Assist Exec Dir DEV	Direct Charge Only
810811	Project Management	Direct Charge Only
810812	Program Development	Direct Charge Only
901158	Nellie Reynolds Adult Day Care	Direct Charge Only

**Philadelphia Housing Authority
Indirect Cost Departments**

Department Code	Description
000000	Balance Sheet (PHA wide)
100100	Executive Office
200200	Audits & Compliance
200210	Quality Assurance - Systems
200240	Office of the Inspector General
338338	Supply Chain MGMT
339339	Contracts Admin
340340	Procurement/Contracts
341341	Affirmative Action
342342	Purchasing
343343	Facilities Mgmt
343344	Office Services - GGFE
343345	Office Services - Passyunk
400400	Housing Operations
404404	Spec. Operations
433052	Passyunk -Administration
490490	Police Department
491491	Police Radio
492492	Investigations Headquarters
496496	Risk Management
500500	Human Resources
501501	Recruitment/Placement
503503	Labor Relations
509509	University Relations
510510	General Counsel's Office
512512	PHAPD - Lease Enforce/Compliance
521521	Strategic Mgmt
600600	Communications
601601	PHAPD - Call Center
602602	Events
630630	Partnership Resource Developmt
651651	Customer Support Services
651652	MTE / Community Partners
651653	CSS - Program Compliance
700700	Office of Assist Exec FIN
701702	General Accounting
701703	Accounts Receivable
701704	Accounts Payable
701705	Treasury
701709	Payroll
707707	Budget
708708	Capital Programs
709709	ISM
709710	Telecommunication
709711	Enterprise Systems
709712	End User Sppt Svcs
709714	ISM Financial Information Sys
709715	ISM CRM Application Systems
810813	Policy Planning

ATTACHMENT 5

DeptID	Descr	ID	Name	Eff Date	Descr	HR Status	Max Annual Rt	Location	Type
505505	Management Trainees	042520	Lowery,Monique	8/19/2011	Management Trainee	A	47,982.93	015	direct
505505	Management Trainees	042642	Paul,Syreeta	12/9/2011	FQE Trainee	A	47,982.93	015	direct
505505	Management Trainees	042513	Vazquez,Julio	7/29/2011	FQE Trainee	A	47,982.93	029	direct
505505	Management Trainees	042746	Womack,Tyrone	6/8/2012	Management Trainee	A	47,982.93	039	direct
505505	Management Trainees	042523	Cabrera,Angela Maria	6/8/2012	Management Trainee	A	47,982.93	049	direct
505505	Management Trainees	042644	Wright,Faith Davina	1/13/2012	Management Trainee	A	47,982.97	077	direct
505505	Management Trainees	041602	Calhoun,Phillip	9/16/2011	FQE Trainee	A	47,982.93	145	direct
505505	Management Trainees	042702	Blue,Kevin C	2/3/2012	FQE Trainee	A	47,982.93	440	direct
505505	Management Trainees	042776	Knight,Danny	12/9/2011	FQE Trainee	A	44,000.00	440	direct
505505	Management Trainees	042697	Hale,Antonio Jamar	1/27/2012	Management Trainee	A	47,982.93	903	direct
505505	Management Trainees	042311	Jemison,Danielle Nicole	1/28/2011	Management Trainee	A	47,982.93	904	direct
505505	Management Trainees	042467	Davis,Rovella Annette	6/17/2011	Management Trainee	A	47,982.93	906	direct
505505	Management Trainees	042764	Malcolm,Bobby	5/4/2012	Management Trainee	A	47,982.93	910	direct
							619,795.20	40%	
505505	Management Trainees	042616	Short,Barbara Chant'e	10/28/2011	Management Trainee	A	47,982.93	340	indirect
505505	Management Trainees	042617	Wu,Annie	10/28/2011	Management Trainee	A	47,982.93	340	indirect
505505	Management Trainees	042633	Kilgallen,Patrick	12/2/2011	Management Trainee	A	47,982.93	343	indirect
505505	Management Trainees	042540	Taylor,Bianca Leigh	9/9/2011	Management Trainee	A	47,982.93	410	indirect
505505	Management Trainees	042784	Alexis,Evins	11/21/2011	Management Trainee	A	40,030.97	421	indirect
505505	Management Trainees	041716	Hunter,Courtney	7/29/2011	Management Trainee	A	47,982.93	422	indirect
505505	Management Trainees	042528	Edwards,Ashley Erica	8/26/2011	Management Trainee	A	47,982.93	422	indirect
505505	Management Trainees	041794	Castillo,Andrew S	11/18/2011	Management Trainee	A	47,982.93	423	indirect
505505	Management Trainees	042111	Blanding,Adrian	4/20/2012	Management Trainee	A	47,982.93	501	indirect
505505	Management Trainees	041786	Passe,Mia	9/16/2011	Management Trainee	A	47,982.93	505	indirect
505505	Management Trainees	042526	Bartolewski,Sebastian	8/26/2011	Management Trainee	A	47,982.93	505	indirect
505505	Management Trainees	042592	Zumbika,Miriam	10/14/2011	Management Trainee	A	47,982.93	505	indirect
505505	Management Trainees	042593	Mattaway,Tiffany Nicole	10/14/2011	Management Trainee	A	47,982.93	505	indirect
505505	Management Trainees	042598	Bilal,Brahin	10/28/2011	Management Trainee	A	47,982.93	505	indirect
505505	Management Trainees	042620	Blackstock,Wayman	11/18/2011	Management Trainee	A	47,982.93	505	indirect
505505	Management Trainees	042501	Shagas,Natalya A	11/3/2011	Management Trainee	A	47,982.93	700	indirect
505505	Management Trainees	042632	Chen,Chih-Young	12/2/2011	Management Trainee	A	47,982.93	700	indirect
505505	Management Trainees	042791	Belaya,Larysa	5/7/2012	Management Trainee	A	44,000.00	700	indirect
505505	Management Trainees	042621	Dinoto,Joseph Stephen	5/11/2012	Management Trainee	A	47,982.93	704	indirect
505505	Management Trainees	042615	Dinh,Anh T	4/13/2012	Management Trainee	A	47,982.93	707	indirect
							947,723.71	60%	
							1,567,518.91		

**Philadelphia Housing Authority
Direct Cost Distribution Methods**

	Distribution Method	Definition
1	LIPH Distribution Method	Expenses for all Public Housing AMPs are charged to these Department Codes because the Department provides direct services to all PHA managed AMPs. The expense distribution method is based on the latest HUD approved Subsidy units.
2	Conventional Sites Distribution Method	Expenses for all Conventional Sites AMPs are charged to these Department Codes because the Department provides direct services to all PHA managed Conventional Site AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the Conventional Site AMPs only.
3	North Area Distribution Method	North Area Departments provided services for all PHA managed North Area AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the North Area AMPs only.
4	North East Area Distribution Method	North East Area Departments provided services for all PHA managed North East Area AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the North East Area AMPs only.
5	South Area Distribution Method	South Area Departments provided services for all PHA managed South Area AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the South Area AMPs only.
6	West Area Distribution Method	West Area Departments provided services for all PHA managed West Area AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the West Area AMPs only.
7	North Central Area Distribution Method	North Central Area Departments provided services for all PHA managed North Central Area AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the North Central Area AMPs only.
8	Scattered Sites Area Distribution Method	Scattered Sites Area Departments provided services for all PHA managed Scattered Site AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the Scattered Site AMPs only.

**Philadelphia Housing Authority
Direct Cost Distribution Methods**

	Distribution Method	Definition
9	Scattered Sites Area Region 1 Distribution Method	Scattered Sites Area Region 1 Departments provided services for all PHA managed Scattered Site Region 1 AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the Scattered Site Region 1 AMPs only.
10	Scattered Sites Area Region 2 Distribution Method	Scattered Sites Area Region 2 Departments provided services for all PHA managed Scattered Site Region 2 AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the Scattered Site Region 2 AMPs only.
11	PAPMC Distribution Method	The departments that distribute expenses using the PAPMC Distribution Method provide services for PHA's PAPMC managed units. The expense distribution method is based on the latest HUD approved Subsidy units for the PAPMC managed AMPs only.
12	Vehicle Distribution Method	Departments that provide direct services to PHA's vehicles will distribute expenses using the Vehicle Distribution Method. The expense distribution method is based on the number of vehicles utilized by the program and/or AMP.
13	Section 8 Programs Distribution Method	Departments that provide direct services to PHA's Section 8 Programs will distribute expenses using the Section 8 Programs Distribution Method. The expense distribution method is based on the HUD approved baseline units for each of the Section 8 Programs.
14	Section 8 Project Based Programs Distribution Method	Departments that provide direct services to PHA's Section 8 Project Based Programs will distribute expenses using the Section 8 Project Based Programs Distribution Method. The expense distribution method is based on the HUD approved baseline units for each of the Section 8 Project Based Programs Only.

**Philadelphia Housing Authority
LIPH Distribution Method**

Project Number	Project Name	Units	Percentage
PA2-001	Johnson	526	4.8090%
PA2-003	Allen	150	1.3710%
PA2-010	Rosen	552	5.0470%
PA2-013	Wilson	727	6.6470%
PA2-014	Norris	145	1.3260%
PA2-015	Harrison	299	2.7340%
PA2-018	Arch	73	0.6670%
PA2-020	Spring Garden	203	1.8560%
PA2-023	Liddonfield	0	0.0000%
PA2-024	Queen Lane	138	1.2620%
PA2-029	Hill Creek	331	3.0260%
PA2-030	Abbottsford	235	2.1480%
PA2-031	Bartram	493	4.5070%
PA2-032	Oxford	199	1.8190%
PA2-034	Whitehall	248	2.2670%
PA2-035	Haddington	147	1.3440%
PA2-039	Westpark	323	2.9530%
PA2-042	Champlost	102	0.9330%
PA2-046	Haverford	24	0.2190%
PA2-049	Morton	248	2.2670%
PA2-050	Blumberg	497	4.5440%
PA2-054	Parkview	20	0.1830%
PA2-055	Fairhill	264	2.4140%
PA2-061	Paschall	0	0.0000%
PA2-062	Cassie L. Halley	71	0.6490%
PA2-063	Jackson	56	0.5120%
PA2-065	Collegeview	54	0.4940%
PA2-066	Holmecrest	84	0.7680%
PA2-076	Emlen	155	1.4170%
PA2-077	Bentley	96	0.8780%
PA2-079	Plymouth Hall	53	0.4850%
PA2-093	Westpark Plz	65	0.5940%
PA2-100	Moore	29	0.2650%
PA2-104	Arlene	32	0.2930%
PA2-114	Jacobs	79	0.7220%
PA2-901	Scat. Sites	436	3.9860%
PA2-902	Scat. Sites	384	3.5110%
PA2-903	Scat. Sites	526	4.8090%
PA2-904	Scat. Sites	370	3.3830%
PA2-905	Scat. Sites	449	4.1050%
PA2-906	Scat. Sites	442	4.0410%
PA2-907	Scat. Sites	426	3.8950%
PA2-908	Scat. Sites	419	3.8310%
PA2-909	Scat. Sites	438	4.0040%
PA2-910	Scat. Sites	330	3.0170%
Public Housing Unit Totals		10,938	100.00%

**Unit count based on submitted subsidy units requested with 12/31/12 Operating
Subsidy Calculation (units as of 6/30/2011)**

**Philadelphia Housing Authority
Conventional Sites Distribution Method**

Project Number	Project Name	Units	Percentage
PA2-001	Johnson	526	7.8300%
PA2-003	Allen	150	2.2330%
PA2-010	Rosen	552	8.2170%
PA2-013	Wilson	727	10.8220%
PA2-014	Norris	145	2.1580%
PA2-015	Harrison	299	4.4510%
PA2-018	Arch	73	1.0870%
PA2-020	Spring Garden	203	3.0220%
PA2-023	Liddonfield	0	0.0000%
PA2-024	Queen Lane	138	2.0540%
PA2-029	Hill Creek	331	4.9270%
PA2-030	Abbottsford	235	3.4980%
PA2-031	Bartram	493	7.3380%
PA2-032	Oxford	199	2.9620%
PA2-034	Whitehall	248	3.6920%
PA2-035	Haddington	147	2.1880%
PA2-039	Westpark	323	4.8080%
PA2-042	Champlost	102	1.5180%
PA2-046	Haverford	24	0.3570%
PA2-049	Morton	248	3.6920%
PA2-050	Blumberg	497	7.3980%
PA2-054	Parkview	20	0.2980%
PA2-055	Fairhill	264	3.9300%
PA2-061	Paschall	0	0.0000%
PA2-062	Cassie L. Halley	71	1.0570%
PA2-063	Jackson	56	0.8340%
PA2-065	Collegeview	54	0.8040%
PA2-066	Holmecrest	84	1.2500%
PA2-076	Emlen	155	2.3070%
PA2-077	Bentley	96	1.4290%
PA2-079	Plymouth Hall	53	0.7890%
PA2-093	Westpark Plz	65	0.9680%
PA2-100	Moore	29	0.4320%
PA2-104	Arlene	32	0.4760%
PA2-114	Jacobs	79	1.1760%
Conventional Sites Total		6,718	100.00%

**Unit count based on submitted subsidy units requested with 12/31/12 Operating Subsidy
Calculation (units as of 6/30/2011)**

**Philadelphia Housing Authority
Regional Department Distribution Method**

Project Number	Project Name	Units	Percentage
PA2-003	Allen	150	13.1580%
PA2-014	Norris	145	12.7190%
PA2-015	Harrison	299	26.2280%
PA2-020	Spring Garden	203	17.8070%
PA2-055	Fairhill	264	23.1580%
PA2-114	Jacobs	79	6.9300%
North Area Totals		1,140	
PA2-023	Liddonfield	0	0.0000%
PA2-029	Hill Creek	331	36.1750%
PA2-032	Oxford	199	21.7490%
PA2-034	Whitehall	248	27.1040%
PA2-066	Holmecrest	84	9.1800%
PA2-079	Plymouth Hall	53	5.7920%
Northeast Area Totals		915	
PA2-013	Wilson	727	56.3130%
PA2-031	Bartram	493	38.1870%
PA2-061	Paschall	0	0.0000%
PA2-062	Cassie L. Halley	71	5.5000%
South Area Totals		1,291	
PA2-018	Arch	73	6.0030%
PA2-024	Queen Lane	138	11.3490%
PA2-030	Abbottsford	235	19.3260%
PA2-035	Haddington	147	12.0890%
PA2-039	Westpark	323	26.5630%
PA2-046	Haverford	24	1.9740%
PA2-063	Jackson	56	4.6050%
PA2-076	Emlen	155	12.7470%
PA2-093	Westpark Plz	65	5.3450%
West Area Totals		1,216	
PA2-001	Johnson	526	24.3970%
PA2-010	Rosen	552	25.6030%
PA2-042	Champlot	102	4.7310%
PA2-049	Morton	248	11.5030%
PA2-050	Blumberg	497	23.0520%
PA2-054	Parkview	20	0.9280%
PA2-065	Collegeview	54	2.5050%
PA2-077	Bentley	96	4.4530%
PA2-100	Moore	29	1.3450%
PA2-104	Arlene	32	1.4840%
North Central Area Totals		2,156	

**Philadelphia Housing Authority
Regional Department Distribution Method**

Project Number	Project Name	Units	Percentage
PA2-901	Scat. Sites	436	10.3320%
PA2-902	Scat. Sites	384	9.1000%
PA2-903	Scat. Sites	526	12.4640%
PA2-904	Scat. Sites	370	8.7680%
PA2-905	Scat. Sites	449	10.6400%
PA2-906	Scat. Sites	442	10.4740%
PA2-907	Scat. Sites	426	10.0950%
PA2-908	Scat. Sites	419	9.9290%
PA2-909	Scat. Sites	438	10.3790%
PA2-910	Scat. Sites	330	7.8200%
Scattered Sites Totals		4,220	
PA2-901	Scat. Sites	436	24.6190%
PA2-902	Scat. Sites	384	21.6830%
PA2-903	Scat. Sites	526	29.7010%
PA2-904	Scat. Sites	370	20.8920%
PA2-905	Scat. Sites	449	25.3530%
PA2-907	Scat. Sites	426	24.0540%
Scattered Sites Area 1 Totals		1,771	
PA2-906	Scat. Sites	442	27.1330%
PA2-908	Scat. Sites	419	25.7210%
PA2-909	Scat. Sites	438	26.8880%
PA2-910	Scat. Sites	330	20.2580%
Scattered Sites Area 2 Totals		1,629	

**Unit count based on submitted subsidy units requested with 12/31/12 Operating Subsidy
Calculation (units as of 6/30/2011)**

**Philadelphia Housing Authority
Vehicle Distribution Method**

Program Name	Vehicle Costs	Percentage
LIPH Program - (Includes CFP purchased)	7,723,741	89.1730%
Drug Forfeitures	64,829	0.7480%
Non-MTW HCV Program	90,963	1.0500%
MTW Vouchers Program	775,236	8.9500%
ROSS	6,800	0.0790%
Total Section 8 Programs Allocation	8,661,568	100.00%

Total cost of Automobiles based on March 31, 2011 fixed assets register

**Philadelphia Housing Authority
PAPMC Distribution Method**

Project Number	Project Name	Units	Area Percentage	Total	Total Percentage
PA2-129	Cambridge II	40	2.07%	40	1.28%
PA2-132	Suffolk	137	7.10%	137	4.39%
PA2-133	Allen 'Off-site"	178	9.23%	178	5.70%
PA2-137	Cambridge	44	2.28%	44	1.41%
PA2-138	Mt. Olivet	161	8.35%	161	5.15%
PA2-139	Tasker	245	12.70%	245	7.84%
PA2-143	Tasker II	184	9.54%	184	5.89%
PA2-145	Lucien E Blackwell	80	4.15%	80	2.56%
PA2-147	Cambridge III	40	2.07%	40	1.28%
PA2-149	MLK 4	42	2.18%	42	1.34%
PA2-150	LEB II	80	4.15%	80	2.56%
PA2-152	Germantown House	133	6.90%	133	4.26%
PA2-153	LEB III	50	2.59%	50	1.60%
PA2-156	Marshal Shepard	80	4.15%	80	2.56%
PA2-157	Ludlow	75	3.89%	75	2.40%
PA2-158	Nellie Reynolds	64	3.32%	64	2.05%
PA2-160	Warnock I	50	2.59%	50	1.60%
PA2-161	Warnock II	45	2.33%	45	1.44%
PA2-163	Mantua I	50	2.59%	50	1.60%
PA2-164	Mantua II	51	2.64%	51	1.63%
PA2-173	Paschall I	50	2.59%	50	1.60%
PA2-174	Paschall II	50	2.59%	50	1.60%
PAPMC Sites Total		1,929	100.00%		
PA2-121	Southwark	470	39.33%	470	15.05%
PA2-126	"8 Diamonds"	152	12.72%	152	4.87%
PA2-127	Spring Garden	86	7.20%	86	2.75%
PA2-128	New MLK	49	4.10%	49	1.57%
PA2-130	New Schuylkill	135	11.30%	135	4.32%
PA2-131	St. Anthony	38	3.18%	38	1.22%
PA2-136	MLK	45	3.77%	45	1.44%
PA2-146	St. Ignatius	67	5.61%	67	2.15%
PA2-148	Neuman North	67	5.61%	67	2.15%
PA2-159	Angela Court II	54	4.52%	54	1.73%
PA2-162	Spring Garden SS	32	2.68%	32	1.02%
AME Sites Total		1,195	100.00%	3,124	100.00%

**Unit count based on submitted subsidy units requested with
12/31/12 Operating Subsidy Calculation (units as of 6/30/2011)**

Philadelphia Housing Authority
Section 8 Programs Direct Cost Distribution Method

Project Number	Project Name	Units	Percentage
K01	Mod Rehab - Various	44	0.2250%
K02	Mod Rehab - Various	70	0.3590%
K03	Mod Rehab - Various	60	0.3070%
K07	Mod Rehab - Various	10	0.0510%
K08	Mod Rehab - Various	22	0.1130%
K09	SRO - Various	81	0.4150%
K12	Fairmount	48	0.2460%
K13	Germantown YMCA	80	0.4100%
K14	Shelter plus Care	52	0.2660%
K16	Projecto Escalera	12	0.0610%
K17	2601 N. Broad street	80	0.4100%
K18	Mid-City YWCA	24	0.1230%
K19	Mid-City YWCA	24	0.1230%
K20	Reed House SRO	66	0.3380%
MTW	MTW Housing Choice Vouchers	17,850	91.4730%
MS	Mainstream	70	0.3590%
Non-MTW	Non-MTW / VASH Programs	921	4.7200%
Total Section 8 Programs Allocation		19,514	100.00%
Mod Rehab / SRO Totals		673	3.4470%

Unit count based on 12/1/2011 PHA ACC Report

Philadelphia Housing Authority
Section 8 Project Based Programs Direct Cost Distribution Method

Project Number	Project Name	Units	Percentage
K01	Mod Rehab - Various	44	5.9220%
K02	Mod Rehab - Various	70	9.4210%
K03	Mod Rehab - Various	60	8.0750%
K07	Mod Rehab - Various	10	1.3460%
K08	Mod Rehab - Various	22	2.9610%
K09	SRO - Various	81	10.9020%
K12	Fairmount	48	6.4600%
K13	Germantown YMCA	80	10.7670%
K14	Shelter plus Care	52	6.9990%
K16	Projecto Escalera	12	1.6150%
K17	2601 N. Broad street	80	10.7670%
K18	Mid-City YWCA	24	3.2300%
K19	Mid-City YWCA	24	3.2300%
K20	Reed House SRO	66	8.8830%
MS	Mainstream	70	9.4210%
Total Section 8 Programs Allocation		743	100.00%

Unit count based on 12/1/2011 PHA ACC Report



Philadelphia Housing Authority

Housing Choice Voucher Program

Building Beyond Expectations

2850 Germantown Ave, 2nd Floor, North Entrance

Philadelphia, PA 19133

ATTACHMENT 7

PHA Final ACC

for 12/01/2011

Program Management Group - MOD

ACC Description	HUD Cap	PHA Cap	Leased	Total Shopping	Transfers	Active Vouchers Prev Tenants	Shopping New Applicants	Available Vouchers	Difference	% Leased	Expiration Date
K01 MOD. REHAB. - VARIOUS - K01	44	44	44	0	0	0	0	0	0	100.00%	03/31/2018
K02 MOD. REHAB. - VARIOUS - K02	70	70	62	0	0	0	0	8	0	88.57%	03/31/2018
K03 MOD. REHAB. - VARIOUS - K03	60	60	54	0	0	0	0	6	0	90.00%	03/31/2018
K07 MOD. REHAB. - VARIOUS - K07	10	10	10	0	0	0	0	0	0	100.00%	03/31/2018
K08 MOD. REHAB. - VARIOUS - K08	22	22	22	0	0	0	0	0	0	100.00%	03/31/2018
K09 SRO-VARIOUS - K09	81	81	40	0	0	0	0	41	0	49.38%	03/31/2018
K12 FAIRMOUNT - K12	48	48	45	0	0	0	0	3	0	93.75%	03/31/2018
K13 GERMANTOWN YMCA - K13	80	80	73	1	0	0	1	6	0	91.25%	03/31/2018
K14 SHELTER + CARE - K14	52	52	49	0	0	0	0	3	0	94.23%	03/31/2018
K16 PROJECTO ESCALERA - K16	12	12	11	0	0	0	0	1	0	91.67%	03/31/2018
K17 2601 N. BROAD STREET - K17	80	80	76	0	0	0	0	4	0	95.00%	09/01/2018
K18 MID-CITY YWCA - K18	24	24	24	0	0	0	0	0	0	100.00%	03/31/2018
K19 MID-CITY YWCA - K19	24	24	23	0	0	0	0	1	0	95.83%	03/31/2018
K20 REED HOUSE SRO - K20	66	66	57	0	0	0	0	9	0	86.36%	03/31/2018
Totals for MOD	673	673	590	1	0	0	1	82	0	87.67%	



Philadelphia Housing Authority

Housing Choice Voucher Program

Building Beyond Expectations

2850 Germantown Ave, 2nd Floor, North Entrance

Philadelphia, PA 19133

ATTACHMENT 7

PHA Final ACC

for 12/01/2011

Program Management Group - MTW

ACC Description	HUD Cap	PHA Cap	Leased	Total Shopping	Transfers	Active Vouchers Prev Tenants	Shopping New Applicants	Available Vouchers	Difference	% Leased	Expiration Date
M17 MTW VOUCHER (Part I) - M17	8695	7043	7466	546	353	116	77	-616	1652	106.01%	03/31/2018
M17 MTW VOUCHER (Part I) - MTWPB	2609	1657	1557	7	0	5	2	93	952	93.96%	03/31/2018
M24 MTW VOUCHER (Part II) - M24	6546	6150	5827	544	244	94	206	23	396	94.75%	03/31/2018
Totals for MTW	17850	14850	14850	1097	597	215	285	-500	3000	100.00%	



Philadelphia Housing Authority

Housing Choice Voucher Program

Building Beyond Expectations

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PHA Final ACC

for 12/01/2011

Program Management Group - Non-MTW

ACC Description	HUD Cap	PHA Cap	Leased	Total Shopping	Transfers	Active Vouchers Prev Tenants	Shopping New Applicants	Available Vouchers	Difference	% Leased	Expiration Date
N22 NON MTW FUP - N22	200	200	190	18	10	3	5	2	0	95.00%	03/31/2018
N24 NON MTW FUP - N24	100	100	67	14	5	0	9	24	0	67.00%	03/31/2018
N37 MAINSTREAM - N37	50	50	32	4	3	1	0	17	0	64.00%	03/31/2018
N39 Veterans VASH Program - N39	105	105	100	8	3	0	5	0	0	95.24%	03/31/2018
N42 NON MTW DES HOUSING - N42	250	250	158	11	8	3	0	89	0	63.20%	03/31/2018
N46 NON MTW MAINSTREAM - N46	20	20	12	1	0	0	1	7	0	60.00%	03/31/2018
N54 Veterans Affairs Supportive Housing - N54	105	105	97	3	1	0	2	6	0	92.38%	05/31/2018
N56 Elder Place I - N56	47	47	3	4	0	0	4	40	0	6.38%	06/01/2020
N57 Elder Place II - N57	39	39	0	0	0	0	0	39	0	0.00%	06/01/2020
N58 Veterans Affairs Supportive Housing II - N58	75	75	61	2	0	0	2	12	0	81.33%	05/13/2018
Totals for Non-MTW	991	991	720	65	30	7	28	236	0	72.65%	



Philadelphia Housing Authority

Housing Choice Voucher Program

Building Beyond Expectations

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PHA Final ACC

for 12/01/2011

Program Management Group - Portability											
ACC Description	HUD Cap	PHA Cap	Leased	Total Shopping	Transfers	Active Vouchers Prev Tenants	Shopping New Applicants	Available Vouchers	Difference	% Leased	Expiration Date
PIV INCOMING PORTABLE - PIV	860	860	538	78	15	7	56	261	0	62.56%	03/31/2018
Totals for Portability	860	860	538	78	15	7	56	261	0	62.56%	

** End of Report **

ATTACHMENT 8

PeopleSoft AM
COST ACTIVITY DETAIL

Page No. 1
Run Date 01/18/2012
Run Time 17:51:06

Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 001 -- W-55

From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 100100	101,010.00	0.00	0.00	0.00
		0.00	0.00	101,010.00
Total for Dept 200200	20,639.00	0.00	0.00	-20,639.00
		0.00	0.00	0.00
Total for Dept 344344	42,152.34	0.00	0.00	-19,200.00
		0.00	0.00	22,952.34
Total for Dept 401401	931,650.00	0.00	0.00	-23,994.00
		0.00	0.00	907,656.00
Total for Dept 402402	25,698.87	0.00	0.00	0.00
		0.00	0.00	25,698.87
Total for Dept 403403	0.00	0.00	0.00	0.00
		0.00	0.00	0.00
Total for Dept 404404	107,114.00	0.00	0.00	0.00
		0.00	0.00	107,114.00
Total for Dept 407407	22,858.00	0.00	0.00	0.00
		0.00	0.00	22,858.00
Total for Dept 410410	9,999.00	0.00	0.00	0.00
		0.00	0.00	9,999.00
Total for Dept 412412	0.00	0.00	0.00	0.00
		0.00	0.00	0.00
Total for Dept 425425	62,638.00	0.00	0.00	0.00
		0.00	0.00	62,638.00
Total for Dept 431014	17,480.00	0.00	0.00	0.00
		0.00	0.00	17,480.00

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From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 432432	0.00	0.00	0.00	0.00
		0.00	0.00	0.00
Total for Dept 433013	37,588.00	0.00	0.00	0.00
		0.00	0.00	37,588.00
Total for Dept 440440	10,827.00	0.00	0.00	0.00
		0.00	0.00	10,827.00
Total for Dept 440901	20,639.00	0.00	0.00	0.00
		0.00	0.00	20,639.00
Total for Dept 440907	25,689.00	0.00	0.00	0.00
		0.00	0.00	25,689.00
Total for Dept 440909	16,675.00	0.00	0.00	0.00
		0.00	0.00	16,675.00
Total for Dept 440910	11,698.00	0.00	0.00	0.00
		0.00	0.00	11,698.00
Total for Dept 441441	10,285.00	0.00	0.00	-10,285.00
		0.00	0.00	0.00
Total for Dept 450450	45,858.48	0.00	0.00	0.00
		0.00	0.00	45,858.48
Total for Dept 451014	0.00	0.00	0.00	0.00
		0.00	0.00	0.00
Total for Dept 451015	16,448.00	0.00	0.00	0.00
		0.00	0.00	16,448.00
Total for Dept 451020	28,613.00	0.00	0.00	0.00
		0.00	0.00	28,613.00

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From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 451451	74,255.00	0.00	0.00	0.00
		0.00	0.00	74,255.00
Total for Dept 452023	31,173.00	0.00	0.00	0.00
		0.00	0.00	31,173.00
Total for Dept 452024	25,698.87	0.00	0.00	0.00
		0.00	0.00	25,698.87
Total for Dept 452032	24,299.00	0.00	0.00	0.00
		0.00	0.00	24,299.00
Total for Dept 452034	18,640.00	0.00	0.00	0.00
		0.00	0.00	18,640.00
Total for Dept 452452	91,538.00	0.00	0.00	0.00
		0.00	0.00	91,538.00
Total for Dept 453013	19,872.00	0.00	0.00	0.00
		0.00	0.00	19,872.00
Total for Dept 453031	100,827.18	0.00	0.00	-25,091.00
		0.00	0.00	75,736.18
Total for Dept 453036	11,698.00	0.00	0.00	0.00
		0.00	0.00	11,698.00
Total for Dept 453453	26,466.48	0.00	0.00	0.00
		0.00	0.00	26,466.48
Total for Dept 454039	43,119.00	0.00	0.00	0.00
		0.00	0.00	43,119.00
Total for Dept 454045	20,713.48	0.00	0.00	0.00
		0.00	0.00	20,713.48

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Fund : 001 -- W-55

From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 454061	33,033.00	0.00	0.00	0.00
		0.00	0.00	33,033.00
Total for Dept 454454	66,401.00	0.00	0.00	-20,650.00
		0.00	0.00	45,751.00
Total for Dept 455003	25,698.87	0.00	0.00	0.00
		0.00	0.00	25,698.87
Total for Dept 455008	33,291.00	0.00	0.00	0.00
		0.00	0.00	33,291.00
Total for Dept 455455	800,384.61	0.00	0.00	-22,765.00
		0.00	0.00	777,619.61
Total for Dept 456456	387,320.00	0.00	0.00	0.00
		0.00	0.00	387,320.00
Total for Dept 458001	426,293.81	0.00	0.00	0.00
		0.00	0.00	426,293.81
Total for Dept 458010	9,999.00	0.00	0.00	0.00
		0.00	0.00	9,999.00
Total for Dept 458049	17,871.00	0.00	0.00	0.00
		0.00	0.00	17,871.00
Total for Dept 458458	25,698.87	0.00	0.00	0.00
		0.00	0.00	25,698.87
Total for Dept 459139	23,231.00	0.00	0.00	0.00
		0.00	0.00	23,231.00
Total for Dept 460460	0.00	0.00	0.00	0.00
		0.00	0.00	0.00

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COST ACTIVITY DETAIL

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Fund : 001 -- W-55
From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 461901	11,079.00	0.00	0.00	0.00
		0.00	0.00	11,079.00
Total for Dept 461902	60,438.00	0.00	0.00	0.00
		0.00	0.00	60,438.00
Total for Dept 461903	35,496.00	0.00	0.00	0.00
		0.00	0.00	35,496.00
Total for Dept 461904	100,783.35	0.00	0.00	-35,076.48
		0.00	0.00	65,706.87
Total for Dept 461905	150,588.87	0.00	0.00	-600.00
		0.00	0.00	149,988.87
Total for Dept 461906	108,248.37	0.00	0.00	-26,044.00
		0.00	0.00	82,204.37
Total for Dept 461907	114,852.00	0.00	0.00	0.00
		0.00	0.00	114,852.00
Total for Dept 461908	110,897.00	0.00	0.00	-23,231.00
		0.00	0.00	87,666.00
Total for Dept 461909	19,872.00	0.00	0.00	0.00
		0.00	0.00	19,872.00
Total for Dept 461910	0.00	0.00	0.00	0.00
		0.00	0.00	0.00
Total for Dept 462002	24,739.00	0.00	0.00	0.00
		0.00	0.00	24,739.00
Total for Dept 462462	690,698.47	0.00	0.00	-61,993.00
		0.00	0.00	628,705.47

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COST ACTIVITY DETAIL

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 001 -- W-55

From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 464464	70,005.00	0.00	0.00	0.00
		0.00	0.00	70,005.00
Total for Dept 467467	82,851.00	0.00	0.00	0.00
		0.00	0.00	82,851.00
Total for Dept 468468	11,698.00	0.00	0.00	0.00
		0.00	0.00	11,698.00
Total for Dept 470470	0.00	0.00	0.00	0.00
		0.00	0.00	0.00
Total for Dept 471471	90,727.00	0.00	0.00	-19,075.00
		0.00	0.00	71,652.00
Total for Dept 472472	0.00	0.00	0.00	0.00
		0.00	0.00	0.00
Total for Dept 491491	0.00	0.00	0.00	0.00
		0.00	0.00	0.00
Total for Dept 492492	62,064.00	0.00	0.00	0.00
		0.00	0.00	62,064.00
Total for Dept 493493	232,796.70	0.00	0.00	-21,738.00
		0.00	0.00	211,058.70
Total for Dept 494494	753,125.60	41,206.00	0.00	-23,839.00
		0.00	0.00	770,492.60
Total for Dept 495495	71,302.87	0.00	0.00	-22,000.00
		0.00	0.00	49,302.87
Total for Dept 508508	39,673.00	0.00	0.00	0.00
		0.00	0.00	39,673.00

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COST ACTIVITY DETAIL

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 001 -- W-55

From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
Total for	Dept	512512		0.00	0.00	0.00	0.00
					0.00	0.00	0.00
Total for	Dept	611611		11,498.00	0.00	0.00	0.00
					0.00	0.00	11,498.00
Total for	Dept	613613		156,620.37	0.00	0.00	0.00
					0.00	0.00	156,620.37
Total for	Dept	615615		26,220.00	0.00	0.00	0.00
					0.00	0.00	26,220.00
Total for	Dept	619619		11,698.00	0.00	0.00	0.00
					0.00	0.00	11,698.00
Total for	Dept	625625		615,843.70	0.00	0.00	0.00
					0.00	0.00	615,843.70
Total for	Dept	651651		11,733.00	0.00	0.00	-11,733.00
					0.00	0.00	0.00
Total for	Dept	700700		0.00	0.00	0.00	0.00
					0.00	0.00	0.00
Total for	Dept	709709		100,990.37	0.00	0.00	0.00
					0.00	0.00	100,990.37
Total for	Fund	001		7,679,620.53	41,206.00	0.00	-387,953.48
					0.00	0.00	7,332,873.05

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 003 -- PHAPD-DRUG FORFEITURES
From Year 2011 Period 1 Thru Year 2011 Period 12
Dept
Asset Id Description Type

Beginning Cost

Additions
AdjustmentsTransfers
RecategorizesRetirements
Ending Cost

Total for Dept	343343	8,000.00	0.00	0.00	0.00
			0.00	0.00	8,000.00
Total for Dept	493493	56,828.56	0.00	0.00	0.00
			0.00	0.00	56,828.56
Total for Fund	003	64,828.56	0.00	0.00	0.00
			0.00	0.00	64,828.56

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 005 -- SEC.8 CERTIFICATES

From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 343343	10,375.00	0.00	0.00	0.00
		0.00	0.00	10,375.00
Total for Dept 344344	11,734.00	0.00	0.00	0.00
		0.00	0.00	11,734.00
Total for Dept 425425	11,791.00	0.00	0.00	0.00
		0.00	0.00	11,791.00
Total for Dept 462462	57,063.00	0.00	0.00	0.00
		0.00	0.00	57,063.00
Total for Dept 900133	10,827.00	0.00	0.00	-10,827.00
		0.00	0.00	0.00
Total for Fund 005	101,790.00	0.00	0.00	-10,827.00
		0.00	0.00	90,963.00

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 277 -- Neighborhood Networks
From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
Total for Dept			651651	6,800.00	0.00 0.00	0.00 0.00	0.00 6,800.00
Total for Fund			277	6,800.00	0.00 0.00	0.00 0.00	0.00 6,800.00

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Run Time 17:51:06Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 718 -- Capital Fund Program FY 2008
From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 494494	155,392.33	72,309.66	0.00	0.00
		0.00	0.00	227,701.99
Total for Dept 707707	93,888.00	69,277.50	0.00	0.00
		0.00	0.00	163,165.50
Total for Fund 718	249,280.33	141,587.16	0.00	0.00
		0.00	0.00	390,867.49

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COST ACTIVITY DETAIL

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 802 -- Move to Work (MTW) YEAR II
From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
Total for Dept			494494	52,525.00	0.00	0.00	0.00
					0.00	0.00	52,525.00
Total for Fund			802	52,525.00	0.00	0.00	0.00
					0.00	0.00	52,525.00

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COST ACTIVITY DETAIL

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 803 -- Move to Work (MTW) YEAR III
From Year 2011 Period 1 Thru Year 2011 Period 12
Dept
Asset Id Description Type

Beginning Cost

Additions
Adjustments

Transfers
Recategorizes

Retirements
Ending Cost

Total for Dept	200200	11,003.72	0.00	0.00	0.00
			0.00	0.00	11,003.72
Total for Dept	405405	11,003.72	0.00	0.00	0.00
			0.00	0.00	11,003.72
Total for Dept	418419	18,760.80	0.00	0.00	0.00
			0.00	0.00	18,760.80
Total for Dept	451451	18,760.80	0.00	0.00	0.00
			0.00	0.00	18,760.80
Total for Dept	493493	25,023.00	0.00	0.00	0.00
			0.00	0.00	25,023.00
Total for Dept	494494	47,030.44	0.00	0.00	-25,023.00
			0.00	0.00	22,007.44
Total for Fund	803	131,582.48	0.00	0.00	-25,023.00
			0.00	0.00	106,559.48

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Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 804 -- Move to Work (MTW)
From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 410410	13,086.15	0.00	0.00	-13,086.15
		0.00	0.00	0.00
Total for Dept 453013	21,054.78	0.00	0.00	-21,054.78
		0.00	0.00	0.00
Total for Dept 617617	21,054.78	0.00	0.00	0.00
		0.00	0.00	21,054.78
Total for Fund 804	55,195.71	0.00	0.00	-34,140.93
		0.00	0.00	21,054.78

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 807 -- Move to Work (MTW) Year VII
From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 800800	137,100.15	0.00	0.00	0.00
		0.00	0.00	137,100.15
Total for Fund 807	137,100.15	0.00	0.00	0.00
		0.00	0.00	137,100.15

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COST ACTIVITY DETAIL

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 808 -- Move to Work (MTW) Year VIII
From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
		Total for Dept	410410	201,804.00	0.00	0.00	0.00
					0.00	0.00	201,804.00
		Total for Fund	808	201,804.00	0.00	0.00	0.00
					0.00	0.00	201,804.00

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 809 -- Move to Work (MTW) Year IX
From Year 2011 Period 1 Thru Year 2011 Period 12
Dept
Asset Id Description Type

Beginning Cost

Additions
AdjustmentsTransfers
RecategorizesRetirements
Ending Cost

Total for Dept	410410	0.00	54,023.00	0.00	0.00
			0.00	0.00	54,023.00
Total for Dept	494494	54,592.81	0.00	0.00	0.00
			0.00	0.00	54,592.81
Total for Fund	809	54,592.81	54,023.00	0.00	0.00
			0.00	0.00	108,615.81

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COST ACTIVITY DETAILPage No. 18
Run Date 01/18/2012
Run Time 17:51:08Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 810 -- Move to Work (MTW) Year X
From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Beginning Cost	Additions	Transfers	Retirements
Asset Id Description Type		Adjustments	Recategorizes	Ending Cost
Total for Dept 410410	0.00	147,576.69	0.00	0.00
		0.00	0.00	147,576.69
Total for Fund 810	0.00	147,576.69	0.00	0.00
		0.00	0.00	147,576.69
Total for Book ID FEDERAL	8,735,119.57	384,392.85	0.00	-457,944.41
		0.00	0.00	8,661,568.01
Total for Report	8,735,119.57	384,392.85	0.00	-457,944.41
		0.00	0.00	8,661,568.01

End of Report

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
70300 Net Tenant Rental Revenue	\$23,557,187				\$8,604,958		\$238,786
70400 Tenant Revenue - Other	\$438,342				\$337,722		
70500 Total Tenant Revenue	\$23,995,529	\$0	\$0	\$0	\$8,942,680	\$0	\$238,786
70600 HUD PHA Operating Grants		\$8,255,252	\$145,257		\$13,810,916	\$383,628	
70610 Capital Grants							
70710 Management Fee							
70720 Asset Management Fee							
70730 Book Keeping Fee							
70740 Front Line Service Fee							
70750 Other Fees							
70700 Total Fee Revenue							
70800 Other Government Grants							
71100 Investment Income - Unrestricted		\$312			\$11,034		\$94,101
71200 Mortgage Interest Income							\$4,654,519
71300 Proceeds from Disposition of Assets Held for Sale							
71310 Cost of Sale of Assets							
71400 Fraud Recovery							
71500 Other Revenue	\$20,253	\$4,558,908			\$554,043		\$6,816,037
71600 Gain or Loss on Sale of Capital Assets	\$599,830	\$759					
72000 Investment Income - Restricted	\$0	\$4,832			\$23,124		\$44,724

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
70000 Total Revenue	\$24,615,612	\$12,820,063	\$145,257	\$0	\$23,341,797	\$383,628	\$11,848,167
91100 Administrative Salaries	\$3,453,573	\$619,600	\$91,076		\$1,536,796	\$71,407	\$754,721
91200 Auditing Fees					\$496,580		\$83,933
91300 Management Fee							
91310 Book-keeping Fee							
91400 Advertising and Marketing					\$30,516		
91500 Employee Benefit contributions - Administrative	\$2,067,982	\$437,141	\$54,181		\$592,249	\$45,252	\$234,260
91600 Office Expenses	\$517,394				\$299,629		\$54,955
91700 Legal Expense					\$371,276		\$509,267
91800 Travel	\$3,801	\$78				\$5,159	\$194,897
91810 Allocated Overhead	\$54,929,355						
91900 Other	\$926,619	\$30,154			\$2,163,034	\$206,209	\$188,086
91000 Total Operating - Administrative	\$61,898,724	\$1,086,973	\$145,257	\$0	\$5,490,080	\$328,027	\$2,020,119
92000 Asset Management Fee							
92100 Tenant Services - Salaries	\$68,566				\$103,450		\$13,006
92200 Relocation Costs	\$828,079						
92300 Employee Benefit Contributions - Tenant Services	\$39,166				\$31,566		
92400 Tenant Services - Other	\$84,563				\$153,034	\$2,950	\$196,258
92500 Total Tenant Services	\$1,020,374	\$0	\$0	\$0	\$288,050	\$2,950	\$209,264

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
93100 Water	\$10,405,695				\$1,783,213		\$857
93200 Electricity	\$6,365,845				\$1,193,219		
93300 Gas	\$8,914,579				\$674,147		
93400 Fuel							
93500 Labor	\$86,866						
93600 Sewer					\$181,300		
93700 Employee Benefit Contributions - Utilities	\$49,809						
93800 Other Utilities Expense	\$30,407						
93000 Total Utilities	\$25,853,201	\$0	\$0	\$0	\$3,831,879	\$0	\$857
94100 Ordinary Maintenance and Operations - Labor	\$20,100,269				\$2,593,063	\$11,446	
94200 Ordinary Maintenance and Operations - Materials and Other	\$4,361,064				\$1,208,728	\$28,079	\$3,318
94300 Ordinary Maintenance and Operations Contracts	\$5,398,010				\$4,153,645		\$729
94500 Employee Benefit Contributions - Ordinary Maintenance	\$12,298,135				\$1,349,874	\$7,253	
94000 Total Maintenance	\$42,157,478	\$0	\$0	\$0	\$9,305,310	\$46,778	\$4,047
95100 Protective Services - Labor					\$106,108		
95200 Protective Services - Other Contract Costs	\$2,957,831				\$743,280		
95300 Protective Services - Other							\$1,054
95500 Employee Benefit Contributions - Protective Services							
95000 Total Protective Services	\$2,957,831	\$0	\$0	\$0	\$849,388	\$0	\$1,054

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
96110 Property Insurance	\$2,136,664				\$1,160,108		
96120 Liability Insurance					\$386,703		
96130 Workmen's Compensation	\$3,436,966	\$19,531			\$537,375	\$5,873	\$7,302
96140 All Other Insurance					\$29,002		\$10,299
96100 Total insurance Premiums	\$5,573,630	\$19,531	\$0	\$0	\$2,113,188	\$5,873	\$17,601
96200 Other General Expenses	\$13,877,509	\$6,431			\$545,903		\$2,489
96210 Compensated Absences							\$4,210
96300 Payments in Lieu of Taxes					\$100,459		
96400 Bad debt - Tenant Rents	\$742,481				\$73,617		
96500 Bad debt - Mortgages							
96600 Bad debt - Other					\$441		
96800 Severance Expense	\$49,260	\$10,487					
96000 Total Other General Expenses	\$14,669,250	\$16,918	\$0	\$0	\$720,420	\$0	\$6,699
96710 Interest of Mortgage (or Bonds) Payable					\$5,373,610		\$970,335
96720 Interest on Notes Payable (Short and Long Term)					\$187,788		\$25,230
96730 Amortization of Bond Issue Costs					\$310,997		
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$5,872,395	\$0	\$995,565
96900 Total Operating Expenses	\$154,130,488	\$1,123,422	\$145,257	\$0	\$28,470,710	\$383,628	\$3,255,206

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
97000 Excess of Operating Revenue over Operating Expenses	-\$129,514,876	\$11,696,641	\$0	\$0	-\$5,128,913	\$0	\$8,592,961
97100 Extraordinary Maintenance	\$3,877,724						\$3,391,369
97200 Casualty Losses - Non-capitalized							
97300 Housing Assistance Payments		\$3,471,611					
97350 HAP Portability-In		\$4,209,183					
97400 Depreciation Expense	\$36,517,007	\$51,694			\$15,184,593		\$2,334,221
97500 Fraud Losses							
97600 Capital Outlays - Governmental Funds							
97700 Debt Principal Payment - Governmental Funds							
97800 Dwelling Units Rent Expense							
90000 Total Expenses	\$194,525,219	\$8,855,910	\$145,257	\$0	\$43,655,303	\$383,628	\$8,980,796
10010 Operating Transfer In	\$10,000,000				\$16,722,214		\$28,442,754
10020 Operating transfer Out	-\$10,000,000						
10030 Operating Transfers from/to Primary Government							
10040 Operating Transfers from/to Component Unit							\$615,209
10050 Proceeds from Notes, Loans and Bonds							
10060 Proceeds from Property Sales							
10070 Extraordinary Items, Net Gain/Loss							\$3,150,994
10080 Special Items (Net Gain/Loss)	-\$13,192,988						
10091 Inter Project Excess Cash Transfer In							

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
10092 Inter Project Excess Cash Transfer Out							
10093 Transfers between Program and Project - In	\$187,771,371						\$10,010,862
10094 Transfers between Project and Program - Out	-\$10,010,862						
10100 Total Other financing Sources (Uses)	\$164,567,521	\$0	\$0	\$0	\$16,722,214	\$0	\$42,219,819
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$5,342,086	\$3,964,153	\$0	\$0	-\$3,591,292	\$0	\$45,087,190
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$3,860,000
11030 Beginning Equity	\$472,911,276	\$6,104,951	\$27,943,930	\$22,872	\$138,981,947	\$0	\$282,654,191
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$88,238		-\$27,943,930		\$1,512,100		
11050 Changes in Compensated Absence Balance							
11060 Changes in Contingent Liability Balance							
11070 Changes in Unrecognized Pension Transition Liability							
11080 Changes in Special Term/Severance Benefits Liability							
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents							
11100 Changes in Allowance for Doubtful Accounts - Other							
11170 Administrative Fee Equity		\$589,221					
11180 Housing Assistance Payments Equity		\$9,479,883					
11190 Unit Months Available	127124	10476			35076		12
11210 Number of Unit Months Leased	125909	4673			34577		12
11270 Excess Cash	\$7,589,717						
11610 Land Purchases	\$7,387						

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
11620 Building Purchases	\$82,548,414						
11630 Furniture & Equipment - Dwelling Purchases	\$0						
11640 Furniture & Equipment - Administrative Purchases	\$439,394						
11650 Leasehold Improvements Purchases	\$0						
11660 Infrastructure Purchases	\$0						
13510 CFFP Debt Service Payments	\$12,058,128						
13901 Replacement Housing Factor Funds	\$13,097,353						

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

93.575 Child Care and Development Block Grant	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.170 Congregate Housing Service Program	10.559 Summer Food Service Program for Children	14.870 Resident Opportunity and Supportive Services	97.109 Disaster Housing Assistance Grant	14.VSH HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM	14.884 Competitive Capital Fund Stimulus Grant	14.885 Formula Capital Fund Stimulus Grant	14.181 Supportive Housing for Persons with Disabilities	14.HCV MTW Demonstration Program for HCV program
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$1,977,553	\$101,271		\$478,136		\$1,252,161	\$19,864,174	\$1,617,995	\$318,162	\$177,700,325
							\$2,853,655	\$44,617,601		
\$922,059			\$202,755							
\$112,356		\$29,145	\$107,779	\$3,270						
				-\$49						

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

93.575 Child Care and Development Block Grant	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.170 Congregate Housing Service Program	10.559 Summer Food Service Program for Children	14.870 Resident Opportunity and Supportive Services	97.109 Disaster Housing Assistance Grant	14.VSH HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM	14.884 Competitive Capital Fund Stimulus Grant	14.885 Formula Capital Fund Stimulus Grant	14.181 Supportive Housing for Persons with Disabilities	14.HCV MTW Demonstration Program for HCV program
\$1,034,415	\$1,977,553	\$130,416	\$310,534	\$481,357	\$0	\$1,252,161	\$22,717,829	\$46,235,596	\$318,162	\$177,700,325
	\$220,620			\$148,280					\$28,806	
	\$157,131			\$17,589					\$21,623	
				\$3,787						
			\$1,624							
\$2,466				\$41,775						
\$2,466	\$377,751	\$0	\$1,624	\$211,431	\$0	\$0	\$0	\$0	\$50,429	\$0
		\$21,080	\$89,025	\$260,915						
		\$3,739		\$6,513						
\$4,982		\$97,731	\$219,885	\$2,075						
\$4,982	\$0	\$122,550	\$308,910	\$269,503	\$0	\$0	\$0	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

93.575 Child Care and Development Block Grant	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.170 Congregate Housing Service Program	10.559 Summer Food Service Program for Children	14.870 Resident Opportunity and Supportive Services	97.109 Disaster Housing Assistance Grant	14.VSH HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM	14.884 Competitive Capital Fund Stimulus Grant	14.885 Formula Capital Fund Stimulus Grant	14.181 Supportive Housing for Persons with Disabilities	14.HCV MTW Demonstration Program for HCV program
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

93.575 Child Care and Development Block Grant	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.170 Congregate Housing Service Program	10.559 Summer Food Service Program for Children	14.870 Resident Opportunity and Supportive Services	97.109 Disaster Housing Assistance Grant	14.VSH HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM	14.884 Competitive Capital Fund Stimulus Grant	14.885 Formula Capital Fund Stimulus Grant	14.181 Supportive Housing for Persons with Disabilities	14.HCV MTW Demonstration Program for HCV program
	\$8,477	\$210		\$472						
\$0	\$8,477	\$210	\$0	\$472	\$0	\$0	\$0	\$0	\$0	\$0
						\$6,349			\$320	
\$0	\$0	\$0	\$0	\$0	\$0	\$6,349	\$0	\$0	\$320	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$7,448	\$386,228	\$122,760	\$310,534	\$481,406	\$0	\$6,349	\$0	\$0	\$50,749	\$0

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

93.575 Child Care and Development Block Grant	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.170 Congregate Housing Service Program	10.559 Summer Food Service Program for Children	14.870 Resident Opportunity and Supportive Services	97.109 Disaster Housing Assistance Grant	14.VSH HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM	14.884 Competitive Capital Fund Stimulus Grant	14.885 Formula Capital Fund Stimulus Grant	14.181 Supportive Housing for Persons with Disabilities	14.HCV MTW Demonstration Program for HCV program
\$1,026,967	\$1,591,325	\$7,656	\$0	-\$49	\$0	\$1,245,812	\$22,717,829	\$46,235,596	\$267,413	\$177,700,325
\$773,935				\$778			\$3,870,235	\$1,617,995		
	\$1,667,229					\$1,080,065			\$273,553	
\$24,079				\$22,655						
\$805,462	\$2,053,457	\$122,760	\$310,534	\$504,839	\$0	\$1,086,414	\$3,870,235	\$1,617,995	\$324,302	\$0
							-\$15,993,939			-\$177,700,325

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

[illegible]

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

93.575 Child Care and Development Block Grant	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.170 Congregate Housing Service Program	10.559 Summer Food Service Program for Children	14.870 Resident Opportunity and Supportive Services	97.109 Disaster Housing Assistance Grant	14.VSH HUD- VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD- VASH) PROGRAM	14.884 Competitive Capital Fund Stimulus Grant	14.885 Formula Capital Fund Stimulus Grant	14.181 Supportive Housing for Persons with Disabilities	14.HCV MTW Demonstration Program for HCV program

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitat	Subtotal	ELIM	Total
				\$0	\$32,400,931		\$32,400,931
				\$0	\$776,064		\$776,064
\$0	\$0	\$0	\$0	\$0	\$33,176,995	\$0	\$33,176,995
\$121,319,446	\$50,910,562			\$1,926,752	\$400,061,590		\$400,061,590
	\$35,516,552			\$0	\$82,987,808		\$82,987,808
				\$0			
				\$0			
				\$0			
				\$0			
				\$0			
				\$0			
				\$0	\$0	\$0	\$0
				\$0	\$1,124,814		\$1,124,814
		\$212,525		\$270	\$318,242		\$318,242
				\$0	\$4,654,519		\$4,654,519
				\$0			
				\$0			
				\$0			
		\$532,236		\$0	\$12,734,027		\$12,734,027
				\$0	\$600,540		\$600,540
				\$0	\$72,680		\$72,680

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitat	Subtotal	ELIM	Total
\$121,319,446	\$86,427,114	\$744,761	\$0	\$1,927,022	\$535,731,215	\$0	\$535,731,215
		\$27,403,103		\$176,405	\$34,504,387		\$34,504,387
		\$339,711		\$0	\$920,224		\$920,224
				\$0			
				\$0			
		\$167,393		\$0	\$197,909		\$197,909
		\$20,151,155		\$125,640	\$23,904,203		\$23,904,203
		\$7,505,115		\$0	\$8,380,880		\$8,380,880
		\$7,814,398		\$0	\$8,694,941		\$8,694,941
		\$187,538		\$0	\$393,097		\$393,097
		-\$54,929,355		\$0	\$0		\$0
		\$18,604,623		\$0	\$22,162,966		\$22,162,966
\$0	\$0	\$27,243,681	\$0	\$302,045	\$99,158,607	\$0	\$99,158,607
				\$0			
		\$516,546		\$0	\$1,072,588		\$1,072,588
		\$63,070		\$0	\$891,149		\$891,149
		\$343,298		\$0	\$424,282		\$424,282
		\$455,260		\$0	\$1,216,738		\$1,216,738
\$0	\$0	\$1,378,174	\$0	\$0	\$3,604,757	\$0	\$3,604,757

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitat	Subtotal	ELIM	Total
		\$63,548		\$0	\$12,253,313		\$12,253,313
		\$449,936		\$0	\$8,009,000		\$8,009,000
		\$19,640		\$0	\$9,608,366		\$9,608,366
				\$0			
		\$13,446		\$0	\$100,312		\$100,312
				\$0	\$181,300		\$181,300
		\$12,285		\$0	\$62,094		\$62,094
		\$83		\$0	\$30,490		\$30,490
\$0	\$0	\$558,938	\$0	\$0	\$30,244,875	\$0	\$30,244,875
		\$3,425,865		\$0	\$26,130,643		\$26,130,643
		\$893,206		\$0	\$6,494,395		\$6,494,395
		\$2,248,322		\$0	\$11,800,706		\$11,800,706
		\$3,003,363		\$0	\$16,658,625		\$16,658,625
\$0	\$0	\$9,570,756	\$0	\$0	\$61,084,369	\$0	\$61,084,369
		\$2,389,656		\$0	\$2,495,764		\$2,495,764
		\$1,156,620		\$0	\$4,857,731		\$4,857,731
		\$49,166		\$0	\$50,220		\$50,220
		\$1,856,036		\$0	\$1,856,036		\$1,856,036
\$0	\$0	\$5,451,478	\$0	\$0	\$9,259,751	\$0	\$9,259,751

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitat	Subtotal	ELIM	Total
		\$1,199,453		\$0	\$4,496,225		\$4,496,225
		\$597,638		\$0	\$984,341		\$984,341
		\$594,741		\$6,780	\$4,617,727		\$4,617,727
		\$85,121		\$0	\$124,422		\$124,422
\$0	\$0	\$2,476,953	\$0	\$6,780	\$10,222,715	\$0	\$10,222,715
		\$375,096		\$34,329	\$14,848,426		\$14,848,426
				\$0	\$4,210		\$4,210
				\$0	\$100,459		\$100,459
		\$2,581		\$0	\$818,679		\$818,679
				\$0			
				\$0	\$441		\$441
		\$138,498		\$0	\$198,245		\$198,245
\$0	\$0	\$516,175	\$0	\$34,329	\$15,970,460	\$0	\$15,970,460
		\$4,967,577		\$0	\$11,311,522		\$11,311,522
				\$0	\$213,018		\$213,018
				\$0	\$310,997		\$310,997
\$0	\$0	\$4,967,577	\$0	\$0	\$11,835,537	\$0	\$11,835,537
\$0	\$0	\$52,163,732	\$0	\$343,154	\$241,381,071	\$0	\$241,381,071

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitat	Subtotal	ELIM	Total
\$121,319,446	\$86,427,114	-\$51,418,971	\$0	\$1,583,868	\$294,350,144	\$0	\$294,350,144
		\$12,399,046		\$0	\$25,931,082		\$25,931,082
				\$0			
		\$100,777,569		\$1,612,101	\$108,882,128		\$108,882,128
				\$0	\$4,209,183		\$4,209,183
		\$9,980,605		\$0	\$64,114,854		\$64,114,854
				\$0			
				\$0			
				\$0			
				\$0			
\$0	\$0	\$175,320,952	\$0	\$1,955,255	\$444,518,318	\$0	\$444,518,318
		\$385,446,885		\$0	\$440,611,853		\$440,611,853
-\$121,319,446	-\$86,427,114	-\$12,448,815		\$0	-\$423,889,639		-\$423,889,639
				\$0			
		-\$615,209		\$0	\$0		\$0
				\$0			
				\$0			
				\$0	\$3,150,994		\$3,150,994
		-\$359,925		\$0	-\$13,552,913		-\$13,552,913
				\$0			

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitat	Subtotal	ELIM	Total
				\$0			
				\$0	\$197,782,233		\$197,782,233
		-\$187,771,371		\$0	-\$197,782,233		-\$197,782,233
-\$121,319,446	-\$86,427,114	\$184,251,565	\$0	\$0	\$6,320,295	\$0	\$6,320,295
\$0	\$0	\$9,675,374	\$0	-\$28,233	\$97,533,192	\$0	\$97,533,192
\$0	\$0	\$0	\$0	\$0	\$3,860,000		\$3,860,000
\$0	\$0	\$157,993,629	\$0	\$1,618,070	\$1,091,187,276		\$1,091,187,276
		\$75,326,948		\$0	\$1,512,100		\$1,512,100
				\$0			
				\$0			
				\$0			
				\$0			
				\$0			
				\$0	\$589,221		\$589,221
				\$0	\$9,479,883		\$9,479,883
		178200		3768	362648		362648
		175415		3768	351566		351566
				\$0	\$7,589,717		\$7,589,717
				\$0	\$7,387		\$7,387

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitat	Subtotal	ELIM	Total
				\$0	\$82,548,414		\$82,548,414
				\$0	\$0		\$0
				\$0	\$439,394		\$439,394
				\$0	\$0		\$0
				\$0	\$0		\$0
				\$0	\$12,058,128		\$12,058,128
				\$0	\$13,097,353		\$13,097,353

**Philadelphia Housing Authority
PAPMC Allocated Staff**

Title	2010 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	110,478.68	1,820	84	6	7	84	181	9.95%	10,987.17
Accounting Supervisor	99,097.44	1,820	252	24	7	84	367	20.16%	19,982.84
Director of Operations	124,908.16	1,820	-	-	-	84	84	4.62%	5,764.99
Business Manager	84,639.88	1,820	-	-	-	231	231	12.69%	10,742.75
	419,124.16	7,280	336	30	14	483	863	11.85%	47,477.75

Title	2009 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	102,978.20	1,820	84	6	7	81	178	9.78%	10,071.49
Accounting Supervisor	95,207.84	1,820	252	24	7	81	364	20.00%	19,041.57
Director of Operations	107,981.64	1,820	-	-	-	81	81	4.45%	4,805.78
Business Manager	73,607.04	1,820	-	-	-	225	225	12.36%	9,099.77
	379,774.72	7,280	336	30	14	468	848	11.65%	43,018.61

Title	2008 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	108,231.24	1,820	84	6	7	81	178	9.78%	10,585.25
Accounting Supervisor	86,442.72	1,820	252	24	7	81	364	20.00%	17,288.54
Director of Operations	105,061.84	1,820	-	-	-	81	81	4.45%	4,675.83
Business Manager	137,386.38	1,820	-	-	-	225	225	12.36%	16,984.58
	437,122.18	7,280	336	30	14	468	848	11.65%	49,534.21

Title	2007 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	93,938.52	1,820	84	6	7	75	172	9.45%	8,877.71
Accounting Supervisor	82,794.40	1,820	252	24	7	75	358	19.67%	16,285.93
Director of Operations	87,773.92	1,820	-	-	-	75	75	4.12%	3,617.06
Business Manager	104,186.16	1,820	-	-	-	205	205	11.26%	11,735.25
	368,693.00	7,280	336	30	14	430	810	11.13%	40,515.95

Title	2006 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	90,086.88	1,820	84	6	7	75	172	9.45%	8,513.71
Accounting Supervisor	79,752.40	1,820	252	24	7	75	358	19.67%	15,687.56
Director of Operations	93,982.20	1,820	-	-	-	75	75	4.12%	3,872.89
Business Manager/	83,052.32	1,820	-	-	-	205	205	11.26%	9,354.79
	346,873.80	7,280	336	30	14	430	810	11.13%	37,428.95

Title	2005 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	89,176.88	1,820	84	6	7	70	167	9.18%	8,182.71
Accounting Supervisor	79,752.92	1,820	252	24	7	70	353	19.40%	15,468.56
Director of Operations	86,747.96	1,820	-	-	-	70	70	3.85%	3,336.46
Business Manager/	72,018.44	1,820	-	-	-	192	192	10.55%	7,597.55
	327,696.20	7,280	336	30	14	402	782	10.74%	34,585.28

PAPMC Shared Services Expenses 2004 thru 2010					
Year	Management Fees	PHA Indirect Expense Rate	PAPMC Shared Services Agreement Fee	Less: Funds due from PHA	Net funds due to PHA
2004	-	0.00%	-	-	-
2005	376,560.00	18.54%	69,814.22	(34,585.28)	35,228.94
2006	586,440.00	16.55%	97,055.82	(37,428.95)	59,626.87
2007	763,560.00	13.07%	99,797.29	(40,515.95)	59,281.34
2008	805,410.00	11.48%	92,461.07	(49,534.21)	42,926.86
2009	881,820.00	10.83%	95,501.11	(43,018.61)	52,482.50
2010	927,045.00	19.81%	183,647.61	(47,477.75)	136,169.87
Total 2004 thru 2010			638,277.12	(252,560.75)	385,716.38

PHADC Shared Services Agreement Fee (Limited Partnerships)							
LP	Limited Partnership	Total Development Cost	Shared Services Fee Rate	% Completion 3/31/12	3% of Total Development Cost as of 3/31/12	Developer Fee	Lower of 3% or Dev Fee
CPLP1	Cambridge Plaza LP	7,237,820	3.0%	100%	217,135	165,323	165,323
CPLP2	Cambridge Plaza II LP	9,658,621	3.0%	100%	289,759	743,708	289,759
CPLP3	Cambridge Plaza III LP	9,294,360	3.0%	100%	278,831	611,907	278,831
GHLP1	Germantown House LP	19,911,631	3.0%	100%	597,349	1,703,529	597,349
MCLP1	Mill Creek LP	18,758,184	3.0%	100%	562,746	1,519,609	562,746
LBLP2	Lucien E. Blackwell II LP	18,119,075	3.0%	100%	543,572	1,480,076	543,572
LBLP3	Lucien E. Blackwell III LP	14,328,395	3.0%	100%	429,852	965,038	429,852
LLSS3	Ludlow Scattered Sites 3 LP	24,590,749	3.0%	100%	737,722	1,688,595	737,722
MALP1	Mantua Phase I LP - estimated*	15,073,427	3.0%	100%	452,203	1,254,977	452,203
MALP2	Mantua Phase II LP - estimated*	12,161,637	3.0%	100%	364,849	1,500,000	364,849
MSVLP	Marshall Shepard Village LP	22,986,485	3.0%	100%	689,595	1,705,067	689,595
MLKLP	Uni-Penn Housing Partnership IV LP	8,993,925	3.0%	100%	269,818	41,048	41,048
MTOLP	Mt. Olivet LP	17,152,890	3.0%	100%	514,587	221,790	221,790
NRGLP	Nellie Reynolds Gardens LP	18,772,531	3.0%	100%	563,176	1,230,608	563,176
NORLP	Norris Apartments LP - estimated*	19,217,200	3.0%	93%	536,160	1,500,000	536,160
PALP1	Paschall Phase I LP - estimated*	16,393,605	3.0%	100%	491,808	1,500,000	491,808
PALP2	Paschall Phase II LP - estimated*	17,153,453	3.0%	100%	514,604	1,500,000	514,604
RALP3	Richard Allen 3 LP	35,062,431	3.0%	100%	1,051,873	1,126,371	1,051,873
SMLP1	Suffolk Manor LP	23,475,031	3.0%	100%	704,251	1,507,941	704,251
TALP1	Tasker I LP	48,607,534	3.0%	100%	1,458,226	3,618,640	1,458,226
TALP2	Tasker II LP	33,850,898	3.0%	100%	1,015,527	2,827,528	1,015,527
WNLP1	Warnock I LP	18,626,788	3.0%	100%	558,804	1,263,912	558,804
WNLP2	Warnock II LP	15,334,418	3.0%	100%	460,033	975,128	460,033
Totals		444,761,088			13,302,477	30,650,795	12,729,098

* estimated numbers are based on the HUD F1 for total development costs (adjustments will be made once the PHFA Cost Certification is completed)

Methodology for Shared Services Reimbursement for PHA Mixed Finance Development Services

Background and Task

The Philadelphia Housing Authority (PHA) has developed over 30 mixed-finance projects since 1997. Many of these were developed through PHA's affiliate developer, the Philadelphia Housing Authority Development Corporation (PHADC), which utilizes staff of PHA's Construction and Development Department to perform development functions. A development agreement is executed between PHA and PHADC for each mixed finance project which delineates the development functions to be performed by PHADC. Under a Resource Allocation Agreement, PHADC is to reimburse PHA for the costs attributable to the development functions carried out under PHADC. TAG Associates performed an analysis to determine the cost reimbursement from PHADC to PHA for shared services related to the development of seven recently completed mixed finance projects: Warnock Phase I, Warnock Phase II, Mantua Phase I, Mantua Phase II, Paschall Phase I, Paschall Phase II, and Norris Apartments. The data used in this analysis is summarized below and is presented in more detail on the attached spreadsheets.

Project Development Costs and Fees

The aggregate total development cost ("A" costs) of the seven projects is 134,209,179. (The budgets of two recently completed projects, Warnock II and Norris, are still interim and are expected to be finalized this year.) The aggregate development fee for the seven mixed-finance projects totals \$9.494 million. The fee amounts were established in accordance with Pennsylvania Housing Finance Agency (PHFA) guidelines (which cap development fees at \$1.5 million) and HUD Safe Harbor and Cost Control Guidelines. The entire development fee amount is due to PHADC. (In several cases, payment of the development fee to PHADC is awaiting approval from the tax credit investor.)

Development Costs and Development Fees

	Project Total Development Cost	Development Fee
Norris Apartments	22,428,061	1,500,000
Paschall II	21,309,465	1,500,000
Paschall I	20,387,899	1,500,000
Mantua II	17,399,000	1,500,000
Mantua I	18,141,305	1,254,977
Warnock II	15,960,313	975,128
Warnock I	18,583,136	1,263,912
Total	\$134,209,179	\$9,494,017

Determining Development Services Costs

Development services costs consist of the costs of time spent by personnel providing developments services, any overhead related to personnel and internal operations and administration, and the any third-party costs related to development services performed (such as outside consultants). A percentage should be determined for personnel and operational overhead and that percentage should then be added to the personnel cost to arrive at a total cost for development services performed by the developer's staff. These costs would include normal costs related to personnel benefits and fringe as well as administrative operations costs such as office facilities, office equipment and supplies, office services, staff training and travel. In addition, based on a review of current budget allocations an additional percentage was added to cover other departmental overhead functions. Any costs for third parties

performing development services functions need to be added to arrive at a total cost for the development services performed with respect to a project.

In assessing the costs relating to development, the predevelopment and development periods for each project were obtained to determine the level of effort and duration of PHA staff involvement on each project. Based on project timelines and project time allocation information supplied by Construction and Development, the allocation of the salary cost of C&D personnel to development services functions performed for the seven mixed-finance projects was calculated based on the length of the predevelopment and development periods of each project. The overhead costs of the employees and administrative operations related to development services were also calculated based on the total actual salary and overhead expenses for PHA personnel, as shown on PHA's March 31, 2011 annual audit as noted in the MTW section of the FDS (the location of the development staff activities expenses). Based on those audited numbers, 134.25% was determined to be the overhead percentage applicable to PHA employees overall. This percentage was added to the salary cost of the C&D development personnel to arrive at a loaded personnel cost for the development services functions performed for each of the seven projects along with an amount to cover other related departmental functions referenced above. Third party financial consulting costs, which are reimbursable to PHA, were added to determine a total development services cost for each project. (All other third-party costs are either assigned to the limited partnerships at closing or are carried out by PHA under the development services agreements.)

The total development services cost calculated for the seven projects is \$4,092,730.

Project Development Services Costs

	Loaded Personnel Cost	Reimbursable Third-Party Cost	Development Services Cost
Norris Apartments	720,628	51,218	771,846
Paschall II	447,287	47,885	495,172
Paschall I	496,985	47,885	544,870
Mantua II	608,807	57,496	666,303
Mantua I	521,834	57,496	579,330
Warnock II	397,588	51,681	449,269
Warnock I	534,259	51,681	585,940
Total	\$3,727,388	\$365,342	\$4,092,730

Determination of Cost Reimbursement to PHA

Since under the developments services agreements PHA was performing some of the development service functions for each of these projects, a cost for those services performed by PHA needed to be determined. It should be noted that under HUD's Cost Control and Safe Harbor Standards, for mixed finance projects housing agencies may take a PHA Administration Fee equal to 3% of all hard and soft costs of the project, excluding any Community and Supportive Services costs, to reimburse the PHA for costs associated with planning and sponsoring a mixed-finance development project.

The review indicates that PHA did not budget for and include an administrative fee for these projects. To determine the reimbursement to which PHA was entitled, the PHA Admin Fee applicable to each of the seven projects was calculated. The F-1 budgets for each of the seven projects were reviewed to determine the developments costs. (The F-1 budgets reviewed were final budgets for five of the projects. For two of the projects, Warnock II and Norris, the budgets used for the analysis were interim budgets expected to be finalized in

2012.) The total development “A” costs for the seven projects is \$134.2 million. A PHA Admin Fee for the seven projects at 3% of total developments cost would equal \$4.026 million, which actually exceeds the total development costs we determined to be incurred by PHA on behalf of PHADC in the aggregate as well as for certain of the individual projects.

Eligible PHA Admin Fees and Reimbursement

	Total Development Cost	Development Services Cost	PHA Admin Fee Offset	PHA Admin Reimbursement
Norris Apartments	22,428,061	771,846	672,842	99,004
Paschall II	21,309,465	495,172	639,284	(144,112)
Paschall I	20,387,899	544,870	611,637	(66,767)
Mantua II	17,399,000	666,303	521,970	144,333
Mantua I	18,141,305	579,330	544,239	35,091
Warnock II	15,960,313	449,269	478,809	(29,540)
Warnock I	18,583,136	585,940	557,494	28,446
Total	\$134,209,179	\$4,092,730	\$4,026,275	\$66,455

Conclusion

Based on the analysis, an option for determining the reimbursement for the seven mixed-finance projects examined would be to cap the reimbursement to PHA at zero for the projects where the standard PHA Admin Fee exceeds the calculated developer costs and receive reimbursement only for those projects where the PHA Admin Fee does not exceed developer costs (Norris, Mantua II, and Mantua I). The minimum obligation would then be the project amounts in excess of the 3% Admin Fee:

PHADC Reimbursement Option

Norris	99,004
Mantua II	144,333
Mantua I	35,091
Warnock II	28,446
Total	\$306,874

The total development services cost represents approximately 43% of the total \$9.49 million in approved developer fee for the seven projects reviewed.

Development Costs and Development Fees

	Project Total Development Cost	Development Fee	Development Services Cost
Norris Apartments	22,428,061	1,500,000	771,846
Paschall II	21,309,465	1,500,000	495,172
Paschall I	20,387,899	1,500,000	544,870
Mantua II	17,399,000	1,500,000	666,303
Mantua I	18,141,305	1,254,977	579,330
Warnock II	15,960,313	975,128	449,269
Warnock I	18,583,136	1,263,912	585,940
Total	\$134,209,179	\$9,494,017	\$4,092,730

In determining how to use the above information in the future, PHA could consider on average that approximately 43% of its development fee is for direct services and overhead in carrying out development functions through its affiliate PHADC. Accordingly, 57% of its developer fee is otherwise available for retention by PHADC without any restrictions other than those periodically imposed by investors or supervisory agencies involved in a development project. We noted in our review that some of the projects had what are considered to be unusually long development and predevelopment periods so it may be useful for PHA to update this analysis in the future and especially, if some or all of its future projects require less of a predevelopment and development period as the time required has a significant effect on the costs relating to the provision of development services.

It is also noted that PHA can take further advantage of allocating costs relating to mixed finance projects in the future as it relates to legal, construction management, architectural and engineering, technical salaries and other areas which are in addition to costs eligible to be covered under the administrative fee permitted under HUD Safe Harbor and Cost Control Guidelines. This attention to allocating the full costs of development projects as both administrative and project costs, as applicable would likely assist PHA in tracking the full costs of development programs in the future.

Attached please find a summary of the data used to undertake the developer fee and reimbursement analysis described above.

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									
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	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 - Sen	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

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
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
023	Liddonfield Home	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 Home	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 Apartmen	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 - Sen	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 - Sen	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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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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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Comments
			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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											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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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	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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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
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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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
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		Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
							4,654	4,654	4,654	4,654	
							375,346	374,706	374,706	374,706	
							142,113	142,113	142,113	142,113	
							35,855	35,189	35,189	35,189	
							5,014	14,850	14,850	14,850	
							234,732	234,122	234,122	234,122	
							39,158	39,158	39,158	39,158	
							0	0	0	0	
							675,818	675,818	675,818	675,818	

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											Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
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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											Comments	
						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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											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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						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: 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		
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.	

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
080	Scattered Sites	700460	Scattered Site Comprehensive Unit Modernization	1460	1	Original Budget	Revised Budget	Revised 2 Budget	Obligated	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.
						75,000	463,738	463,738	463,738	463,738	
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.

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									
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.	

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	
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	

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
						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.

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	
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	

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 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					

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	
											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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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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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			
			<u>Site Acquisition</u>										
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			
			<u>PHA- Wide Site Improvements</u>										
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) 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	
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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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		
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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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
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	

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 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
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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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
											Comments
						Original	Revised	Revised 2	Obligated	Expended	
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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Capital Fund Program (CFP)

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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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Capital Fund Program (CFP) Part II: Supporting Pages											
PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109 <div>2009</div>								
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
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
											Comments
						Original	Revised	Revised 2	Obligated	Expended	
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: 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		
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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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 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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							Original	Revised		Revised 2	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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						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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						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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						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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						Original	Revised		Revised 2	Obligated	Expended	Comments	
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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PHA Name:			Grant Type and Number									
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P00250109 2009									
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
Activities							Original	Revised	Revised 2	Obligated	Expended	Comments
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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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	
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	
			<u>Scattered Sites Dwelling Unit Renovation</u>								

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
											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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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
						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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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
						Original	Revised	Revised 2	Obligated	Expended	Comments
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	
			<u>Non-Dwelling Structures</u>								
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	
			<u>Non-Dwelling Equipment</u>								
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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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
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	

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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: 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
						Original	Revised		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	

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: PA26P00250109		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	06/13/2009	06/12/2011	06/13/2009	07/14/2013	

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 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	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: Philadelphia Housing Authority			Grant Type and Number 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											
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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
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)											
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						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					

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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
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	

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						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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						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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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.	

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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	

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: PA26P00250110		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 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	4,380,426	4,302,588
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	1,833,119	911,030	579,161
8	1440 Site Acquisition	100,000	72,214	0	0
9	1450 Site Improvements	3,130,381	4,478,363	5,061,076	4,623,439
10	1460 Dwelling Structures	18,108,907	10,217,997	8,315,329	7,931,314
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Non-Dwelling Space	0	0	0	0
13	1475 Non-Dwelling Equipment	1,673,500	1,897,274	1,365,648	858,146
14	1485 Demolition	300,000	216,641	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	0	0	2,804,581	2,804,581
17	1495 Relocation	200,000	144,427	232,837	228,748
18	1499 Development Activities	0	98,175	116,975	109,711
19	1501 Collateralization 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)	58,252,465	45,456,896	44,205,139	42,454,925
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	Obligated	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	1406		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	2,858,342	2,858,342	
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	24,113	24,113	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	740,998	740,998	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	1408		4,390,000	3,170,173	4,380,426	4,302,588	
			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	503,896	319,611	
800800	Development	700187	Master Planning	1430		100,000	35,464	35,000	28,120	
024	Queen Lane Apartments	700187	Master Planning	1430		0	36,750	36,750	13,685	
800800	Development	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	500,000	107,589	0	0	Asbestos testing
001	Johnson Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	9,141	38,663	29,673	Asbestos testing
013	Wilson Park - Senior	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,000	371	371	Asbestos testing
015	Harrison Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,687	11,295	6,958	Asbestos testing
018	Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,442	2,895	1,464	Asbestos testing
020	Spring Garden Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	38,097	46,507	40,056	Asbestos testing
024	Queen Lane Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,082	1,803	721	Asbestos testing
029	Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	15,029	22,626	15,815	Asbestos testing
031	Bartram Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	10,454	18,789	8,771	Asbestos testing
032	Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,047	8,313	4,693	Asbestos testing
035	Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	44,163	46,786	36,839	Asbestos testing
039	West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	7,570	20,717	15,612	Asbestos testing
049	Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,687	7,963	5,844	Asbestos testing
901	Haddington	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,047	9,013	2,534	Asbestos testing
902	Mantua	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,387	9,352	2,513	Asbestos testing
903	Kingsessing	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,408	9,373	3,828	Asbestos testing
904	Germantown/Hunting Park	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,768	9,734	2,884	Asbestos testing
905	Fairhill Square	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	6,839	10,805	4,719	Asbestos testing
906	Francisville	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,091	11,655	6,551	Asbestos testing
907	Ludlow	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	7,920	11,908	6,871	Asbestos testing
908	Susquehanna	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	8,281	12,575	8,324	Asbestos testing
909	Strawberry Mansion	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	6,468	12,350	6,326	Asbestos testing
910	Oxford Jefferson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	6,442	11,893	6,378	Asbestos testing
			Total Professional Services Costs and Fees	1430		2,600,000	1,833,119	911,030	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	1440		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	78,641	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	5,000	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	10,000	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	8,000	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	5,000	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	4,000	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	4,000	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	3,000	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	3,000	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	4,000	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	5,000	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	5,000	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	4,000	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	5,000	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	3,000	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	5,000	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	5,000	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	3,000	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	3,000	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	3,000	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	10,000	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	3,000	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	73,971	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	3,000	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	5,000	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	5,000	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	7,245	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	6,664	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	36,083	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	48,218	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	17,668	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

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
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	10,892	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	2,400	2,400	2,400	asphalt repair/replacement of driveways
029	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,260	1,230	1,230	asphalt repair/replacement of driveways
030	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	600	600	600	asphalt repair/replacement of driveways
032	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	53,000	25,553	1,800	1,800	asphalt repair/replacement of driveways
034	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,200	1,200	1,200	asphalt repair/replacement of driveways
039	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,200	1,200	1,200	asphalt repair/replacement of driveways
050	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	4,860	4,890	4,890	asphalt repair/replacement of driveways
055	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,200	1,200	1,200	asphalt repair/replacement of driveways
000	Development	701099	Concrete	1450	304 SF	0	239,738	240,530	221,377	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete	1450	304 SF	0	1,067,730	1,104,777	969,191	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Apartments	701099	Concrete	1450	304 SF	0	3,500	3,134	3,134	concreter repair/replacement of sidewalks, walkways and curbs
031	Bartram Village	701099	Concrete	1450	304 SF	0	1,415,730	1,415,378	1,322,459	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	64,381	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	1450		1,438,000	3,758,414	3,501,022	3,155,382	
			Scattered Sites Site Improvements							
901	Haddington	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	79,600	4,100	4,100	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	60,000	60,000	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	8,000	5,000	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	19,108	18,108	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	16,000	16,000	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	5,000	5,000	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	44,000	44,000	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	22,000	22,000	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	23,000	23,000	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	26,000	26,000	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	700881	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	0	0	183	183	The Scattered Sites Physical Needs Assessment Plan has not been completed.
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	20,000	181,564	181,564	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	13,085	152,426	152,426	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	37,248	122,139	122,139	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	11,139	67,656	67,656	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	23,464	69,834	69,834	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	31,410	81,817	81,817	The Scattered Sites Physical Needs Assessment Plan has not been completed.

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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	22,004	116,397	116,397	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	21,031	112,203	112,203	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	29,951	191,279	191,279	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	9,517	160,657	160,657	The Scattered Sites Physical Needs Assessment Plan has not been completed.
910	Oxford Jefferson	701418	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit	0	0	31,755	31,755	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
910	Oxford Jefferson	701426	Repair/Replace exterior Plumbing	1450	1 unit			198	198	Repair/Replace exterior Plumbing
903	Kingsessing	701409	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit			886	886	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
907	Ludlow	701414	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit			183	183	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
909	Strawberry Mansion	701417	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit			126	126	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
			Total Scattered Site Improvements	1450		1,692,381	719,949	1,560,054	1,468,057	
			Total Site Improvements	1450		3,130,381	4,478,363	5,061,076	4,623,439	
			PHA Wide Dwelling Structures							
000	Pha-Wide	700179	Environmental Hazard Abatement	1460	1 LS	0	2,469	2,557	2,557	Environmental Hazard Abatement
001	Johnson Homes	700179	Environmental Hazard Abatement	1460	1 LS	150,000	9,950	12,152	12,152	Environmental Hazard Abatement
003	Richard Allen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,773	1,773	Environmental Hazard Abatement
010	Raymond Rosen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	7,862	7,862	Environmental Hazard Abatement
013	Wilson Park - Senior	700179	Environmental Hazard Abatement	1460	1 LS	0	19,053	27,213	27,213	Environmental Hazard Abatement
014	Norris Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	705	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	947	947	Environmental Hazard Abatement
020	Spring Garden Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	10,850	57,365	57,365	Environmental Hazard Abatement
024	Queen Lane Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	2,440	2,484	2,484	Environmental Hazard Abatement
029	Hill Creek	700179	Environmental Hazard Abatement	1460	1 LS	0	10,867	14,538	14,538	Environmental Hazard Abatement
030	Abbottsford Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	2,649	2,649	Environmental Hazard Abatement
031	Bartram Village	700179	Environmental Hazard Abatement	1460	1 LS	0	10,285	14,564	14,564	Environmental Hazard Abatement
032	Oxford Village	700179	Environmental Hazard Abatement	1460	1 LS	0	1,940	5,773	5,773	Environmental Hazard Abatement
034	Whitehall Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	3,998	4,878	4,878	Environmental Hazard Abatement
035	Haddington Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	571,942	571,942	Environmental Hazard Abatement
039	West Park Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	1,814	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	4,042	4,848	4,848	Environmental Hazard Abatement
049	Morton Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	1,330	1,940	1,940	Environmental Hazard Abatement
050	Blumberg Apts	700179	Environmental Hazard Abatement	1460	1 LS	0	3,700	6,670	6,670	Environmental Hazard Abatement
051	Whitman Park	700179	Environmental Hazard Abatement	1460	1 LS	0	3,000	0	0	Environmental Hazard Abatement
054	Parkview Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	2,695	2,729	2,729	Environmental Hazard Abatement
055	Fairhill Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,676	1,676	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

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065	College View	700179	Environmental Hazard Abatement	1460	1 LS	0	8,492	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	1,756	4,679	4,679	Environmental Hazard Abatement
077	Bentley Hall	700179	Environmental Hazard Abatement	1460	1 LS	0	2,500	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	452	452	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	1,007	1,007	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
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
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	12,931	12,931	Environmental Hazard Abatement
902	Mantua	700179	Environmental Hazard Abatement	1460	1 LS	0	659	12,783	12,792	Environmental Hazard Abatement
903	Kingsessing	700179	Environmental Hazard Abatement	1460	1 LS	0	5,338	29,732	29,732	Environmental Hazard Abatement
904	Germantown/Hunting Park	700179	Environmental Hazard Abatement	1460	1 LS	0	2,017	15,157	15,157	Environmental Hazard Abatement
905	Fairhill Square	700179	Environmental Hazard Abatement	1460	1 LS	0	5,640	17,185	17,185	Environmental Hazard Abatement
906	Francisville	700179	Environmental Hazard Abatement	1460	1 LS	0	15,310	37,927	37,927	Environmental Hazard Abatement
907	Ludlow	700179	Environmental Hazard Abatement	1460	1 LS	0	13,386	27,982	27,982	Environmental Hazard Abatement
908	Susquehanna	700179	Environmental Hazard Abatement	1460	1 LS	0	8,515	24,487	24,487	Environmental Hazard Abatement
909	Strawberry Mansion	700179	Environmental Hazard Abatement	1460	1 LS	0	0	14,244	14,244	Environmental Hazard Abatement
910	Oxford Jefferson	700179	Environmental Hazard Abatement	1460	1 LS	0	0	12,446	12,446	Environmental Hazard Abatement
909	Strawberry Mansion	700181	Mold Remediation	1460		0	0	95,360	95,360	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	276,382	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	150,000	150,000	0	Replace overhead 8' cracked sanitary main boiler room
013	Wilson park	700878	Plumbing upgrades	1460	1 LS	40,000	14,992	0	0	Replace overhead 8' cracked sanitary main boiler room & 4 " gas main repair
029	Hill Creek	700878	Plumbing upgrades	1460	17 new	157,000	13,375	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	977	977	977	

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050	Blumberg	700878	Plumbing upgrades	1460	1 LS	120,000	24,210	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	3,551	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	
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.
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	672,522	438,402	5,913	5,405	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460		0	2,000	15,060	13,900	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460		0	5,000	4,109	4,047	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	1 LS	520,355	143,492	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	5,311	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	5,000	19,475	19,024	504 Unit Modification/Fair Housing
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460		0	1,500	3,801	3,756	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460		0	5,000	5,636	5,505	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460		0	5,000	30,502	29,683	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460		0	5,000	6,129	5,719	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460		0	30,000	12,203	12,135	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460		0	10,000	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	5,000	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	5,000	16,380	14,005	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit Modification/Fair Housing	1460		0	10,000	10,683	10,420	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460		0	5,000	60,424	58,000	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460		0	5,000	27,928	26,184	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460		0	10,000	119,774	114,917	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit Modification/Fair Housing	1460		0	5,000	20,406	16,811	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	32,850	95,768	90,093	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460		0	10,000	11,641	11,231	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460		0	10,000	2,560	2,188	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460		0	5,000	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

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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
001	Johnson Homes	701431	Rehab Program	1460		0	0	1,616	1,616	Brick pointing/repair
003	Richard Allen	701431	Rehab Program	1460		0	10,000	506	506	Brick pointing/repair
010	Raymond Rosen	701431	Rehab Program	1460		0	20,000	21,165	21,160	Brick pointing/repair
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	10,000	294	294	Brick pointing/repair
029	Hill Creek	701431	Rehab Program	1460	51 units	1,000,000	667,135	0	0	Replace electrical distribution system
031	Bartram Villiage	701431	Rehab Program	1460	15,000 SF	222,000	160,314	72,398	70,944	Brick pointing/repair & Repair Lentils
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	15,000	18,462	18,160	Scrape & paint lintels
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	116,986	116,986	0	0	Water Penetration Investigation
018	Arch Homes	701433	Repair exterior wall surfaces	1460	3,200 SF	26,502	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	7,500	5,416	0	0	Stucco and 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	39,449	0	0	Repair roof drainage
114	Gladys B Jacobs	701434	Roof Repair/Replacement	1460		0	1,100	1,324	1,258	
901	Haddington	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	21,356	21,280	Repair roof drainage
902	Mantua	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	22,898	22,898	Repair roof drainage
903	Kingsessing	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	11,230	11,230	Repair roof drainage
904	Germantown/Hunting Park	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	18,520	17,565	Repair roof drainage
905	Fairhill Square	701434	Roof Repair/Replacement	1460		0	1,000	1,884	1,429	
906	Francisville	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	3,223	3,223	Repair roof drainage
907	Ludlow	701434	Roof Repair/Replacement	1460		0	1,000	13,598	13,598	
908	Susquehanna	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	7,090	7,090	Repair roof drainage
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	16,034	16,034	Repair roof drainage
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	11,027	11,027	Repair roof drainage
			Total PHA-Wide Dwelling Unit Improvements			6,538,907	4,747,756	2,489,522	2,233,443	
			Scattered Sites Dwelling Unit Renovation							
901	Haddington	700453	Comprehensive Unit Rehabilitation	1460		0	0	217,843	217,843	
901	Haddington	700455	Comprehensive Unit Rehabilitation	1460	8 units	500,000	191,732	102,313	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	1,500,534	45,664	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	451,199	38,415	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.

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						Original	Revised Budget	Obligated	Expended	Comments
904	Germantown/Hunting Park	700455	Comprehensive Unit Rehabilitation	1460	14 units	1,000,000	451,199	33,983	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	340,639	26,404	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.
906	Francisville	700455	Comprehensive Unit Rehabilitation	1460	29 units	2,400,000	886,448	210,018	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	69,702	70,168	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	798,828	25,334	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	112,528	69,699	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	165,590	11,602	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	51,842	449,001	443,760	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	50,000	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.

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903	Kingsessing	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	433,945	429,614	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	50,000	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.
905	Fairhill Square	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	447,084	442,905	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	50,000	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	50,000	689,686	680,559	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	50,000	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	50,000	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	50,000	554,607	546,245	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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910	Oxford Jefferson	700467	Comp unit mod, SMART II	1460	1 LS	0	0	9,340	9,340	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	5,470,241	5,825,806	5,697,871	
			Total Dwelling Structures	1460		18,108,907	10,217,997	8,315,329	7,931,314	
			Non-Dwelling Structures							
			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
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	371,068	345,055	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	723,999	676,180	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.
076	Emlen Arms	701203	Maintenance Equipment	1475	1 LS	0	1,000	1,000	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.
908	Susquehanna	701203	Maintenance Equipment	1475	1 LS	0	721	721	721	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.
712	712 N 16th St	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	40,000	52,253	31,244	21,018	replace/repair equipment for adminstrative and field offices.

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015	Harrison Plaza	701204	Administrative and Field Office Furniture and Equipment	1475		0	900	875	875	replace/repair equipment for adminstrative and field offices.
029	Hill Creek	701204	Administrative and Field Office Furniture and Equipment	1475		0	402	402	402	replace/repair equipment for adminstrative and field offices.
050	Blumberg Apts	701204	Administrative and Field Office Furniture and Equipment	1475		0	468	468	468	replace/repair equipment for adminstrative and field offices.
133	Richard Allen IIIA	701204	Administrative and Field Office Furniture and Equipment	1475		0	17,571	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	13,120	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	859	0	0	Replace purge fan on AHU
			Total Non-Dwelling Equipment	1475		1,673,500	1,897,274	1,365,648	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	1485		300,000	216,641	0	0	
000	PHA Wide		MTW Activities	1492	1 LS	0	0	2,804,581	2,804,581	Administrative Salaries
			Total Demolition	1492		0	0	2,804,581	2,804,581	
401401	Housing Operations	700854	Relocation	1495	1 LS	200,000	0	0	0	Relocations as needed through out PHA.
001	Johnson Homes	700854	Relocation	1495		0	1,000	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	1,000	500	500	Relocations as needed through out PHA.
020	Spring Garden Apartments	700854	Relocation	1495		0	500	100	100	Relocations as needed through out PHA.
023	Liddonfield Homes	700854	Relocation	1495	1 LS	0	0	279	279	Relocations as needed through out PHA.
024	Queen Lane Apartments	700854	Relocation	1495		0	75,000	140,056	140,056	Relocations as needed through out PHA.
029	Hill Creek	700854	Relocation	1495		0	1,000	1,253	1,253	Relocations as needed through out PHA.
031	Bartram Village	700854	Relocation	1495		0	500	3,141	3,141	Relocations as needed through out PHA.
032	Oxford Village	700854	Relocation	1495		0	500	1,253	1,253	Relocations as needed through out PHA.
034	Whitehall Apartments	700854	Relocation	1495		0	1,000	845	845	Relocations as needed through out PHA.
035	Haddington Homes	700854	Relocation	1495		0	1,000	1,218	1,218	Relocations as needed through out PHA.
039	West Park Apartments	700854	Relocation	1495		0	500	2,208	845	Relocations as needed through out PHA.
050	Blumberg Apts	700854	Relocation	1495		0	500	6,361	6,361	Relocations as needed through out PHA.
054	Parkview Apartments	700854	Relocation	1495		0	427	2,698	2,698	Relocations as needed through out PHA.
055	Fairhill Apartments	700854	Relocation	1495		0	3,000	10,380	10,380	Relocations as needed through out PHA.
061	Paschall Apartments	700854	Relocation	1495		0	500	300	300	Relocations as needed through out PHA.
901	Haddington	700854	Relocation	1495		0	1,000	1,128	1,128	Relocations as needed through out PHA.
902	Mantua	700854	Relocation	1495		0	11,000	3,553	3,553	Relocations as needed through out PHA.
903	Kingsessing	700854	Relocation	1495		0	1,000	0	0	Relocations as needed through out PHA.
904	Germantown/Hunting Park	700854	Relocation	1495		0	10,000	2,370	1,007	Relocations as needed through out PHA.
905	Fairhill Square	700854	Relocation	1495		0	1,000	100	100	Relocations as needed through out PHA.
906	Francisville	700854	Relocation	1495		0	1,000	200	200	Relocations as needed through out PHA.
907	Ludlow	700854	Relocation	1495		0	1,000	928	928	Relocations as needed through out PHA.
908	Susquehanna	700854	Relocation	1495		0	5,000	7,787	7,787	Relocations as needed through out PHA.
909	Strawberry Mansion	700854	Relocation	1495		0	1,000	3,071	1,708	Relocations as needed through out PHA.
910	Oxford Jefferson	700854	Relocation	1495	1 LS	0	11,000	3,136	3,136	Relocations as needed through out PHA.
			Total Relocation	1495		200,000	144,427	232,837	228,748	
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	24,250	21,508	20,096	504 Unit Modification/Fair Housing
			Total Development	1499		0	98,175	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	1501		11,949,677	11,918,778	9,607,503	9,607,503	
			GRAND TOTAL			58,252,465	45,456,896	44,205,139	42,454,925	

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	1,148,052.00	0.00	0.00
10	1460 Dwelling Structures	10,560,559.00	8,374,058.99	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	0.00	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	39,071,980.00	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	0.00	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: 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
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
015	Harrison Plaza	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			
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							
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
003	Richard Allen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.

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
030	Abbottsford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
055	Fairhill Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
114	Gladys B Jacobs	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
902	Mantua	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
904	Germantown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.

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
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
909	Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
910	Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 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	168,033	0	0	
			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.

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
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	1,148,052			
			<u>PHA Wide Dwelling Structures</u>							
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.
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

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			
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
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
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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: PA26P00250112 2012								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments
						Original	Revised Budget	Obilgated	Expended	
077	Bentley Hall	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	16,000	16,000			HVAC upgrades
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
055	Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
062	Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
076	Emlen Arms	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
077	Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
129	Cambridge Plaza II	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
137	Cambridge Plaza I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
145	Lucien E. Blackwell I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
147	Cambridge Plaza III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
901	Haddington	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	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

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
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
			Total PHA-Wide Dwelling Unit Improvements			6,705,772	6,339,899	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 shingles; 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 shingles; 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 shingles; 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	Comments
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 shingles; 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 shingles; 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 shingles; 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 shingles; 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.
908	Susquehanna	701434	Roof Repair/Replacement	1460	17 units	305,140	149,172			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; 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.
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	14 units	220,825	122,050			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; 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.
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	19 units	309,155	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; 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.
			Scattered Site Unit Renovation Total		235 units	3,854,787	2,034,160	0	0	
			Total Dwelling Structures	1460		10,560,559	8,374,059			
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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: 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			
			<u>Non-Dwelling Structures</u>	1470						
			Total Non-Dwelling Structures	1470		0	0			
			<u>Non-Dwelling Equipment</u>							
013	Wilson Park	700035	Equipment for Security Upgrades	1475	1 LS	106,580	63,198			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	266,450	266,450			The purchase of 200 replacement computers throughout PHA. Also includes server and network upgrades/replacements,
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 out PHA's sites and administrative offices.
			Total Non-Dwelling Equipment	1475		605,900	562,518	0	0	
901	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
902	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
903	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
904	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors

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
905	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
906	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
907	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
908	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
909	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
910	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition	1485		159,870	0	0	0	
401401	Housing Operations	700854	Relocation	1495	1 LS	146,000	146,000			Budgeted for emergengy relocations as needed through out PHA conventional and scattered sites.
			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	

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			
			GRAND TOTAL			45,599,611	39,071,980	0	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: 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	685,306.48	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)	38,798,089.24	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	0.00	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: 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
701701	Finance	701100	Operating Subsidy	1406		9,000,000				
			Total Operating Subsidy Cost	1406		9,000,000	0	0	0	
			Management Improvements							
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
			Total Management Improvement Cost	1408		685,306	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
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							

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			
			Total Site Acquisition Costs	1440		0	0	0	0	
			PHA- Wide Site Improvements							
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
003	Richard Allen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
030	Abbottsford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.

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
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
055	Fairhill Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
114	Gladys B Jacobs	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
902	Mantua	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
904	Germantown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
909	Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.
910	Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	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 accomodations.

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
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	
			Scattered Sites Site Improvements							
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.

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	700992	Landscaping, Trimming	1450	24 units	71,868			
909	Strawberry Mansion	700992	Landscaping, Trimming	1450	20 units	58,801			
910	Oxford Jefferson	700992	Landscaping, Trimming	1450	27 units	78,402			
			Total Scattered Site Improvements		333 units	980,019	0	0	0
			Total Site Improvements	1450		1,367,052	0		
			PHA Wide Dwelling Structures						
001	Johnson Homes	700874	Combustion Upgrades	1460	1 LS	0	0		
050	Blumberg	700874	Combustion Upgrades	1460	1 LS	517,490			
001	Johnson Homes	700875	Electrical distribution systems	1460	420 LS	898,912			
015	Harrison Plaza	700875	Electrical distribution systems	1460	1 LS	338,142			
020	Spring Garden Apartments	700875	Electrical distribution systems	1460	1 LS	0	0		
013	Wilson Park	700875	Electrical distribution systems	1460	480 CY & 276 LF	100,600			
114	Gladys B Jacobs	700875	Electrical distribution systems	1460	1 LS	70,000			
065	Collegeview	700875	Electrical distribution systems	1460	1 LS	14,000			

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
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
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
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing

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	Obligated	Expended	Comments
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
055	Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
062	Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
076	Emlen Arms	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
077	Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
129	Cambridge Plaza II	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
137	Cambridge Plaza I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
145	Lucien E. Blackwell I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
147	Cambridge Plaza III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
901	Haddington	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	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
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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: 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
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
			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 shingles; 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 shingles; 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 shingles; 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 shingles; 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: 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
905	Fairhill Square	701434	Roof Repair/Replacement	1460	4 units	27,122			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; 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 shingles; 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 shingles; 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.
908	Susquehanna	701434	Roof Repair/Replacement	1460	17 units	149,172			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; 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.
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	14 units	122,050			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; 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.
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	19 units	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; 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.
			Scattered Site Unit Renovation Total		235 units	2,034,160	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			
			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				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	266,450				The purchase of 200 replacement computers throughout PHA. Also includes server and network upgrades/replacements,
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	1 LS	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				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.
			Total Non-Dwelling Equipment	1475		562,518	0	0	0	
901	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
902	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
903	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
904	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors

Capital Fund Program (CFP)

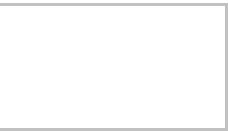
Part II: Supporting Pages

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
905	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
906	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
907	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
908	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
909	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
910	Housing Operations	700882	Demolition	1485	1 LS	15,987				Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition	1485		159,870	0	0	0	
401401	Housing Operations	700854	Relocation	1495	1 LS	146,000				Budgeted for emergengy relocations as needed through out PHA conventional and scattered sites.
			Total Relocation	1495		146,000	0	0	0	
493493	Police	700169	Police Officers Salaries and Benefits	1492		1,107,034				Housing Police Officers Salaries and Benefits
015	Harrison Plaza	700787	Lobby Monitors: Program to enhance site security.	1492		421,727				Lobby Monitors Salaries & Benefits.
			Total MTW Activities	1492		1,528,761	0	0	0	
			Total Development	1499		0	0	0	0	
700700	Finance	701491	Bond Debt Service - Principle	1501	1 LS	9,725,549				bond debt principle payment for Tasker Bond

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
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



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	
<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	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

☐ 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	0	0	0
8	1440 Site Acquisition	0				
9	1450 Site Improvements	0	0	2,740,263	2,740,263	2,614,074
10	1460 Dwelling Structures	0	2,740,263	0	0	0
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 Collaterization 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	2,740,263	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:			Grant Type and Number									
Philadelphia Housing Authority			Replacement Housing Fund Program Grant No: PA26R00250110									
			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
Activities							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	2,740,263	2,614,074	New construction of 51 units.
				Total Site Improvements			0	0	2,740,263	2,740,263	2,614,074	
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	0	0	New construction of 51 units.
				Total Construction			0	2,740,263	0	0	0	
				New Development			2,740,263	2,740,263	2,740,263	2,740,263	2,614,074	
				Total Proposed Replacement Housing Fund Activities			2,740,263					

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: Philadelphia Housing Authority		Grant Type and Number 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:			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 Collaterization 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: PA26R002502-09 & PA26R00254-09 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	
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	51 Units	0	0	175,000	133,800	133,800		
174	Paschall Phase II LP	801018	A&E Costs	1430	50 Units	0	0	138,203	138,203	101,172		
175	Norris Apartments LP	801018	A&E Costs	1430	51 Units	0	0	77,170	77,170	77,170		
175	Norris Apartments LP	801026	Other Fees/Costs	1430	51 Units	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	51 Units	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	50 Units	0	899,614	899,614	899,614	889,732		
014	Norris Apartments	801031	Dwelling Construction	1460	51 Units	0	7,279,247	0	0	0		
175	Norris Apartments LP	801031	Dwelling Construction	1460	51 Units	0	0	6,237,137	5,831,750	5,831,750		
174	Paschall Phase I LP	801032	Dwelling Construction II	1460	50 Units	0	138,203	0	0	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 (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: 03/31/2013		<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	15,026,620	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	15,026,620	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:			Grant Type and Number								
Philadelphia Housing Authority			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	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	1499		15,026,620	13,417,064	0	0	0	
014	Norris Apartments	801031	Dwelling Construction	1460	51 Units	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	51 Units	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	1460		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	

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				

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: 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	

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: 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
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- ☐ 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	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: PA26R00250213								2013
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
Activities							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			

C. Board Resolution

RESOLUTION NO. 11623

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ANNUAL MOVING TO WORK REPORT FOR YEAR 12 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND TO CERTIFY THAT PHA HAS MET THE THREE MTW STATUTORY REQUIREMENTS

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") requires the Philadelphia Housing Authority ("PHA"), as a participant in the Moving to Work Demonstration Program ("MTW"), to submit an Annual Report on status of its programs, operations, and finances, including a Consolidated Financial Report; and

WHEREAS, under the MTW Agreement, 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; and

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

WHEREAS, the MTW Agreement, in Attachment B, OMB Control Number 2577-0216, VIII (D), requires a certification in the Annual Report 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; which fulfillment is reflected in PHA's Annual Report; and

WHEREAS, the Annual Report must be submitted 90 days after the end of PHA's fiscal year; and

WHEREAS, PHA's fiscal year ended on March 31, 2013 and its Annual Report is due to HUD on or before June 30, 2013; and

WHEREAS, PHA has prepared its Annual MTW Report for Year 12, which is ready for timely submission to HUD and which contains all the required elements.

NOW THEREFORE BE IT RESOLVED, that the PHA Board of Commissioners hereby approves PHA's Annual Report for the MTW Demonstration Program for Year 12 (fiscal year ending March 31, 2013), as distributed to the Board, for submission to HUD, and certifies that the report reflects 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 20, 2013

Barbara Adams, General Counsel
ATTORNEY FOR PHA

APPENDIX C

TRANSITION READINESS REPORT

PHA Recovery Plan: Progress Report



The following provides a summary of PHA's Recovery Plan progress through March 3, 2014. 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	Complete
Task Area 2: Implement standards to minimize use of outside legal counsel; restructure and staff	Designate Acting General Counsel	An Acting General Counsel was appointed to oversee the Office of General Counsel until the appointment of a permanent General	Q1 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
Internal Legal Department.		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. Additional recruitment and other related activities are ongoing and will be included in	Q4 2011	Complete

ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
		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 approved by the Board in Q2 2012. Handbooks have been distributed to	Q2 2012 (REV)	Complete

ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
		employees.		
	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
	Findings and recommendations report	A report of findings and recommendations was submitted.	Q2 2011	Complete
	Review findings and recommendations with HUD	The report was reviewed by the Administrative Receiver and Board.	Q2 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
	Board	Corrective actions will be incorporated as appropriate into the Management Action Plan.		
	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, needs and procedures	An independent expert (Bronner Group) was engaged to conduct the OAC assessment. They have worked with OAC staff to define, develop and communicate the structure, functions and mission of the OAC.	Q2 2011	Complete

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 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 operations to ensure appropriate cost controls and compliance with all federal requirements.	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
	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

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
	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, implement industry best practices, and ensure compliance with all federal requirements.	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, and front-line maintenance services.	Q2 2011	Complete
	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

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
	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
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	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

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
requirements.	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 manner.	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 to conduct an assessment of TSSI.	Q2 2011	Complete
	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

ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
	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 grant activities currently administered by TSSI. Other recommendations will be incorporated as appropriate into the Management Action Plan.	Q4 2011	Complete
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	All 10 findings of the HUD OIG audit of PHA legal services have been closed.	Q2 2013 (REV)	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	Q3 2011	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
		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.		
	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
	Prepare corrective action plans as required to address findings of pending OIG, KPMG reviews	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. The OIG audits referenced are all fully closed. The regional HUD office required PHA to respond to 54 line items from the	Q2 2014 (REV)	Partially complete findings.

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
		KPMG report. As of end of February 2014, 39 of the 54 are closed. PHA is working diligently to close the remaining 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 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.</p>	Q3 2011	Complete
	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

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
	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 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.	Q2 2013 (REV)	Complete
	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 &	Q1 2013	Complete

PHA Recovery Plan: Progress Report



ORGANIZATIONAL CHALLENGES	SUBTASKS	COMMENTS	TARGET	STATUS
		Chief Executive Office on March 14, 2013.		
	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 assessments of PHA operational areas.	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. The MAP activities will be revised accordingly to the strategic direction/plan recommended by the committee and approved by the entire board.	Q4 2014 (REV)	On schedule
	Review and obtain HUD Board approval for MAP	A final MAP document will be drafted upon approval from the board of the strategic direction/plan of PHA.	Q4 2014 (REV)	On schedule
	Implement agreed upon activities		Ongoing through 2015	On schedule

APPENDIX D

COMPLETED RECOVERY PLAN PROGRESS REPORT



U.S. Department of Housing and Urban Development

Philadelphia Office
The Wanamaker Building
100 Penn Square East
Philadelphia, Pennsylvania 19107-3380

Mr. Kelvin A. Jeremiah
President and CEO
Philadelphia Housing Authority
12 S. 23rd Street
Philadelphia, PA 19103

RECEIVED

NOV 27 2013

NOV 26 2013

EXECUTIVE OFFICE
PHILADELPHIA HOUSING AUTHORITY

Dear Mr. Jeremiah:

Enclosed you will find one (1) executed copy of a Transition Agreement between the City of Philadelphia, the Philadelphia Housing Authority, and the Department. A Transition Agreement Action Plan is also attached to the Agreement. Each of the parties, including the Mayor of Philadelphia, the Philadelphia Housing Authority, Assistant Secretary of Public Housing and my office has concurred with the provisions and signed the Agreement. We have mailed originals of the Transition Agreement to the Mayor of Philadelphia and Assistant Secretary of Public Housing.

If you have any questions regarding the Agreement, please contact Dennis G. Bellingtier, Director of Public Housing, at (215) 861-7596 or via e-mail at Dennis.Bellingtier@hud.gov.

Sincerely,

Dennis G. Bellingtier
Director
Office of Public Housing

Enclosures

cc: Honorable Michael Nutter, Mayor, City of Philadelphia
Sandra B. Henriquez, Assistant Secretary for Public and Indian Housing

Transition Agreement

Between the City of Philadelphia, The Philadelphia Housing Authority, and the United States Department of Housing and Urban Development

This Transition Agreement, and the supplemental Transition Agreement Action Plan, ("Agreement") is entered into between the City of Philadelphia ("City"), the Philadelphia Housing Authority ("PHA"), and the UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") as of this 11 day of September, 2013.

RECITALS

WHEREAS, under the United States Housing Act of 1937, as amended, ("Act"), 42 U.S.C. Section 1437 *et seq.*, HUD is responsible for administering low income housing programs, including but not limited to the Low Rent Public Housing Program and the Section 8 Housing Choice Voucher Program, and pursuant to the Act, HUD has entered into Annual Contributions Contract ("ACC") with the Philadelphia Housing Authority ("PHA") to provide funding for the Section 8 and public housing programs; and

WHEREAS, pursuant to a Cooperative Endeavor Agreement, dated March 4, 2011, between HUD and the City, as executed by the Secretary of HUD and the Mayor of Philadelphia respectively, HUD assumed temporary possession of the PHA's assets, projects, and programs; and

WHEREAS, the Cooperative Endeavor Agreement between HUD and the City required HUD, with the assistance of the City and the PHA staff, to recover and improve the performance and governance of the PHA; and

WHEREAS, the Secretary of HUD and the Mayor of the City of Philadelphia have determined that the PHA has made significant improvement to be self-supportive; and

WHEREAS, upon satisfactory completion of the recovery plan, the Secretary of HUD transferred possession and governance of the PHA from the HUD Recovery Administrator to the mayoral Board of Commissioners on April 26, 2013; and

WHEREAS, it is in the mutual interests of all parties to ensure the long term sustainability of the PHA as a well-run, efficient, and effective provider of assisted housing opportunities;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the City, the PHA and HUD agree as follows:


The City, the PHA, and HUD shall cooperate and take all necessary actions to facilitate achievement of the objectives of this Agreement. The primary objective of this Agreement is to establish a supportive relationship between the City, the PHA

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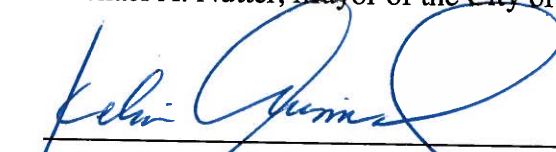
- and HUD, to ensure that any unresolved issues are solved within one year of the execution of this Agreement, including the completion of the tasks set forth in the Transition Agreement Action Plan attached hereto. The terms for the Agreement may be extended if all parties, the City, the PHA and HUD, agree circumstances in the City or at the PHA will not be conducive to sustainable, improved performance.
- II. Upon transition, HUD shall designate a Point of Contact ("POC") for the duration of the Agreement to provide technical assistance and consultation to the PHA Board and monitor the progress of the PHA in completing objectives of the Agreement.
 - III. The City, the PHA and HUD are cooperative partners in this process. No party is an employee or agent of any other party. Nothing in this Agreement shall be interpreted to establish any relationship other than that of independent contractors, between the City, the PHA and HUD, or between their respective employees, agents, subcontractors, partners, or assigns, during or after the performance of this Agreement.
 - IV. In the event any provisions of the Agreement shall conflict, or appear to conflict, the Agreement, including all exhibits, attachments and all other documents specifically incorporated by reference, shall be interpreted as a whole to resolve any inconsistency.
 - V. This Agreement may be amended only with the written approval of the parties hereto.
 - VI. This Agreement states the entire understanding and agreement between the parties and supersedes any and all written or oral representations, statements, negotiations, or agreements previously existing between the parties with respect to the subject matter of this Agreement. However, this Agreement does not supersede, modify or amend the ACC as further described in Paragraph VIII. The parties recognize that any representations, statements or negotiations made by the staff of any party does not suffice to legally bind any party in a contractual relationship unless they have been reduced to writing and signed by their authorized representative (s). This Agreement shall inure to the benefit of and shall be binding upon the parties, their respective assigns, and successors in interest.
 - VII. This Agreement may be executed and delivered in separate counterparts, each of which, when so executed and delivered, shall be an original, but such counterparts together shall constitute but one and the same instrument and agreement.
 - VIII. This Agreement does not supersede, modify or amend the ACC between HUD and PHA, or in any way excuse PHA from complying fully with its obligations under the ACC. HUD does not waive its statutory, regulatory, or contractual rights under the ACC. Nothing contained in this Agreement shall serve to limit, modify or preclude HUD's right to take any remedial action allowed by the ACC or any provision of the Act or related regulations.

- IX. Any cost associated with the implementation of this Agreement shall be the individual responsibility of the City, the PHA, and HUD, unless expressly agreed between the parties that they will share in said cost.

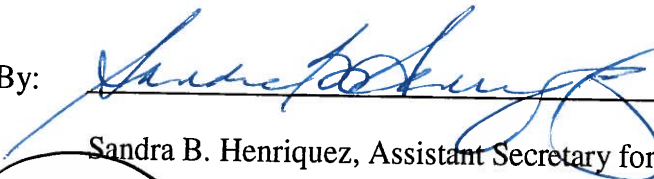
IN WITNESS WHEREOF, the parties or their duly authorized representatives hereby execute this Agreement effective on the date first written above.

By: 

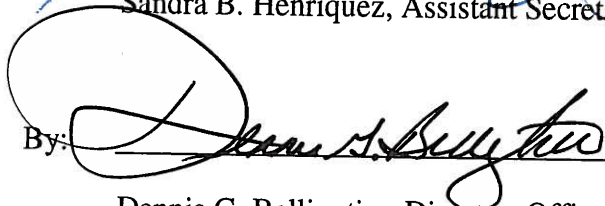
Michael A. Nutter, Mayor of the City of Philadelphia

By: 

Kelvin A. Jeremiah, President & Chief Executive Officer, Philadelphia Housing Authority

By: 

Sandra B. Henriquez, Assistant Secretary for Public and Indian Housing

By: 

Dennis G. Bellintier, Director, Office of Public Housing, Philadelphia Regional Office

Philadelphia Housing Authority Transition Agreement Action Plan

Item Number	Objective	Measurement of Performance	Target Accomplishment Date	Actual Accomplishment Date	Comments / Accomplishments
AREA: GOVERNANCE AND MANAGEMENT					
A1	Ongoing, supportive relationship between HUD and the PHA through continuous and consistent communication.	HUD appointed POC and PHA to engage in recurring monthly status meetings, wherein the PHA shall provide an agenda that focuses on the Agency's performance, activities, financial condition and status of action items from the previous meeting; prepare the meeting minutes, and log the attendance sheet.	HUD appoints POC by 9/30/13; relationship and reports continue for the duration of the agreement - 7/31/14		
A2	Commissioners knowledgeable of his or her governance responsibilities, and PHA's housing programs and portfolios.	Record of completed monthly Commissioner trainings, including topics and attendees. Review board minutes as a measurement the success of previous trainings and need for additional trainings.	7/31/14		
A3	Enhanced Board communication of PHA's performance, activities, and financial condition to the Mayor and Council	Monthly reporting provided to the Mayor (or designee) and Council including meeting minutes and necessary details of performance, activities and financial conditions.	Monthly through implementation of agreement - 7/31/14		
		Monthly face to face meetings between Board Chair and Mayor (or designee) and Council President (or designee) regarding the status of the PHA	Monthly through implementation of agreement - 7/31/14		

Philadelphia Housing Authority Transition Agreement Action Plan

Item Number	Objective	Measurement of Performance	Target Accomplishment Date	Actual Accomplishment Date	Comments /Accomplishments
AREA: ASSET MANAGEMENT					
B1	Fully transition to asset management.	PHA implemented asset management program that includes project-based budgeting, accounting, management, and performance assessment. PHA provides monthly status updates.	12/31/13		
B2	PHA implements development, home sales, and disposition to address the Agency's 5,200-unit scattered site portfolio.	PHA develops plan for Asset Repositioning that utilizes MOD, CFP, RAD and Demo/Dispo proceeds towards operation and development of the Agency's scattered site properties. PHA provides monthly status updates.	3/31/14		
AREA: DEVELOPMENT					
C1	Updated and finalized Capital Projects and Development Policies and Procedures document for Executive and/or Board approval.	Executive and/or Board approved Policies and Procedures.	12/31/13		

Philadelphia Housing Authority Transition Agreement Action Plan

Item Number	Objective	Measurement of Performance	Target Accomplishment Date	Actual Accomplishment Date	Comments / Accomplishments
AREA: CAPITAL FUND AND PROCUREMENT					
D1	Completed GPNA and energy audit for the scattered site five-year plan	PHA develops a plan to address the GPNA and energy audit needs for the agency, including the 5,200 scattered site units	12/31/13		
D2	HUD's MTW office approval for qualifications-based procurement on construction management contracts	Documented collaboration(or applicable waiver requests) between PHA, HUD POC, and HUD's MTW office.	12/31/13		
AREA: HOUSING CHOICE VOUCHER PROGRAM					
E1	Completed HCV business process transition for improved and sustained HCV performance.	Completed reorganization and managerial re-staffing. Realized functioning and centrally located operation organized around the following functions: continued occupancy, inspections, new leasing/moves, and owner-related processes.	9/30/13		
E2	Develop performance metrics and strategic goals.	Established and implemented appropriate metrics and dashboard indicators for each level of PHA, ranging from HCV staff to the CEO to the Board of Commissioners.	9/30/13		

Philadelphia Housing Authority Transition Agreement Action Plan

Item Number	Objective	Measurement of Performance	Target Accomplishment Date	Actual Accomplishment Date	Comments /Accomplishments
AREA: FINANCE					
F1	Reduced low-rent public housing expenditures to a level supported by the Agency's revenue streams and in line with Industry Standards.	PHA will develop a plan to reduce expenses in the low-rent public housing program	Plan developed by 9/30/13; objectives complete by the end of the transition agreement - 7/31/14		
F2		Develop and implement a staffing plan to "right size" the Agency's 600 member operations department.	9/30/13		
F3		PHA reorganizes the current 33 AMPs into 15-20 offices that are better equipped to serve the number and location of public housing developments	9/30/13		
F4		Assess and develops a plan to reduce vehicle fleet size to levels in line with the new office alignment. The plan will identify yearly fleet target reductions.	9/30/13		
AREA: MISCELLANEOUS					
G1	Build a stronger Resident Advisory Board and resident councils.	Work with HUD to identify training provider(s) that will facilitate appropriate training for the Resident Advisory Board and the Resident Councils. Maintain a record of completed trainings, including topics and attendees.	3/31/14		

APPENDIX E

INDEPENDENT AUDIT REPORT

PHILADELPHIA HOUSING AUTHORITY

MARCH 31, 2013

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December 19, 2013

**PHILADELPHIA HOUSING AUTHORITY
COMPREHENSIVE ANNUAL FINANCIAL REPORT**

TRANSMITTAL LETTER

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 to 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, 2013.

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, PHA management established a comprehensive internal control framework that is designed both to protect the Authority'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 PHA's financial statements for the fiscal year ended March 31, 2013 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, 2013, 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

PHA, created in 1937 pursuant to the Pennsylvania Housing Authorities Law, 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 44,000 residents 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 Housing Choice Voucher Program and Moderate Rehabilitation developments. 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 Housing Choice Voucher 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 the tenant-based Housing Choice Voucher programs 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.

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

On March 14, 2013, Mr. Kelvin A. Jeremiah became PHA's President & CEO. Mr. Jeremiah had been PHA's Interim Executive Director and the HUD-appointed Administrative Receiver since June 13, 2012.

On April 26, 2013, PHA returned to local control as its new Board of Commissioners formally took office. HUD Assistant Secretary, Sandra B. Henriquez presented a declaration to the City releasing the agency from federal control during PHA's board meeting on April 26, 2013.

Under a law passed by the Pennsylvania General Assembly on July 5, 2012, the number of board members was increased from five to nine, with the Mayor nominating all nine Commissioners, subject to approval by the City Council. Pursuant to the new law, two of the Commissioners are currently PHA residents.

Prior to their seating, the board members received extensive training from PHA and HUD, including sessions on public housing management, Ethical Conduct, Conflict of Interest, EEO and the Fair Housing Act. The new Commissioners are:

- **Lynette M. Brown-Sow** – Vice President of Marketing and Government Relations for Community College of Philadelphia.
- **Leslie D. Callahan, PhD** – Pastor of St. Paul's Baptist Church in North Philadelphia.
- **Rev. Bonnie Camarda** – Director of Partnerships for the Salvation Army of Eastern Pennsylvania and Delaware.
- **Hon. Nelson A. Diaz** – a former City Solicitor, Common Pleas Court Judge, and General Counsel for HUD who currently serves as a Partner at Dilworth Paxson, LLP.
- **Shellie R. Jackson** – a PHA resident who lives at Hill Creek Apartments in Northeast Philadelphia.
- **Joan Markman, Esq.** – the City's Chief Integrity Officer and a former Assistant United States Attorney.
- **Kenneth A. Murphy, Esq.** – a Partner and Vice-Chair of the Products Liability and Mass Tort Practice Group at Drinker Biddle & Reath, LLP.
- **Vernell Tate** – a PHA resident and President of the Spring Garden Resident Council, located just north of Center City.
- **Herbert Wetzel** – the Executive Director of Housing and Community Development for City Council.

Moving To Work

PHA has been a participant in the Moving to Work (MTW) program since 2001. The current MTW Agreement between HUD and PHA extends through FY 2018. MTW is a national demonstration program by Congress that allows a limited number of Public Housing Authorities to combine Public Housing Operating Fund, Capital Fund and Housing Choice Voucher Program funds into a Block Grant and to waive certain regulations and statutes subject to HUD approval. Activities that utilize MTW flexibility must promote one or more of the MTW statutory objectives, which can be summarized as expanding housing choice, reducing cost

and promoting efficiency in the administration of federal programs and/or encouraging economic self-sufficiency of families with children.

PHA is required to prepare and submit an MTW Annual Plan and Annual Report each year for HUD's review and approval. The Annual Plan provides detailed information on the MTW activities and initiatives which PHA plans to undertake during the upcoming Fiscal Year, while the Annual Report summarizes actual progress made in the prior Fiscal Year. The Annual Plan process takes into consideration the policy, operational and financial issues that impact PHA including planned capital expenditures, proposed demolition or disposition activity, proposed new public housing and Project Based Voucher units, MTW Sources and Uses, and other relevant information. The Annual Plan process includes opportunities for resident and general public input. PHA's Board approves the Annual Plan and Annual Report each year prior to submission to HUD.

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

- Reform the existing Housing Choice Voucher and Public Housing Programs to improve and increase the supply of quality affordable housing throughout the City of Philadelphia.
- Revitalize neighborhoods where MTW and MTW-eligible residents reside.
- Develop a MTW Family Program to furnish comprehensive family self-sufficiency services to eligible MTW families.
- Establish a Quality of Life Program to promote a living environment that fosters community values, encourages resident participation and positive peer group pressure, and reinforces the responsibilities of public housing residents, voucher participants, voucher landlords, and the PHA to one another and to the broader community.
- Establish efficient operating procedures and implement cost-saving strategies.

These objectives continue to be relevant to PHA's implementation of the MTW program. Under the direction of President & CEO, Kelvin A. Jeremiah, PHA has continued and expanded the use of MTW flexibility in promoting PHA's long-term strategic objectives. PHA has sharpened its focus on improving performance in core business operational areas including property management, maintenance services and resident services. PHA's MTW Plan emphasizes the need to strengthen people, property and partnerships. Twelve interrelated priorities have been established to guide both future MTW activities and PHA's overall management strategy. These priority areas are:

1. Improve performance in core business operations
2. Assess, preserve and diversify PHA's affordable housing portfolio
3. Implement a comprehensive scattered site repositioning strategy
4. Enhance resident safety and security
5. Implement resident and community-based approaches to services, training and jobs
6. Expand public, private and philanthropic partnerships
7. Strategically allocate vouchers to support overarching housing strategy
8. Create a management business model that is data-driven and high performing
9. Enhance use of information technology
10. Monitor compliance and enhance internal controls
11. Rebrand PHA as a good neighbor, employer of choice and reliable partner
12. Enhance affiliate/subsidiary operations to support community revitalization

Ongoing and future MTW initiatives will be designed to enhance and support these priority areas. PHA's largest programs as described in the accompanying financial statements are:

- Low-Rent Housing Program (Public Housing)

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(s). Under PHA's MTW Agreement, public housing operating and capital funding are eligible for funding and programmatic flexibility.

- Housing Choice Voucher Program

The Housing Choice Voucher program provides rental subsidies to low-income families residing in housing owned by private, not-for-profit or public landlords. Under PHA's MTW Agreement, the majority of PHA's HCV vouchers are eligible for funding and programmatic flexibility. Programs under the Housing Choice Voucher Program umbrella include Tenant-Based, Project/Unit Based, SRO Moderate Rehabilitation and Special Purpose Vouchers such as the Veterans Administration Supportive Housing (VASH), Mainstream and Family Unification Program.

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 statuses 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.

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.

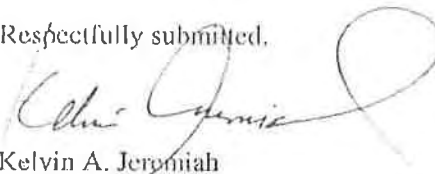
Risk Management: Prior to April 1, 1999 PHA was self-insured for personal injury claims. Asserted and unasserted claims are accrued based on PHA's experience and advice of an independent claims manager. Although management believes that adequate accruals have been established, the ultimate liability 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 the majority of its Fiscal Year 2013 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.

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, Mayor Michael Nutter, the Philadelphia City Council and Council President Darrell Clarke 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 dark ink, appearing to read "Kelvin A. Jeroniah", with a large, stylized loop at the end.

Kelvin A. Jeroniah
President & CEO

PHILADELPHIA HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2013

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, 2013. 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 xvi of this report, as well as the financial statements that follow this section. All amounts, unless otherwise indicated, are expressed in thousands of dollars.

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 position*). Of this amount, \$513.0 million are *unrestricted net position*, which includes \$346.8 million of notes and mortgages receivable from PHA's discretely presented component units. The remaining unrestricted net position of \$166.2 may be used to meet PHA's ongoing obligations to clients and creditors.
- PHA's total FYE 2013 net position decreased by less than \$.1 million over FYE 2012.
- PHA's total operating revenue for FYE 2013 was \$355.2 million, \$21.9 million more than total operating expenses (excluding depreciation).
- PHA's total liabilities of \$113.3 million as of March 31, 2013 decreased \$23.0 million compared to total liabilities as of March 31, 2012.

Overview of the Financial Statements

This discussion and analyses are 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 position* presents information on all of PHA's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position 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 position* presents information showing how PHA's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change 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 3 through 34 of this report.

The remaining statements that support the agency-wide financial statements are the *combining statement of net position*. The combining statement of net position 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 position and required supplementary information can be found beginning on page 36 of this report.

Agency-wide Financial Analysis

Net position. As noted earlier, net position 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 position of PHA decreased by less than \$.1 million from fiscal year 2013 to fiscal year 2012. The following table shows a summary of changes from the prior year amounts:

Philadelphia Housing Authority Net Position as of March 31 (In millions of dollars)

			<u>Increase/(Decrease)</u>	
	<u>2013</u>	<u>2012</u>	<u>Amount</u>	<u>Percent</u>
<u>Assets</u>				
Cash & Investments	164.1	170.2	(6.1)	-3.6%
Accounts Receivable	46.6	43.1	3.5	8.1%
Other Current Assets	7.8	1.7	6.1	358.8%
Total Current Assets	218.5	215.0	3.5	1.6%
Net Program Loans Receivable	340.7	331.0	9.7	2.9%
Restricted Cash & Investments	9.6	15.4	(5.8)	-37.7%
Capital Assets	654.1	684.5	(30.4)	-4.4%
Other Assets	9.5	9.5	-	0.0%
Total Assets	1,232.4	1,255.4	(23.0)	-1.8%
<u>Liabilities</u>				
Accounts Payable	5.0	16.4	(11.4)	-69.5%
Other Current Liabilities	40.9	42.7	(1.8)	-4.2%
Total Current Liabilities	45.9	59.1	(13.2)	-22.3%
Noncurrent Liabilities	67.4	77.2	(9.8)	-12.7%
Total Liabilities	113.3	136.3	(23.0)	-16.9%
<u>Net Position</u>				
Net investments in capital assets	594.0	620.0	(26.0)	-4.2%
Restricted	12.1	12.6	(0.5)	-4.0%
Unrestricted	513.0	486.5	26.5	5.4%
Total Net Position	1,119.1	1,119.1	-	0.0%
Total Liabilities and Net Position	1,232.4	1,255.4	(23.0)	-1.8%

Statement of Activities. The Statement of Activities shows the sources of PHA's changes in net position as they arise through its various programs and functions. A condensed Statement of Activities comparing fiscal year 2013 with fiscal year 2012 is shown in the table below.

Philadelphia Housing Authority
Statement of Activities as of March 31
(In millions of dollars)

			<u>Increase/(Decrease)</u>	
	<u>2013</u>	<u>2012</u>	<u>Amount</u>	<u>Percent</u>
<u>Revenue</u>				
Program Revenue:				
Charges for Services	\$ 24.0	\$ 23.7	\$ 0.3	1.3%
Federal Revenue	319.9	363.7	(43.8)	-12.0%
Other Revenue	11.2	16.3	(5.1)	-31.3%
Total Operating Revenue	\$ 355.1	\$ 403.7	\$ (48.6)	-12.0%
<u>Expenses</u>				
Direct	\$ 255.5	\$ 268.7	\$ (13.2)	-4.9%
Administrative	77.7	79.4	(1.7)	-2.1%
Total Operating Expenses	333.2	348.1	(14.9)	-4.3%
Depreciation	50.2	49.2	1.0	2.0%
Total Expenses	383.4	397.3	(13.9)	-3.5%
Net nonoperating revenue	5.7	10.0	(4.3)	-43.0%
Capital subsidies	18.8	43.0	(24.2)	-56.3%
Prior period adjustments	3.8	6.3	(2.5)	-39.7%
Increase/(Decrease) in Net Position	\$ -	\$ 65.7	\$ (65.7)	-100.0%

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. Federal Revenue decreased primarily due to reductions in funding availability.

Direct expenses amounted to \$255.5 million, representing a year-to-year decrease of \$13.2 million, or 4.9%. Administrative expenses total \$77.7 which is a decrease of \$1.7 million or 2.1% from the prior fiscal year.

Capital Assets. Capital Assets include land, buildings and improvements, equipment and construction in progress. At March 31, total capital assets totaled \$1,547.4 billion. The Authority's total capital assets increased \$19.4 million or 1.3% compared to the prior year. Capital acquisitions totaled \$20.9 million. Dispositions net of accumulated depreciation totaled \$1.252 million. The Authority recognized \$50.2 million of depreciation expense.

**Philadelphia Housing Authority
Capital Assets as of March 31
(In millions of dollars)**

	<u>Increase/(Decrease)</u>			
	<u>2013</u>	<u>2012</u>	<u>Amount</u>	<u>Percent</u>
Land	\$ 23.6	\$ 23.6	\$ -	0.0%
Buildings and Improvements	1,401.8	1,335.4	66.4	5.0%
Equipment Dwelling	1.1	1.1	0.0	0.0%
Equipment Administration	19.9	19.4	0.5	2.6%
Construction in process	101.0	148.5	(47.5)	-32.0%
Total Capital Assets	<u><u>\$ 1,547.4</u></u>	<u><u>\$ 1,528.0</u></u>	<u><u>\$ 19.4</u></u>	<u><u>1.3%</u></u>
Accumulated Depreciation	(893.3)	(843.5)	(49.8)	5.9%
Net Capital Assets	<u><u>\$ 654.1</u></u>	<u><u>\$ 684.5</u></u>	<u><u>\$ (30.4)</u></u>	<u><u>-4.4%</u></u>

Long-term Debt and Other Long-term Liabilities. Long-term debt and other long-term liabilities as of March 31, 2013, compared with March 31, 2012, are depicted in the following schedule.

**Philadelphia Housing Authority
Long-term Debt and Other Long-term Liabilities March 31
(In millions of dollars)**

	<u>Increase/(Decrease)</u>			
	<u>2013</u>	<u>2012</u>	<u>Amount</u>	<u>Percent</u>
Long-term Debt	\$ 55.8	\$ 60.2	\$ (4.4)	-7.3%
Self-Insurance Liability	4.2	6.6	(2.4)	-36.4%
Other	7.4	10.4	(3.0)	-28.8%
Total	<u><u>\$ 67.4</u></u>	<u><u>\$ 77.2</u></u>	<u><u>\$ (9.8)</u></u>	<u><u>-12.7%</u></u>

Total bonds and notes payable decreased \$4.4 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 Executive Vice President of Finance / Chief Financial Officer, 1800 South 32nd Street, Philadelphia, PA 19145.

PHILADELPHIA HOUSING AUTHORITY

**REPORT ON AUDIT OF FINANCIAL STATEMENTS,
SUPPLEMENTARY INFORMATION AND SINGLE AUDIT**

FOR THE YEAR ENDED MARCH 31, 2013

Independent Auditor's Report

**ISDANER &
COMPANY, LLC**
CERTIFIED PUBLIC ACCOUNTANTS

Board of Commissioners
Philadelphia Housing Authority
Philadelphia, Pennsylvania

Report on the Financial Statements

We have audited the accompanying financial statements of the Philadelphia Housing Authority ("PHA") as of and for the year ended March 31, 2013, and the related notes to the financial statements, which collectively comprise the Philadelphia Housing Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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 \$532 million or 30% of the assets, \$107 million or .08% of net assets and \$23 million or 6.1% 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 such 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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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, 2013, 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.

Other Matters

Required Supplementary Information

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.

Other Information

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 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 basic 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 basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 19, 2013 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.

A handwritten signature in black ink that reads "Sedner & Company LLC". The signature is written in a cursive, flowing style.

December 19, 2013

FINANCIAL SECTION

PHILADELPHIA HOUSING AUTHORITY

STATEMENT OF NET POSITION

MARCH 31, 2013

ASSETS		
	Primary Government	Component Units
Current assets:		
Cash and cash equivalents	\$ 32,078,754	\$ 4,841,023
Restricted cash	23,142,585	553,327
Investments	108,874,926	
Receivables	46,585,054	2,105,010
Mortgage receivable	6,128,164	
Other current assets	1,664,889	902,546
Total current assets	218,474,372	8,401,906
Noncurrent assets:		
Mortgages receivable	340,637,088	
Restricted cash	-	19,761,595
Restricted investments	9,616,505	
Capital assets, net	654,146,511	498,814,559
Other assets	9,540,697	3,312,764
Total noncurrent assets	1,013,940,801	521,888,918
TOTAL ASSETS	\$1,232,415,173	\$530,290,824
LIABILITIES AND NET POSITION		
Current liabilities:		
Accounts payable	\$ 4,968,648	\$ 2,087,452
Accrued liabilities	11,903,162	2,963,585
Current portion of long-term debt	4,390,000	3,361,700
Due to other government agencies	207,355	-
Compensated absences	4,351,307	-
Trust and deposits	856,000	543,601
Unearned revenue and other current liabilities	19,199,219	4,227,881
Total current liabilities	45,875,691	13,184,219
Noncurrent liabilities:		
Compensated absences	2,900,874	-
Long-term debt	55,772,958	357,605,969
Other long-term liabilities	8,760,770	52,083,519
Total noncurrent liabilities	67,434,602	409,689,488
TOTAL LIABILITIES	113,310,293	422,873,707
Net position:		
Net investments in capital assets	593,983,553	137,791,216
Restricted for housing assistance payments	9,120,900	
Restricted for development	3,007,070	
Unrestricted (deficit)	512,993,357	(30,374,099)
Total net position	1,119,104,880	107,417,117
TOTAL LIABILITIES AND NET POSITION	\$1,232,415,173	\$530,290,824

The accompanying notes are an integral part of this statement.

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED MARCH 31, 2013

	Primary Government	Component Units
Operating revenue:		
Tenant revenue	\$ 24,044,621	\$ 9,459,692
Operating subsidies	319,937,448	12,996,873
Other income	11,180,541	369,790
Total operating revenue	<u>355,162,610</u>	<u>22,826,355</u>
Operating expenses		
Administrative	77,693,482	5,470,820
Tenant services	2,482,424	366,329
Utilities	22,954,358	3,993,892
Maintenance	59,593,492	7,384,329
Protective services	9,200,477	1,297,324
General	26,010,151	3,974,542
Housing assistance payments	135,362,315	
Depreciation and amortization	50,162,167	18,666,946
Total operating expenses	<u>383,458,866</u>	<u>41,154,182</u>
Operating loss	<u>(28,296,256)</u>	<u>(18,327,827)</u>
Nonoperating revenue (expenses):		
Interest and investment earnings	5,580,663	21,819
Other revenue/charges	4,563,217	
Interest expense	(4,447,955)	(5,932,684)
Net nonoperating revenue	<u>5,695,925</u>	<u>(5,910,865)</u>
Loss before capital contributions	(22,600,331)	(24,238,692)
Capital contributions		
HUD capital subsidies	18,761,435	-
Partner distributions	-	(7,243)
Partner contributions	-	2,294,795
	<u>18,761,435</u>	<u>2,287,552</u>
Change in net position	(3,838,896)	(21,951,140)
Net position at beginning of year:		
As previously reported	1,119,152,654	129,368,257
Prior period adjustments	3,791,122	-
As restated	<u>1,122,943,776</u>	<u>129,368,257</u>
Net position at end of year	<u>\$1,119,104,880</u>	<u>\$107,417,117</u>

The accompanying notes are an integral part of this statement.

PHILADELPHIA HOUSING AUTHORITY

STATEMENT OF CASH FLOWS

YEAR ENDED MARCH 31, 2013

	Primary Government	Component Units
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipt from grants and subsidies	\$315,144,858	\$12,961,641
Cash received from tenants	23,320,655	4,715,126
Other cash receipts	12,735,780	50,261
Cash payments to landlords	(135,362,315)	-
Cash payments for other operating expenses	(113,364,988)	(11,958,465)
Payments to and on behalf of employees	(103,374,993)	(4,961,083)
Net cash provided by (used in) operating activities	<u>(901,003)</u>	<u>807,480</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchases of capital assets	(20,610,724)	(7,935,456)
Proceeds from sale of capital assets	5,814,954	-
Proceeds from debt	-	19,851,932
Debt principal payments	(4,215,000)	(24,963,949)
Proceeds from partner contributions	-	2,294,795
Partner withdrawals	-	(7,243)
Interest payments on debt	(4,652,853)	-
Financing costs paid	-	(146,577)
Advances to affiliates	-	401,745
Capital subsidies	18,761,435	-
Developer fees paid	-	(1,675,730)
Net cash used in capital and related financing activities	<u>(4,902,188)</u>	<u>(12,180,483)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Construction costs paid	-	(10,379,034)
Proceeds from bond redemptions	42,270,123	-
Purchase of bond investments	(41,275,984)	-
Investment in component unit and intangibles	-	(367,503)
Mortgage receivable advances	(6,522,386)	-
Interest income	433,654	13,819
Net cash used in investing activities	<u>(5,094,593)</u>	<u>(10,732,718)</u>
NET DECREASE IN CASH	(10,897,784)	(22,105,721)
Cash and cash equivalents, beginning of year	<u>66,119,123</u>	<u>47,261,666</u>
Cash and cash equivalents, end of year	<u><u>\$ 55,221,339</u></u>	<u><u>\$25,155,945</u></u>
Consists of:		
Cash and cash equivalents, current	\$ 32,078,754	\$ 4,841,023
Restricted cash - current	23,142,585	553,327
Restricted cash - noncurrent	-	19,761,504
Total unrestricted and restricted, March 31	<u><u>\$ 55,221,339</u></u>	<u><u>\$25,155,945</u></u>

The accompanying notes are an integral part of this statement.

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF CASH FLOWS - CONTINUED
YEAR ENDED MARCH 31, 2013

	<u>Primary Government</u>	<u>Component Units</u>
Cash flows from operating activities:		
Net operating loss	(\$28,296,256)	(\$18,327,827)
Adjustments made to reconcile net loss to net cash used in operating activities:		
Depreciation and amortization	50,162,167	18,669,423
Bad debts	696,440	234
Amortization of bond fees		353,907
(Increase) decrease in assets:		
Tenant accounts receivable	(448,900)	786,583
Accounts receivable - subsidy	(4,792,590)	
Accounts receivable - general	945,620	
Increase (decrease) in other current assets	27,714	(268,170)
Decrease in liabilities		
Accounts payable and accrued liabilities	(13,079,813)	(406,670)
Unearned revenue and other current liabilities	(6,115,385)	-
Net cash provided by (used in) operating activities	<u>(\$ 901,003)</u>	<u>\$ 807,480</u>

The accompanying notes are an integral part of this statement.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(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 in July 2012. 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 took office on April 26, 2013 and on that date the HUD receivership was terminated. Following a national search for a new Executive Director, Kelvin Jeremiah was appointed President and Chief Executive Officer of PHA, the office formerly known as Executive Director.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(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 88% of its fiscal 2013 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, 2013

(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, 2013 were \$110,458,793 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	\$187,981,020
Mainstream	369,953
Moderate Rehabilitation	1,937,853
Single Room Occupancy	<u>2,015,270</u>
	<u>\$192,304,096</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, 2013

(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, 2013, 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, 2013

(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, 2013, which is the date the financial statements were available to be issued.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(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 \$270,830 at March 31, 2013 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, 2013 cash and investments, all of which were in credit risk category #1, consisted of the following:

	Fair Value	Carrying Amount
Primary Government – cash		
Demand deposits	\$ 22,069,469	\$ 22,069,469
Money market funds	33,149,470	33,149,470
Petty cash	2,400	2,400
Total cash	<u>55,221,339</u>	<u>55,221,339</u>
Primary Government -- U.S. Government securities	<u>118,491,431</u>	<u>118,491,431</u>
Total cash and investments	<u>\$173,712,770</u>	<u>\$173,712,770</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(2) CASH AND INVESTMENTS – Continued

<u>Reconciliation of detail to statement of net assets</u>	<u>Primary Government</u>	<u>Component Units</u>
Cash and cash equivalents	\$ 32,078,754	\$ 4,841,023
Investments unrestricted	108,874,926	-
Restricted cash	23,142,585	20,314,922
Restricted investments	9,616,505	-
	<u>\$173,712,770</u>	<u>\$25,155,945</u>

Restricted cash and investments at March 31, 2013 pertain to the following:

Cash:

Resident security deposits	\$ 808,990	\$ 553,327
Affordability reserves	-	3,432,762
Replacement reserves	-	6,105,269
Investment equity reserves	-	551,441
Operating reserve	-	7,270,784
Trustee reserves	-	121,079
Section 8 HAP equity reserves	9,120,900	-
Workman's compensation escrow fund	13,188,419	-
Other reserves	24,276	2,280,268
	<u>23,142,585</u>	<u>20,314,922</u>

Investments:

PHASI insurance fund	6,609,435	-
Affordability reserves	3,007,070	-
	<u>9,616,505</u>	<u>-</u>
	<u>\$32,759,090</u>	<u>\$20,314,922</u>

Total bank balances for primary government and component units as of March 31, 2013 were \$54,876,438 and \$25,714,004, respectively.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(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, 2013 was comprised of the following:

	<u>Primary Government</u>	<u>Component Units</u>
Tenant receivables	\$ 532,240	\$ 679,074
Due from other governments	35,112,486	-
Accrued interest	270,830	8
Development fees	8,955,476	-
Due from affiliates	1,423,523	-
Miscellaneous	1,624,431	1,915,400
	<u>47,918,986</u>	<u>2,594,482</u>
Less allowance for doubtful accounts	<u>(1,333,932)</u>	<u>(489,472)</u>
	<u>\$46,585,054</u>	<u>\$2,105,010</u>

(4) OTHER ASSETS

	<u>Primary Government</u>	<u>Component Units</u>
Current:		
Prepaid insurance	\$ 88,351	\$ 902,546
Materials and supplies, net	1,576,538	-
	<u>\$1,664,889</u>	<u>\$ 902,546</u>
Noncurrent:		
Turnkey homes held for resale	\$ 88,532	\$ -
Investment in component unit	4,910,648	-
Other	4,541,517	3,312,764
	<u>\$9,540,697</u>	<u>\$3,312,764</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(5) CAPITAL ASSETS

Capital assets are summarized as follows:

	Balance March 31, 2012	Capital Acquisitions	Sales or other Dispositions	Transfers	Balance March 31, 2013
PRIMARY GOVERNMENT					
Land	\$ 23,646,202	\$ -	(\$ 29,041)	\$ -	\$ 23,617,161
Building and improvements	1,335,418,904	-	(323,636)	66,682,834	1,401,778,102
Equipment - dwelling	1,131,169	-	-	-	1,131,169
Equipment - administration	19,394,621	1,803,001	(1,292,704)	-	19,904,918
Construction in progress	148,461,873	19,217,844	-	(66,682,834)	100,996,883
	<u>1,528,052,769</u>	<u>21,020,845</u>	<u>(1,645,381)</u>	<u>-</u>	<u>1,547,428,233</u>
Less accumulated depreciation	<u>(843,513,197)</u>	<u>(50,162,167)</u>	<u>393,642</u>	<u>-</u>	<u>(893,281,722)</u>
	<u>\$ 684,539,572</u>	<u>(\$29,141,322)</u>	<u>(\$1,251,739)</u>	<u>\$ -</u>	<u>\$654,146,511</u>
DISCRETE COMPONENT UNITS					
Buildings and improvements	\$ 598,982,870	\$ 7,827,181	\$ -	\$14,637,774	\$621,447,825
Equipment - dwelling	3,653,049	4,221	-	-	3,657,270
Equipment - administration	727,297	-	-	-	727,297
Construction in progress	<u>14,637,774</u>	<u>-</u>	<u>-</u>	<u>(14,637,774)</u>	<u>-</u>
	<u>618,000,990</u>	<u>7,831,402</u>	<u>-</u>	<u>-</u>	<u>625,832,392</u>
Less accumulated depreciation	<u>(109,208,012)</u>	<u>(17,809,821)</u>	<u>-</u>	<u>-</u>	<u>(127,017,833)</u>
	<u>\$ 508,792,978</u>	<u>(\$ 9,978,419)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$498,814,559</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>312,705,799</u>
	<u>\$346,765,252</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(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 \$2,547,165 in advances made to component units between December 31, 2012 and March 31, 2013.

The repayment schedule is as follows:

<u>Year ending March 31,</u>	
2014	\$ 6,128,164
2015 – 2037	-
2038 – 2042	143,443,116
2043 – 2047	14,419,086
2048 – 2052	22,509,742
2053 – 2057	23,235,543
2058 – 2062	88,139,264
2063 – 2067	48,890,337
	<u>\$346,765,252</u>

(7) UNEARNED REVENUE AND OTHER CURRENT LIABILITIES

Unearned revenue and other liabilities at March 31, 2013, consisted of the following:

	<u>Primary Government</u>	<u>Component Units</u>
Accrual for workers' compensation claims	\$13,309,827	\$ -
Due to affiliates	1,202,038	2,214,559
Deferred credits	1,503,074	124,520
Contract retention	1,793,485	-
Escrow accounts	1,345,876	-
Other payables	44,919	42,000
Construction costs payable	-	1,846,802
	<u>\$19,199,219</u>	<u>\$4,227,881</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(8) LONG-TERM DEBT

Long-term debt is summarized as follows:

	Balance March 31, 2012	Additions	Repayments	Balance March 31, 2013
<u>Primary Government</u>				
Bonds	\$63,755,000	\$ -	\$ 4,215,000	\$59,540,000
Unamortized bond premium				622,958
				<u>\$60,162,958</u>
<u>Discrete Component Units</u>				
Bonds	\$ 30,210,000	\$ -	\$ 3,195,000	\$ 27,015,000
Notes due to PHA	256,085,715	19,833,513	-	275,919,228
Other notes	79,802,390	-	21,768,949	58,033,441
	<u>\$366,098,105</u>	<u>\$19,851,932</u>	<u>\$24,963,949</u>	<u>\$360,967,669</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	\$49,162,958	
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>\$60,162,958</u>	
<u>Discrete Component Units</u>		
0.5% mortgage note collateralized by 8 <i>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	

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(8) LONG-TERM DEBT – Continued

	Due Third Parties	Due PHA
<u>Discrete Component Units</u>		
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
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 Ludlow Scattered Sites property; principal and interest due in 2052		6,050,000
5.18% mortgage note collateralized by Ludlow Scattered Sites property; principal and interest due in 2062		5,495,499

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(8) LONG-TERM DEBT – Continued

	Due Third Parties	Due PHA
Non-interest-bearing bridge note collateralized by <i>Mantua I</i> property		7,357,788
Non-interest-bearing bridge note collateralized by <i>Mantua II</i> property		2,868,905
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	
Non-interest-bearing mortgage note collateralized by <i>Mantua Square</i> property; maximum loan amount is \$3,427,110; due in 2059		3,427,110
4.17% mortgage note collateralized by <i>Mantua Square</i> property; maximum loan amount is \$4,972,070; due in 2059		4,878,215
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 of 5.05%, 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 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	263,797	
7.25% mortgage note collateralized by <i>Neumann North</i> property; due in monthly installments of \$3,353	377,927	
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

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(8) LONG-TERM DEBT – Continued

	Due Third Parties	Due PHA
Non-interest-bearing bridge note collateralized by the property of <i>Norris Apartments LP</i>		11,258,876
2% mortgage note collateralized by the <i>Norris Apartments</i> property; principal and interest due in 2066		6,889,336
Non-interest-bearing mortgage note collateralized by <i>Paschall I</i> property		10,647,503
Non-interest-bearing bridge note collateralized by <i>Paschall II</i> property		3,364,712
2% mortgage note collateralized by <i>Paschall II</i> property		11,750,000
2% mortgage note collateralized by <i>Paschall II</i> property, due August 31, 2065		2,906,113
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
Non-interest-bearing mortgage note collateralized by St. Anthony's Senior Residences property; due in annual installments from 2030 through 2039	1,500,000	

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(8) LONG-TERM DEBT – Continued

	Due Third Parties	Due PHA
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	18,265,000	
0.1% mortgage note collateralized by <i>Tasker I</i> property; principal due in 2042		14,120,000
Series C RDA bonds collateralized by <i>Tasker II</i> property; interest at .1%; principal due in 2043	8,750,000	
0.1% mortgage note collateralized by <i>Tasker II</i> property; due in 2043		12,240,000
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		6,055,227
	<u>85,048,441</u>	<u>275,919,228</u>
Total debt for discrete component units	<u>\$360,967,669</u>	

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(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 2013 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
2014	\$ 4,390,000	\$ 3,023,762	\$ 7,413,762	\$ 3,361,700	\$1,326,720	\$ 4,688,420
2015	4,575,000	2,837,188	7,412,188	3,834,508	1,175,220	5,009,278
2016	4,815,000	2,597,000	7,412,000	3,640,000	1,009,908	4,649,908
2017	5,070,000	2,344,216	7,414,216	3,995,000	836,728	4,831,728
2018	5,345,000	2,078,038	7,423,038	3,950,000	655,206	4,605,206
2019 – 2023	35,345,000	4,824,428	40,169,428	9,078,797	1,192,458	10,271,255
2024 – 2028	-	-	-	665,000	-	665,000
2029 – 2033	-	-	-	5,066,755	-	5,066,755
2034 – 2038	-	-	-	1,853,400	-	1,853,400
2039 – 2043	-	-	-	116,937,829	-	116,937,829
2044 – 2048	-	-	-	37,891,747	-	37,891,747
2049 – 2053	-	-	-	29,250,615	-	29,250,615
2054 – 2058	-	-	-	13,333,259	-	13,333,259
2059 – 2063	-	-	-	78,590,709	-	78,590,709
2064 – 2067	-	-	-	49,518,350	-	49,518,350
	<u>59,540,000</u>	<u>\$17,704,632</u>	<u>\$77,244,632</u>	<u>360,967,669</u>	<u>\$6,196,240</u>	<u>\$367,163,909</u>
Less current portion	<u>4,390,000</u>			<u>3,361,700</u>		
	<u>55,150,000</u>			<u>\$357,605,969</u>		
Premium on Series A bonds	<u>622,958</u>					
	<u>\$55,772,958</u>					

PHILADELPHIA HOUSING AUTHORITY
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(9) OTHER LONG-TERM LIABILITIES

Other long-term liabilities at March 31, 2013 consisted of the following:

	<u>Primary Government</u>	<u>Component Units</u>
Estimated liability for self insured claims	\$4,412,557	\$ -
Workers' compensation payable	2,375,931	
Health trust escrow	1,972,282	-
Development fees payable	-	12,706,043
Interest due PHA	-	37,383,254
Other liabilities	-	30,000
Due to partners	-	1,964,222
	<u>\$8,760,770</u>	<u>\$52,083,519</u>

(10) WORKERS' COMPENSATION INSURANCE

PHA maintains a high-deductible policy for workers' compensation claims, self-insuring for the first \$350,000 of each claim. Losses are accrued based on the insurance carrier's estimate of losses attributable to the claims filed in each policy year that are not covered by insurance. The estimated losses for each policy year are updated periodically by the insurance carrier. PHA is required to fund the estimated losses into an escrow account held by the insurance carrier, and claims are paid out of the escrow fund on a recurring basis. At March 31, 2013, the balance in the escrow fund was \$13.1 million and is included in restricted cash in the statement of net position.

(11) 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	\$10,040,634
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.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(11) EMPLOYEES' RETIREMENT PLANS - Continued

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:

- 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]
10/31/08	\$201,098,549	\$266,263,785	(\$65,165,236)	76%	\$2,547,570	(153%)
10/31/09	200,900,456	272,847,624	(71,947,168)	74%	37,488,770	(192%)
10/31/10	205,295,672	275,396,108	(70,100,436)	75%	36,032,847	(195%)
10/31/11	203,315,070	273,155,055	(69,839,935)	74%	13,611,869	(513%)
10/31/12	201,154,443	275,285,243	(74,130,800)	73%	10,040,634	(738%)

At October 31, 2012, the Plan's assets were comprised of investments in the following percentages: .58% equity, .38% fixed income and .001% 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
2012	6,741,188

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(11) 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.

(12) 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

2014	\$1,110,760
2015	1,088,425
2016	931,069
2017	893,497
2018	893,497
	<u>\$4,917,248</u>

Total rent expense for the year ended March 31, 2013 was \$2,155,305.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(13) 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, 2012	Net Increases	Net Decreases	March 31, 2013
Current portion	\$3,154,081	\$1,197,226	\$ -	\$4,351,307
Long-term portion	2,102,720	798,154	-	2,900,874
	<u>\$5,256,801</u>	<u>\$1,995,380</u>	<u>\$ -</u>	<u>\$7,252,181</u>

(14) OTHER POST EMPLOYMENT BENEFITS (OPEB)

PHA had administered two Post Employment Benefit Plans:

- Executive Health Protection Plan ("EHPP")
- Post-Employment Health Protection Plan ("PEHPP")

Both plans provided prescribed total amounts to be made available for the payment of medical insurance premiums on behalf of eligible employees following separation from service. The EHPP plan covered eligible executive employees; the PEHPP plan covered non-represented employees. Both plans could be terminated by PHA at any time. PHA had segregated cash of \$6.4 million as of March 31, 2012, and there was no additional unfunded liability to be recorded.

During the fiscal year ended March 31, 2013, the Board of Commissioners terminated the PEHPP plan and reversed the \$4.3 million accrual previously recorded and credited it to employee benefits expense, which is included in administrative expenses in the statement of revenue, expenses and changes in net position. The cash previously segregated for the PEHPP plan benefits was transferred to operating cash. As of March 31 2013, an accrual for \$1.9 million was recorded for the remaining EHPP plan benefits, and cash in the same amount was segregated for payment of the remaining plan benefits.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(15) 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.

(16) COMPONENT UNITS

Blended Component Units

Philadelphia Housing Authority Development Corporation (PHADC) -- 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 (PAPMC) -- a Pennsylvania nonprofit corporation formed by PHA to provide operational and financial services to several housing developments in Philadelphia.

Philadelphia Housing Authority Homeownership Corporation (PHAHC) -- 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.

PHA-Tenant Support Services, Inc. (TSSI) -- 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>3/31/13</u>	<u>PAPMC</u> <u>12/31/12</u>	<u>PHAHC</u> <u>3/31/13</u>	<u>TSSI</u> <u>6/30/12</u>	<u>Total</u>
Assets	\$78,056,311	\$1,954,864	\$86,554	\$372,407	\$80,470,136
Liabilities	16,561,934	392,115	86,554	-	17,040,603
Net assets	<u>61,494,377</u>	<u>1,562,749</u>	<u>-</u>	<u>372,407</u>	<u>63,429,533</u>
Revenue	886,952	1,393,819	49	268,401	2,549,221
Expenses	15,044,958	1,132,548	49	172,688	16,350,243
Change in net assets	<u>(\$14,158,006)</u>	<u>\$ 261,271</u>	<u>\$ -</u>	<u>\$ 95,713</u>	<u>(\$13,801,022)</u>

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(16) COMPONENT UNITS – Continued

<u>Discrete Component Units:</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 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
MARCH 31, 2013

(16) 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.

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.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(16) COMPONENT UNITS - Continued

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, 2012) 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, 2012) 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.

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.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(16) COMPONENT UNITS - Continued

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, 2012), 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, 2012), 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, 2012) 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.

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 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.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(16) COMPONENT UNITS - Continued

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.

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.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(16) COMPONENT UNITS - Continued

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.

(17) PRIOR PERIOD ADJUSTMENTS

Net assets as of April 1, 2012 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 LP	\$ 714,266
Paschall Phase II LP	146,937
Mantua Phase I LP	187,454
Mantua Phase II LP	523,105
Norris Apartments LP	2,095,360
Mt. Olivet LP	124,000
	<hr/>
	\$3,791,122
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PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

(18) 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 report has been issued and PHA has responded to all of the recommendations in such report; however, PHA has received no notice that the KPMG audit has been formally 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 questioned the propriety of using federal funds to make those payments. In May 2013, this matter was settled by PHA's reimbursement of \$8,152,571 into certain of PHA's federally funded accounts from funds held by PHA and approved by HUD to be used to make this reimbursement. This payment closed the final two open audit items regarding such payments to outside counsel investigated by the HUD OIG.

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:

Settlements

Greene v. PHA: In February 2013 the Philadelphia Housing Authority ("PHA") settled a breach of contract action brought against PHA by former director ("Greene") for \$625,000. In his complaint Greene alleged 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.

Martha Mulenga v. PHA: Former employee Martha Mulenga ("Mulenga") filed an action in federal court in which she alleged that PHA discriminated against her in violation of Title VII and interfered with rights under the Family and Medical Leave Act. PHA settled this action with Mulenga for \$150,000.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(18) CONTINGENCIES - Continued

Norton v. PHA: In January 2013 PHA settled a personal injury claim brought by plaintiff, Kevin Norton ("Norton"). Norton sustained serious injuries after he was forced to jump out of a second story window in order to escape a fire in Bartram Village in 2009. PHA paid \$128,527.03 towards the settlement amount of \$235,000. The remainder of the settlement was paid by PHA's insurer, Housing Authority Risk Retention Group ("HARRG").

McDowell v. PHA: PHA and plaintiffs representing a class of PHA residents reached a settlement in 2012 in connection with plaintiff's efforts to compel PHA to pay gas utility allowances to eligible PHA residents as set forth in a 1998 Consent Degree, 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 and by HUD, 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. In May 2013, this settlement was approved by the Court and the settlement fund has been established.

Pending or threatened litigation

PHA is defending against two (2) employment discrimination and wrongful termination claims where the damages in the aggregate could exceed more than \$300,000. Although PHA is vigorously defending these actions, it is too early to determine with any certainty PHA's respective liability.

Lewis v. PHA: In this federal action, former provisional employee Yvonne Lewis ("Lewis") alleges that PHA discriminated against her and unlawfully terminated her in retaliation for her filing of a discrimination complaint. This matter is in the discovery phase. Discovery is scheduled to close in October 2013. In her complaint, Lewis is seeking damages in excess of \$200,000. PHA has reached a tentative settlement with Lewis for \$187,000.

Theresa Howard v. PHA: This federal action was filed in January 2013 against both PHA and the Carpenter's Union. In the complaint, former PHA provisional employee Theresa Howard ("Howard") sets forth claims of discrimination, retaliation, defamation and breach of contract. Howard is seeking in excess of \$500,000 in damages. Discovery has closed and both defendants have filed motions for summary judgment. The parties are awaiting the court's ruling on the motions. PHA believes that it is well positioned in this case should it proceed forward to trial.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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(18) CONTINGENCIES - Continued

Tort Claims:

PHA, through its insurance carrier, HARRG, is defending against 111 personal injury actions. Of those 111 personal injury actions, three (3) 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 children falling from windows in PHA-owned units; the remaining case involves injuries sustained by a minor as a result of faulty playground equipment. 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 several PHA properties auctioned in 2012 and 2013. The total value of the claims that have been secured by the liens, according to PGW, is \$813,837.66. 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, to restore funds to PHA and to prevent PGW from filing such liens in the future. PHA has reached a tentative agreement with PGW regarding this matter. Under the terms of the proposed agreement, PGW would reimburse PHA for all of the monies that it received as a result of the liens.

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 paid the City \$6,225,303. As part of the settlement, 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, 2013
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	1,317,004	209,244													
113	Cash - other restricted		9,120,900													
114	Cash - tenant security deposits															
115	Cash - restricted for payment of current liability															
116	Total - Cash	1,317,004	9,330,144													1,078,685
121	Accounts Receivable - PHA Projects															
122	Accounts Receivable - HUD and other programs															
124	Accounts Receivable - other government		1,204,391	45,004												
125	Accounts Receivable - Miscellaneous															
126	Accounts Receivable - Tenants dwelling rents															
126.1	Allowance for doubtful accounts - dwelling rents															
126.2	Allowance for doubtful accounts - other															
127	Notes, Loans & mortgages rec - current															
128	Fund recovery															
128.1	Allowance for doubtful accounts - other															
129	Accrued interest receivable															
129.1	Total receivables, net of allowance for doubtful	328,011	36,716	45,004	35,782	21,316										
131	Investments - unrestricted															
132	Investments - restricted															
135	Investments - Restricted for payment of current															
142	Prepaid expenses and other assets															
143	Inventories															
143.1	Allowance for obsolete inventories															
144	Interprogram - due from															
145	Assets held for sale															
150	Total Current Assets	1,078,111	10,571,251	237,088	88,424	371,800	363,304	31,663	11,991	21,217	91,479	103,864	215,339	1,078,700		2,379,781
161	Land															
162	Buildings															
163	Furniture & Equipment - dwellings															
164	Furniture & Equipment - admin															
165	Leasehold improvements															
166	Accumulated depreciation															
167	Construction in progress															
168	Infrastructure															
169	Total capital assets, net of accumulated depreciation	323,166														633,750
160																633,750

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2013
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 FEES	TOTAL MOD REHAB
171	other - Current															
172	Notes, Loans & mortgages receivable - Non-current															
173	Notes, Loans & mortgages receivable - Non-current															
174	Grants Receivable - non-current															
176	Other Assets															
180	Investment in Joint Venture															
	Total Non-Current Assets	325,166	-	-	-	-	-	-	-	-	-	-	-	-	-	-
190	Total Assets	2,203,277	10,571,251	237,088	88,424	371,800	363,304	31,663	11,991	21,217	91,479	105,864	215,339	1,712,450	633,750	3,013,531
311	Bank Overdraft															
312	Accounts Payable <90 days															
313	Accounts payable > 90 days past due															
321	Accrued wages/inventory assets payable	33,745	73													
322	Accrued wages/inventory assets - current portion															
324	Accrued compensated absences - current portion															
325	Accrued interest payable															
331	Accounts payable - HUD PHA programs															
332	Accounts payable - PHA projects															
333	Accounts payable - other government															
341	Tenant security deposits															
342	Deferred Revenues	640,726			9,012							19,800				268,812

PHILADELPHIA HOUSING AUTHORITY
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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
343	Current portion of long-term debt - capital projects															
344	Current portion of long-term debt - operating															
345	Other current liabilities		23,078													
346	Accrued liabilities - other															
347	Inter program - due to															
348	Loan liability - current															
310	Total Current Liabilities	674,471	113,707		9,012							19,860				2,459,026
351	Capital Projects/Mortgage Revenue Bonds															
352	Long Term debt, net of current - operating															
353	Non-current liabilities - other		60,371													
354	Accrued compensated absences - non-current															
355	Other non-current liabilities - non-current															
356	FASB 5 Liability															
357	Accrued Pension and OPEB liability															
350	Total Non-current Liabilities		60,371													
300	Total Liabilities	674,471	174,078		9,012							19,860				2,459,026
508	Invested in capital assets, net of related debt															
511	Restricted Net Assets	325,166														633,750
512	Unrestricted Net Assets	1,303,640	9,120,000	237,088	79,412	371,800	363,304	31,663	11,991	21,217	91,479	86,064	215,539			1106,657
513	Total Equity/Net Assets	1,628,806	10,397,173	237,088	79,412	371,800	363,304	31,663	11,991	21,217	91,479	86,064	215,539			3,255,093
600	Total Liabilities and Equity/Net Assets	2,303,277	10,571,251	237,088	88,424	371,800	363,304	31,663	11,991	21,217	91,479	105,864	215,539			3,012,531

PHILADELPHIA HOUSING AUTHORITY
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FINANCIAL DATA SCHEDULE

Line Item #	DESCRIPTION	MR. SRO	NEW CONST.	SR COMMUNITY	CONGREGATE HOUSING	SUMMER FEEDING	ROSS	DISASTER AFFAIRS	VETERANS	ARRA COMPETITIVE FORMULA	HEALTHY HOMES	M1W	MTW-HCV	MTW-OPS	MTW-CFP	PROJECT TOTAL
111	Cash - unrestricted															
112	Cash - restricted modernization & development															
113	Cash - other restricted															
114	Cash - Tenant security deposits															
115	Cash - restricted for payment of current liability															
100	Total - Cash				4,117							7,009,108				15,187,792
121	Accounts Receivable - PHA Projects	89,858														89,858
122	Accounts Receivable - HUD and other programs				58,092		58,076									307,724
123	Accounts Receivable - other government															
124	Accounts Receivable - Miscellaneous															
125	Accounts receivable - Tenant disbursement															
126	Allowance for doubtful accounts - doubtful debts															
126.1	Allowance for doubtful accounts - doubtful debts															
126.2	Allowance for doubtful accounts - other															
127	Notes, loans & mortgages rec - current															
128	Fund recovery															
129	Accrued interest receivable															
120	Total receivables, net of allowance for doubtful	89,858			58,092		58,076					75,126				3,077,588
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 inventory															
144	Interprogram - due from	775,481	22,872					95,807								77,854
145	Assets held for sale															1,251,710
150	Total Current Assets	865,339	22,872		95,807		58,076	95,807				4,746,234				1,175,128
161	Land															
162	Buildings															
163	Furniture & Equipment - dwelling															
164	Furniture & Equipment - admin			8,139												23,472,701
165	Leasehold improvements															1,155,306,077
166	Accumulated depreciation			(8,139)			116,475									167,470
167	Construction in progress						(115,229)									297,126
168	Infrastructure															
169	Total capital assets, net of accumulated depreciation						1,346									(777,193,748)
170																18,484,091
																4,207,223,717

PHILADELPHIA HOUSING AUTHORITY
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FINANCIAL DATA SCHEDULE

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	
	Other - Current																	
171	Notes, Loans & mortgages receivable - Non-current																	
173	Notes, Loans & mortgages receivable - Non-current																	
175	Grants Receivable - non-current																	
174	Other Assets																	
176	Investment in Joint Venture																	
180	Total Non-Current Assets						1,246							811				520
190	Total Assets	865,339	22,872		62,309		59,972	95,807					190,995,746					426,724,237

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2013
FINANCIAL DATA SCHEDULE

Line Item #	DESCRIPTION	MR-SRO	NEW CONST	SR COMMUNITY	CONGREGATE HOUSING	SUMMER FEEDING	ROSS	DISASTER AFFAIRS	VETERANS AFFAIRS	ARRA COMPETITIVE	ARRA FORMULA	HEALTHY HOMES	NTW	MTW-HCV	MTW-OPS	MTW-CFP	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																	
347	Inter program - due to																	
348	Loan liability - current				62,309		58,676						4,083,958					13,700,290
310	Total Current Liabilities	-	-	-	62,309	-	58,676	-	-	-	-	-	5,249,940					3,571,382
													3,208,280					43,254,778
													15,500,425					69,630,750
351	Capital Projects/Mortgage Revenue Bonds																	
352	Long Term debt, net of current - operating borrowings																	
353	Non-current liabilities - other																	179,049
354	Accrued compensated absences - non-current												6,609,433					2,391,926
355	Loan Liability - Non-current												407,879					
356	FASB 5 Liabilities																	
357	Accrued Pension and OPEB liability																	
350	Total Non-current liabilities	-	-	-	-	-	-	-	-	-	-	-	7,017,314					1,972,286
													4,842,561					4,842,561
300	Total Liabilities	-	-	-	62,309	-	58,676	-	-	-	-	-	22,517,739					74,175,991
508 I	Invested in capital assets, net of related debt												190,994,986					426,723,717
511 I	Restricted Net Assets						1,246											
512 I	Unrestricted Net Assets	865,339	22,872					95,807					84,081,555					7,827,845
513	Total Equity/Net Assets	865,339	22,872	-	-	-	1,246	95,807					275,046,341					434,551,562
6000	Total Liabilities and Equity/Net Assets	865,339	22,872	-	62,309	-	59,922	95,807	-	-	-	-	207,563,900	-	-	-	-	608,755,455

PHILADELPHIA HOUSING AUTHORITY
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FINANCIAL DATA SCHEDULE

Line Item #	DESCRIPTION	2,440,411,696 & 697	690	901	902	BLENDING COMPONENT UNITS	TOTAL BUSINESS ACTIVITIES	Elimination	PRIM GOV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
		(Funds 2,440 & 41)	LONG TERM NOTES RECEIVABLE	(Fund 901) DEBT SERVICE FUND	(Fund 902) GENERAL PURPOSE BOND PROCEEDS						
111	Cash - unrestricted	5,287,680		169,139	5,171	1,810,714	7,272,704		32,078,754	4,841,023	36,919,777
112	Cash - restricted modernization & development										
113	Cash - other restricted	24,276					24,276		22,233,595	19,761,505	42,095,100
114	Cash - Tenant security deposits								808,990	553,327	1,362,317
115	Cash - restricted for payment of current liability										
100	Total - Cash	5,311,956	+	169,139	5,171	1,810,714	7,296,980		55,221,339	25,155,945	80,377,284
121	Accounts Receivable - PHA Projects								1,204,391		1,204,391
122	Accounts Receivable - HUD and other programs								33,800,165		33,800,165
123	Accounts Receivable - other government								107,930		107,930
124	Accounts Receivable - Miscellaneous								28,609,641		28,609,641
125	Accounts Receivable - Tenant dwellings	110,735				8,832,147	8,942,882		1,915,400		1,915,400
126	Allowance for doubtful accounts - dwelling rents	11,926					11,926		535,240		535,240
126.1	Allowance for doubtful accounts - dwelling rents	(11,926)					(11,926)		(385,321)		(385,321)
126.2	Allowance for doubtful accounts - other								(948,611)		(948,611)
127	Notes, Loans & mortgages rec - current		6,128,164				6,128,164		6,128,164		6,128,164
128	Fund recovery										
128.1	Allowance for doubtful accounts - other										
129	Accrued interest receivable	73		2		151,872	153,947		270,830		270,830
120	Total receivables, net of allowance for doubtful	110,808	6,128,164	2		8,037,408	14,276,382		69,322,429	2,105,810	71,427,439
131	Investments - unrestricted								108,874,926		108,874,926
132	Investments - restricted								9,616,505		9,616,505
133	Investments - Restricted for payment of current										
134	Prepaid expenses and other assets								88,351	903,546	991,897
143	Inventories						10,497		1,751,710		1,751,710
143.1	Allowance for obsolete inventories							(52,330,517)	(175,172)		(175,172)
144	Interprogram - due from										
145	Assets held for sale										
150	Total Current Assets	3,422,764	6,128,164	169,141	5,171	80,464,631	92,189,871	(52,330,517)	244,700,088	28,163,501	272,863,589
161	Land										
162	Buildings								25,617,161		25,617,161
163	Furniture & Equipment - dwellings	4,424,803		47,334,119	923,148		52,082,070		1,401,778,102	619,669,117	2,021,447,219
164	Furniture & Equipment - admin								1,131,169	5,750,579	6,881,748
165	Leasehold improvements	22,677				67,998	90,675		19,904,918	452,696	20,357,614
166	Accumulated depreciation	(18,939)					(18,019,333)		(893,281,722)	(127,017,833)	(1,020,299,555)
167	Construction in process	714,234		(17,844,034)	(93,867)	(62,493)	714,234		100,996,883		100,996,883
168	Infrastructure										
160	Total capital assets net of accumulated depreciation	5,142,275		29,496,085	829,281	5,505	35,407,640		654,140,511	408,814,549	1,062,955,060

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2013
FINANCIAL DATA SCHEDULE

Line Item #	DESCRIPTION	2,440,41, 696 & 697	690	901	902	BLEND COMPONENT UNITS	TOTAL BUSINESS ACTIVITIES	Elimination	PRIM GOV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
	(Funds 2,4,40 & 41)				(Fund 902) GENERAL PURPOSE BOND PROCEEDS						
	other - Comment										
171	Notes, Loans & mortgages receivable - Non-current		340,637,088				340,637,088		340,637,088		340,637,088
172	Notes, Loans & mortgages receivable - Non-current										
173	Grants Receivable - non-current										
174	Other Assets	88,012	9,451,355				88,012		88,532	3,312,764	3,401,296
176	Investment in Joint Venture								9,451,165		9,451,165
180	Total Non-Current Assets	3,230,787	350,088,445	29,490,085	820,281	3,505	385,644,101		1,004,324,296	502,127,323	1,506,451,619
190	Total Assets	10,653,551	356,316,607	29,659,226	834,452	80,476,136	477,633,972	(52,330,517)	1,349,024,384	530,290,824	1,779,315,208
311	Bank Overdraft									36,107	36,107
312	Accounts Payable <90 days									2,051,345	2,051,345
313	Accounts payable > 90 days (not due)	2,764				40,498	43,262		4,958,648		7,019,993
321	Accrued wages/controll liabes payable										
322	Accrued compensated absences - current portion										
323	Accrued contingency liability										
324	Accrued interest payable										
325	Accounts payable - HUD PHA programs			824,592	174,167		998,759		998,759	265,309	1,264,068
331	Accounts payable - PHA projects										
332	Accounts payable - other government										
333	Tenant security deposits										
341	Deferred Revenues	432,409				41,310	41,310		207,355	543,601	1,399,601
342						525	472,934		856,000	131,270	1,347,959

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Line Item #	DESCRIPTION	2,440,411,696 & 697	691	901	902	BLENDED COMPONENT UNITS	TOTAL BUSINESS ACTIVITIES	Elimination	PRIM GOV TOTAL	DISC RETE COMPONENT UNITS	TOTAL
343	(Funds 2,440 & 41)				(Fund 902)						
344	OTHER BUSINESS ACTIVITIES				GENERAL PURPOSE BOND PROCEEDS						
345				4,390,000			4,390,000		4,390,000	3,361,700	7,751,700
346	Current portion of long-term debt - capital projects	124,302				16,764,111	16,888,413		34,691,239	4,096,611	38,787,850
347	Other current liabilities	43,206				84,000	137,206		8,756,998	2,698,276	11,455,274
348	Accrued liabilities - other	3,294,856		370			3,295,226	52,330,517			
349	Inter program - disc 19										
350	Losses liability - current										
351	Total Current Liabilities	3,897,627		5,214,964	174,167	18,999,995	26,286,663	52,330,517	62,484,902	13,184,219	75,669,121
352	Capital Projects/Mortgage Revenue Bonds										
353	Long Term debt, net of current - operating borrowings			44,772,938	11,000,000		55,772,938		55,772,938	357,605,969	413,378,927
354	Non-current liabilities - other								6,788,484	52,083,519	58,872,003
355	Accrued compensated absences - non-current					40,698	40,698		2,900,874		2,900,874
356	Loan Liability - Non-current										
357	FASB-5 Liability								1,972,286		1,972,286
358	Accrued Pension and OPEB liability					40,698	40,698				
359	Total Non-current liabilities			44,772,938	11,000,000		55,813,636		67,434,602	409,689,488	477,124,090
360	Total Liabilities	3,897,627		49,987,902	11,174,167	17,040,693	82,100,319	52,330,517	129,919,504	422,873,707	552,793,211
508	Invested in capital assets, net of related debt	5,142,775				5,505	(24,695,312)		593,983,553	(37,791,216)	731,774,769
511	Restricted Net Assets			(19,672,873)	(10,170,719)	3,007,070	3,007,070		12,127,970		12,127,970
512	Unrestricted Net Assets	1,613,149	356,216,607	(655,823)	(168,996)	60,416,938	417,421,895		512,993,587	(30,324,099)	482,619,258
513	Total Equity/Net Assets	6,755,924	356,216,607	(20,328,696)	(10,339,715)	63,429,533	395,733,653		1,119,104,800	(107,417,117)	1,221,687,683
600	Total Liabilities and Equity/Net Assets	10,653,551	356,216,607	29,659,206	8,844,452	80,470,136	477,833,972	52,330,517	1,349,024,384	330,290,824	1,779,315,208

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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		2,838,389													
70600-020	Ongoing administrative fees earned		775,604													
70600-030	Hard to house fee revenue															
70600-031	FSS coordinator		345,000													
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		3,958,993	369,953	361,813	512,496	493,842				96,496	198,883	274,323			1,937,853
70610	Capital Grants															
708	Other government grants															
71100-010	Housing Assistance Payment	1,154,645														
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	4,179	5,576,221													
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	1,158,824	9,535,214	369,953	361,813	512,496	493,842				96,496	198,883	274,323	175		1,938,028
91100	Administrative salaries															
91200	Auditing fees	86,996	637,747	42,047	26,430	44,449	37,241				6,007	13,215	54,060			181,402
91300	Management Fee															
91310	Bookkeeping Fee															
91400	Advertising and Marketing															
91500	Employee benefit contributions - administrative	29,840	279,012	19,815	11,766	19,789	16,580				2,674	5,883	24,068			80,760
91600	Office Expenses															
91700	Legal Expenses															
91800	Travel															
91810	Allocated Overhead	372,704	23,659													
91900	Other	489,540	940,418	61,862	38,196	64,238	53,821									
91000	Total Operating Administrative															
92000	Asset Management Fee															
92100	Tenant services - salaries															
92200	Relocation costs															
92300	Employee benefit contributions- tenant services															
92400	Tenant services - other	5,772														
92500	Total tenant Services	5,772														

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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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93000	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	804	12,364	689	1,158	970	-	-	-	-	156	344	1,408	-	-	4,725
96140	All Other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96100	Insurance premiums	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96200	Total Insurance	804	12,364	689	1,158	970	-	-	-	-	156	344	1,408	-	-	4,725
96210	Other General Expenses	-	36,833	746	-	-	-	-	-	-	-	-	-	-	-	-
96300	Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96400	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96500	Bad debt- mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	3,956	967	607	1,023	857	-	-	-	138	304	1,244	-	-	4,173
96000	Total Other General Expenses	804	53,153	1,713	1,296	2,181	1,827	-	-	-	294	648	2,652	-	-	8,898
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	496,116	993,571	63,575	39,492	66,419	55,648	-	-	-	8,975	19,746	80,780	-	-	271,060

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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 FEES	TOTAL MOD REHAB
97000	EXCESS REVENUE OVER OPERATING EXPENSES	662,708	8,541,643	306,178	322,321	445,077	438,194	-	-	-	87,521	179,137	193,543	175	-	1,666,968
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses - non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	6,326,804	304,718	320,806	443,529	436,059	-	-	-	87,776	196,108	190,445	-	-	1,674,125
97350	HAP Portability-In	-	5,212,132	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	26,344	49,190	-	-	-	-	-	-	-	-	-	-	-	-	-
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90000	TOTAL EXPENSES	522,660	12,581,697	368,293	360,298	509,948	491,707	-	-	-	96,151	215,854	271,225	-	-	1,945,183
10010	Operating transfers in	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10020	Operating transfers out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-010	Not for Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-050	All Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030	Other Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030	Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10070	Extraordinary items (net gain/loss) (Partner distributions)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10080	Special items (net gain/loss) - Partner contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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)	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSE	736,164	(3,046,483)	1,660	1,515	2,548	2,135	-	-	-	345	(16,971)	3,098	(36,375)	-	(43,705)
11020	required Annual Debt Principal payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	892,642	13,443,656	235,428	77,897	369,252	361,169	31,663	11,991	21,217	91,134	103,035	212,241	(710,801)	-	568,798
11040-010	HUD Adjustments to prior year settlements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-020	Reconcile PHA equity to entity's audited equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers - Move discrete comp unit to blended comp	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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	DESCRIPTION	MR -SRO	NEW CONST	CONGREGAT E HOUSING	SUMMER FEEDING	ROSS	DISASTER	VETERANS AFFAIRS	ARRA COMP	ARRA FORMULA	HEALTHY HOMES	MTW
70300	Revenue											
70400	Net tenant rental revenue											
70500	Tenant revenue - other											
	Total tenant revenue											
70600-010	Housing Assistance Payment	1,661,017										
70600-020	Ongoing administrative fees earned	354,253										
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	2,015,270		123,539		385,538					72,778	2,465
70610	Capital Grants								2,834			291,619
708	Other government grants				217,437							
71100-010	Housing Assistance Payment											
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			12,647		107,018						
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	2,015,270	-	136,186	324,475	385,538	-	-	2,834	-	72,778	1,396,614
91100	Administrative salaries											
91200	Auditing fees	228,335				78,661					32,621	10,217,068
91300	Management Fee											
91310	Bookkeeping Fee											
91400	Advertising and Marketing											
91500	Employee benefit contributions - administrative	101,656			466	739						7,207,388
91600	Office Expenses											1,149,445
91700	Legal Expenses				1,813	5,793						1,171,018
91800	Travel											34,449
91810	Allocated Overhead					67,175						
91900	Other					152,368					3,238	5,555,125
91000	Total Operating Administrative	329,991	-	-	2,279	152,368	-	-	-	-	35,859	25,334,493
92000	Asset Management Fee											
92100	Tenant services - salaries			33,736	90,700	198,488						322,398
92200	Relocation costs											10,207
92300	Employee benefit contributions- tenant services			7,849								224,697
92400	Tenant services - other			94,263	231,061	34,702						78,515
92500	Total tenant Services	-	-	135,848	321,761	233,190	-	-	-	-	-	655,817

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	DESCRIPTION	MR-SRO	NEW CONST	CONGREGAT E HOUSING	SUMMER FEEDING	ROSS	DISASTER	VETERANS AFFAIRS	ARRA COMP	ARRA FORMULA	HEALTHY HOMES	MTW
93100	Water											17,072
93200	Electricity											133,856
93300	Gas											1,989,546
93400	Fuel											
93500	Labor											
93600	Sewer											
93700	Employee benefit contributions- utilities											
93800	Other utilities expense											
93000	Total Utilities											2,142,474
94100	Ordinary maintenance and operations - labor											
94200	Ordinary maintenance and operations - materials & other				435						20,974	399,322
94300-010	Garbage and trash removal										15,945	288,593
94300-020	Heating & cooling contracts											247,357
94300-030	Snow removal contracts											13,241
94300-040	Elevator maintenance contracts											9,217
94300-050	Landscape & grounds contracts											58,059
94300-060	Unit turnaround contracts											
94300-070	Electrical contracts											
94300-080	Plumbing contracts											
94300-090	Exterminator contracts											
94300-100	Janitorial contracts											10,371
94300-110	Routine maintenance											(180)
94300-120	Miscellaneous contracts											26,551
943	Ordinary maintenance and operations- contracts											45,278
94500	Employee benefit contributions- ordinary maintenance				435							411,894
94000	Total maintenance										36,919	250,759
95100	Protective services - labor											1,350,568
95200	Protective services- other contract costs											756,349
95300	Protective services - other											1,344,584
95500	Employee benefit contributions- protective services											527,143
95000	Total Protective Services											2,628,076
96110	Property Insurance											
96120	Liability Insurance											
96130	Workmen's Compensation	5,949		338								357,163
96140	All Other Insurance											24,176
96100	Insurance premiums	5,949		338								
96200	Total Insurance											381,339
96210	Other General Expenses											766,175
96220	Compensated Absences											
96300	Payments in lieu of taxes											
96400	Bad debt - tenant rents											
96500	Bad debt- mortgages											
96600	Bad debt - other											
96800	Severance expense	5,254										1,69,098
96000	Total Other General Expenses	11,203		338								1,316,612
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	341,194		136,186	324,475	385,538					72,778	31,408,040

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2013
FINANCIAL DATA SCHEDULE

	DESCRIPTION	MR-SRO	NEW CONST	CONGREGAT E HOUSING	SUMMER FEEDING	ROSS	DISASTER	VETERANS AFFAIRS	ARRA COMP	ARRA FORMULA	HEALTHY HOMES	MTW
97000	EXCESS REVENUE OVER OPERATING EXPENSES	1,674,076	-	-	-	-	-	-	2,854	-	-	(32,011,426)
97100	Extraordinary maintenance											
97200	Casualty losses - non-capitalized											
97300-010	Mainstream 1 & 5 year											253,967
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	1,655,309										
97350	HAP Portability-In											
97400	Depreciation expense											
97500	Fraud losses					21,538						
97800	Dwelling units rent expense											
90000	TOTAL EXPENSES	1,996,503	-	136,186	324,475	407,096	-	-	-	-	72,778	164,512,538
10010	Operating transfers in											
10020	Operating transfers out											
10030-010	Net for Profit											328,126,259
10030-020	Partnership											(14,403,376)
10030-030	Joint Venture											
10030-040	Tax Credit											
10030-050	All Other											
10030	Other Comment											
10030	Operating transfers from/to primary government											
10040	Operating transfers from/to component units											
10070	Extraordinary Items (net gain/loss) (Partner distributions)											
10080	Special Items (net gain/loss) - Partner contributions											
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)											
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	18,767	-	-	-	(21,538)	-	-	2,854	-	-	27,537,577
11020	required Annual Debt Principal payments											
11030	Beginning equity	846,572	22,872			22,764	95,807					247,508,864
11040-010	HUD Adjustments to prior year settlements											
11040-020	Reconcile PHA equity to entity's audited equity											
11040-030	Prior period adjustments and correction of errors - Editable											
11040-040	Prior period adjustments and correction of errors - Editable											
11040-050	Prior period adjustments and correction of errors - Editable											
11040-060	Prior period adjustments and correction of errors - Editable											
11040-070	Equity Transfers - Move discrete comp unit to blended comp											
11040-080	Equity Transfers											
11040-090	Equity Transfers											
11040-100	Equity Transfers											
11040-110	Equity Transfers											
	Prior period adjustments, equity transfers, and correction of errors								(2,854)			

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2013
FINANCIAL DATA SCHEDULE

	DESCRIPTION	MTW-HCV	MTW-OPS	MTW-CFP	PROJECT TOTAL	(Funds 2,440 & 41) OTHER BUSINESS ACTIVITIES	(Funds 690) LONG TERM NOTES RECEIVABLE	(fund 901) DEBT SERVICE FUND	(Fund 902) GENERAL PURPOSE BOND PROCEEDS	BLENDED COMPONENT: UNITS	TOTAL BUSINESS ACTIVITIES	Elimination
70300	Revenue:											
70400	Net tenant rental revenue				23,480,663							
70500	Tenant revenue - other				363,958							
	Total tenant revenue				24,044,621							
70600-010	Housing Assistance Payments											
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	184,022,027	110,458,793	15,218,117								
70610	Capital Grants			18,466,962								
708	Other government grants											
71100-010	Housing Assistance Payment											
71100-020	Administrative Fee											
71200	Investment income - unrestricted											
71300	Mortgage interest income					650	5,433,136	16		103,148	103,814	
71310	Proceeds from disposition of assets held for sale										5,433,136	
71400-010	Cost of sale of assets											
71400-020	housing assistance payment											
71400	Administrative fee											
71500	Fraud recovery											
71600	Other revenue					3,013,837				2,052,552	5,066,409	
72000-010	Gain or loss on the sale of fixed assets				3,918,292							
72000-020	Housing Assistance Payments											
720	Administrative Fee											
720	Investment income - restricted											
700	TOTAL REVENUE	184,022,027	110,458,793	33,685,079	27,962,913	3,014,507	5,433,136	16	-	2,155,700	10,607,359	
91100	Administrative salaries											
91200	Auditing fees				23,404,993					620,982	620,982	
91300	Management Fee				289,851					130,698	130,698	
91310	Bookkeeping Fee											
91400	Advertising and Marketing				121,151							
91500	Employee benefit contributions - administrative				13,018,872					176,789	176,789	
91600	Office Expenses				5,671,896					43,364	43,364	
91700	Legal Expenses				2,191,555					745	635,084	
91800	Travel				148,277					1,562	5,360	
91810	Allocated Overhead											
91900	Other				3,542,151					70,810	82,487	
91000	Total Operating Administrative	-	-	-	48,388,746	650,814	-	(1)	(1)	1,044,950	1,695,764	
92000	Asset Management Fee											
92100	Tenant services - salaries				131,666					58,732	58,732	
92200	Relocation costs				329,912							
92300	Employee benefit contributions- tenant services				70,513					39,958	39,958	
92400	Tenant services - other				471,652					47,582	47,582	
92500	Total tenant Services	-	-	-	1,003,763	-	-	-	-	146,272	146,272	

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2013
FINANCIAL DATA SCHEDULE

	DESCRIPTION	MTW-HCV	MTW-OPS	MTW-CFP	PROJECT TOTAL	(Funds 2,4,40 & 41) OTHER BUSINESS ACTIVITIES	(Funds 690) LONG TERM NOTES RECEIVABLE	(fund 901) DEBT SERVICE FUND	(Fund 902) GENERAL PURPOSE BOND PROCEEDS	BLENDED COMPONENT UNITS	TOTAL BUSINESS ACTIVITIES	Elimination
93100	Water				9,975,077	1,208					1,208	
93200	Electricity				5,655,844							
93300	Gas				5,028,534							
93400	Fuel				15,253							
93500	Labor				72,797							
93600	Sewer											
93700	Employee benefit contributions- utilities				37,915							
93800	Other utilities expense				25,256							
93900	Total Utilities				20,810,676	1,208					1,208	
94100	Ordinary maintenance and operations - labor				29,292,949							
94200	Ordinary maintenance and operations - materials & other				5,519,546					18,395	18,395	
94300-010	Garbage and trash removal				1,560,037							
94300-020	Heating & cooling contracts				684,158							
94300-030	Snow removal contracts											
94300-040	Elevator maintenance contracts				921,020							
94300-050	Landscape & grounds contracts				92,775							
94300-060	Unit turnaround contracts											
94300-070	Electrical contracts				13,698							
94300-080	Plumbing contracts				94,397							
94300-090	Exterminator contracts				633,324							
94300-100	Janitorial contracts				50,351							
94300-110	Routine maintenance				966,112							
94300-120	Miscellaneous contracts				134,803					4,200	4,200	
943	Ordinary maintenance and operations contracts				5,150,355							
94500	Employee benefit contributions- ordinary maintenance				15,791,913					4,200	4,200	
94000	Total maintenance				55,754,763					22,595	22,595	
95100	Protective services - labor				1,358,763							
95200	Protective services - other contract costs				4,409,810							
95300	Protective services - other				74,360							
95500	Employee benefit contributions- protective services				729,468							
95000	Total Protective Services				6,572,401							
96110	Property Insurance				5,403,868					15,887	15,887	
96120	Liability Insurance				586,862					3,483	3,483	
96130	Workmen's Compensation				5,856,449							
96140	All Other Insurance				58,840							
96100	Insurance premiums											
96200	Total Insurance				9,906,019					19,370	19,370	
96210	Other General Expenses				13,253,176	4,726				127,970	132,696	
96220	Compensated Absences											
96300	Payments in lieu of taxes									27,706	27,706	
96400	Bad debt - tenant rents				687,401	9,039						
96500	Bad debt- mortgages										9,039	
96600	Bad debt - other											
96800	Severance expense				580,459							
96000	Total Other General Expenses				24,427,055	13,765				15,65	1,565	
96710	Interest of Mortgage (or Bonds) Payable									176,611	176,611	
96720	Interest on Notes Payable (Short and Long Term)											
96730	Amortization of Bond Issue Costs							3,925,455	522,500		4,447,955	
96700	Interest Expense and Amortization Costs											
96900	TOTAL OPERATING EXPENSES				156,957,404	665,787		3,925,454	522,501	1,390,428	6,504,170	

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2013
FINANCIAL DATA SCHEDULE

	DESCRIPTION	MTW-HCV	MTW-OPS	MTW-CFP	PROJECT TOTAL	(Funds 2,440 & 41) OTHER BUSINESS ACTIVITIES	(Funds 690) 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	184,022,027	110,458,793	33,685,079	(128,994,491)	2,348,720	5,433,136	(3,925,438)	(522,501)	765,372	4,099,189	-
97100	Extraordinary maintenance											
97200	Casualty losses - non-capitalized				1,488,338	642,258				43,649	685,907	
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				37,072,844	10,156		2,297,514	25,079		2,330,749	
97500	Fraud losses											
97800	Dwelling units rent expense											
90000	TOTAL EXPENSES	-	-	-	195,518,586	1,318,201	-	6,222,968	543,580	1,434,077	9,530,836	-
10010	Operating transfers in											
10020	Operating transfers out				5,599,992	(72,002)	5,551,963	8,337,665	522,500		14,412,128	(348,238,379)
10030-010	Not for Profit	(184,022,027)	(110,458,793)	(33,685,079)	(5,599,992)						(72,002)	348,238,379
10030-020	Partnership											
10030-030	Joint Venture											
10030-040	Tax Credit											
10030-050	All Other											
10030	Other Comment											
10030	Operating transfers from/to primary government											
10040	Operating transfers from/to component units											
10070	Extraordinary items (net gain/loss) (Partner distributions)					743,098				(14,522,645)	743,098	
10080	Special items (net gain/loss) - Partner contributions					(5,942,433)					(20,465,078)	
10091	Inter AMP Excess Cash Transfer In											
10092	Inter AMP Excess Cash Transfer Out				142,830,802							
10093	Transfers between programs and projects - in				(978,631)		978,631				978,631	(142,791,162)
10094	Transfers between programs and projects - out				141,852,171	(5,271,337)	6,530,594	8,337,665	522,500	(14,522,645)	(4,403,223)	142,791,162
10100	TOTAL OTHER FINANCING SOURCES (USES)	(184,022,027)	(110,458,793)	(33,685,079)	141,852,171	(5,271,337)	6,530,594	8,337,665	522,500	(14,522,645)	(4,403,223)	
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	-	-	-	(25,703,502)	(3,575,031)	11,965,730	2,114,713	(23,080)	(13,801,023)	(3,330,690)	-
11020	Required Annual Debt Principal payments							4,215,000				
11030	Beginning equity											
11040-010	HUD Adjustments to prior year settlements											
11040-020	Reconcile PHA equity to entity's audited equity											
11040-030	Prior period adjustments and correction of errors - Editable											
11040-040	Prior period adjustments and correction of errors - Editable											
11040-050	Prior period adjustments and correction of errors - Editable											
11040-060	Prior period adjustments and correction of errors - Editable											
11040-070	Prior period adjustments and correction of errors - Editable											
11040-080	Equity Transfers - Move discrete comp unit to blended comp											
11040-090	Equity Transfers				2,854							
11040-100	Equity Transfers											
11040-110	Equity Transfers											
	Prior period adjustments, equity transfers, and correction of errors				2,854		3,791,122				3,791,122	

PHILADELPHIA HOUSING AUTHORITY
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FINANCIAL DATA SCHEDULE

	DESCRIPTION	PRIM COV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
70300	Revenue:			
70400	Net tenant rental revenue	23,480,663	9,409,482	32,890,145
70500	Tenant revenue - other	563,938	50,210	614,168
	Total tenant revenue	24,044,621	9,459,692	33,504,313
70600-010	Housing Assistance Payment	4,499,406	-	4,499,406
70600-020	Ongoing administrative fees earned	1,129,857	-	1,129,857
70600-030	Hard to house fee revenue	-	-	-
70600-031	FSS coordinator	345,000	-	345,000
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	318,565,346	12,996,873	331,562,219
70610	Capital Grants	18,761,435	-	18,761,435
708	Other government grants	1,372,102	-	1,372,102
71100-010	Housing Assistance Payment	-	-	-
71100-020	Administrative Fee	147,527	5,067	152,594
71100	Investment income - unrestricted	5,433,136	-	5,433,136
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	11,180,541	369,790	11,550,331
71600	Gain or loss on the sale of fixed assets	4,563,217	-	4,563,217
72000-010	Housing Assistance Payments	-	-	-
72000-020	Administrative Fee	-	-	-
720	Investment income - restricted	-	16,751	16,751
700	TOTAL REVENUE	384,067,925	22,848,173	406,916,098
91100	Administrative salaries	35,530,852	1,384,207	36,915,059
91200	Auditing fees	420,549	358,765	779,314
91300	Management Fee	-	557,955	557,955
91310	Bookkeeping Fee	-	-	-
91400	Advertising and Marketing	121,151	-	121,151
91500	Employee benefit contributions - administrative	20,914,132	1,819,700	22,733,832
91600	Office Expenses	6,865,910	99,404	6,965,314
91700	Legal Expenses	3,997,657	919	3,998,576
91800	Travel	195,692	-	195,692
91810	Allocated Overhead	-	-	-
91900	Other	9,647,539	1,249,869	10,897,408
91000	Total Operating Administrative	77,691,482	5,470,819	83,162,301
92000	Asset Management Fee	-	-	-
92100	Tenant services - salaries	835,720	200,884	1,036,604
92200	Relocation costs	340,119	10,944	351,063
92300	Employee benefit contributions - tenant services	343,037	55,663	398,700
92400	Tenant services - other	963,347	98,838	1,062,185
92500	Total tenant Services	2,482,223	366,329	2,848,552

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2013
FINANCIAL DATA SCHEDULE

	DESCRIPTION	PRIM GOV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
93100	Water	9,993,357	2,182,423	12,175,780
93200	Electricity	5,791,700	1,122,018	6,913,718
93300	Gas	7,018,080	527,239	7,545,319
93400	Fuel	15,253	-	15,253
93500	Labor	72,797	-	72,797
93600	Sewer	-	-	-
93700	Employee benefit contributions- utilities	37,915	-	37,915
93800	Other utilities expense	25,256	162,212	187,468
93000	Total Utilities	22,954,358	3,995,892	26,948,250
94100	Ordinary maintenance and operations - labor	29,713,245	2,865,791	32,579,036
94200	Ordinary maintenance and operations - materials & other	5,842,914	1,433,500	7,276,414
94300-010	Garbage and trash removal	1,807,394	-	1,807,394
94300-020	Heating & cooling contracts	699,399	-	699,399
94300-030	Snow removal contracts	-	-	-
94300-040	Elevator maintenance contracts	930,237	-	930,237
94300-050	Landscape & grounds contracts	150,334	-	150,334
94300-060	Unit turnaround contracts	-	-	-
94300-070	Electrical contracts	13,698	-	13,698
94300-080	Plumbing contracts	104,968	-	104,968
94300-090	Exterminator contracts	633,144	-	633,144
94300-100	Janitorial contracts	76,882	-	76,882
94300-110	Routine maintenance	970,312	-	970,312
94300-120	Miscellaneous contracts	180,081	-	180,081
943	Ordinary maintenance and operations contracts	5,566,449	2,682,612	5,566,449
94500	Employee benefit contributions- ordinary maintenance	16,042,672	206,327	16,248,999
94000	Total maintenance	37,165,280	7,188,230	61,670,898
95100	Protective services - labor	2,115,112	-	2,115,112
95200	Protective services- other contract costs	5,754,394	1,297,324	7,051,718
95300	Protective services - other	74,360	-	74,360
95500	Employee benefit contributions- protective services	1,236,611	-	1,236,611
95000	Total Protective Services	9,200,477	1,297,324	10,497,801
96100	Property Insurance	5,403,868	1,485,504	6,889,372
96120	Liability Insurance	602,749	-	602,749
96130	Workmen's Compensation	4,241,275	282,220	4,523,495
96140	All Other Insurance	83,016	331,073	414,089
96100	Insurance premiums	-	-	-
96200	Total Insurance	10,330,908	2,098,797	12,429,705
96210	Other General Expenses	14,189,636	1,664,482	15,854,108
96210	(Compensated Absences	27,706	-	27,706
96300	Payments in lieu of taxes	-	107,817	107,817
96400	Bad debt - tenant rents	696,440	103,446	799,886
96500	Bad debt- mortgages	-	-	-
96600	Bad debt - other	-	-	-
96800	Severance expense	765,472	-	765,472
96000	Total Other General Expenses	15,679,244	1,875,745	17,554,989
96710	Interest of Mortgage (or Bonds) Payable	4,447,955	5,032,684	10,380,639
96720	Interest on Notes Payable (Short and Long Term)	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-
96700	Interest Expense and Amortization Costs	-	5,032,684	10,380,639
96900	TOTAL OPERATING EXPENSES	199,954,127	28,223,820	225,495,335

PHILADELPHIA HOUSING AUTHORITY
MARCH 31, 2013
FINANCIAL DATA SCHEDULE

	DESCRIPTION	PRIM GOV TOTAL	DISCRETE COMPONENT UNITS	TOTAL
97000	EXCESS REVENUE OVER OPERATING EXPENSES	184,113,798	(5,375,647)	181,420,763
97100	Extraordinary maintenance			
97200	Casualty losses - non-capitalized			
97300-010	Mainstream 1 & 5 year	2,428,212	196,099	2,624,311
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	130,150,183		130,150,183
97350	HAP Portability - in	5,212,132		5,212,132
97400	Depreciation expense	50,162,167	18,666,946	68,829,113
97500	Fraud losses	-		
97800	Dwelling units rent expense	-		
90000	TOTAL EXPENSES	387,906,821	47,086,863	432,311,074
10010	Operating transfers in	-		
10020	Operating transfers out	(39,640)		(39,640)
10030-010	Not for Profit	-		
10030-020	Partnership	-		
10030-030	Joint Venture	-		
10030-040	Tax Credit	-		
10030-050	All Other	-		
	Other Comment			
10030	Operating transfers from/to primary government	14,373,839		14,373,839
10040	Operating transfers from/to component units	(14,373,839)		(14,373,839)
10070	Extraordinary items (net gain/loss) (Partner distributions)	-	(7,243)	(7,243)
10080	Special items (net gain/loss) - Partner contributions	-	2,294,795	2,294,795
10091	Inter AMP Excess Cash Transfer IN	-		
10092	Inter AMP Excess Cash Transfer Out	-		
10093	Transfers between programs and projects - in	39,640		39,640
10094	Transfers between programs and projects - out	-		
10100	TOTAL OTHER FINANCING SOURCES (USES)	-	2,287,552	2,287,552
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	(3,838,896)	(21,951,140)	(23,107,424)
11020	required Annual Debt Principal payments			
11030	Beginning equity	1,119,152,634	129,368,257	1,248,520,891
11040-010	HUD Adjustments to prior year settlements			
11040-020	Reconcile PHA equity to entity's audited equity			
11040-030	Prior period adjustments and correction of errors - Editable			
11040-040	Prior period adjustments and correction of errors - Editable			
11040-050	Prior period adjustments and correction of errors - Editable			
11040-060	Prior period adjustments and correction of errors - Editable			
11040-070	Equity Transfers - Move discrete comp unit to blended comp			
11040-080	Equity Transfers			
11040-090	Equity Transfers			
11040-100	Equity Transfers			
11040-110	Equity Transfers			
	Prior period adjustments, equity transfers, and correction of errors	3,791,122	-	3,791,122

HUD SUPPLEMENTARY INFORMATION

Philadelphia Housing Authority
Schedule of Actual Modernization Cost Certificate
Hope VI Grant
March 31, 2013

PROGRAM/GRANT

PA26URD0021104

ORIGINAL FUNDS APPROVED

\$ 17,059,932

FUNDS DISBURSED

\$ 17,059,932

FUNDS EXPENDED

\$ 17,059,932

EXCESS (DEFICIENCY) OF ADVANCES DUE TO (FROM) HUD

\$ -

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 Position
As of March 31, 2013

	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	1,317,004	209,244	-	-	-	-	-	-
Restricted cash	-	9,120,900	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Receivables, net	328,013	1,241,107	45,004	-	35,782	21,316	-	-
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	333,094	-	192,084	88,424	336,018	341,988	31,663	11,991
Other assets	-	-	-	-	-	-	-	-
Total current assets	1,978,111	10,571,251	237,088	88,424	371,800	363,304	31,663	11,991
NONCURRENT ASSETS								
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted Cash	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	325,166	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-
Total noncurrent assets	325,166	-	-	-	-	-	-	-
TOTAL ASSETS	2,303,277	10,571,251	237,088	88,424	371,800	363,304	31,663	11,991
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	33,745	73	-	-	-	-	-	-
Accrued Liabilities	-	-	-	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	90,556	-	-	-	-	-	-
Trust and deposits	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities	640,726	23,078	-	9,012	-	-	-	-
Total current liabilities	674,471	113,707	-	9,012	-	-	-	-
NONCURRENT LIABILITIES								
Compensated absences	-	60,371	-	-	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-
Other liabilities	-	-	-	-	-	-	-	-
Total noncurrent liabilities	-	60,371	-	-	-	-	-	-
TOTAL LIABILITIES	674,471	174,078	-	9,012	-	-	-	-
NET POSITION:								
Net investment in capital assets	325,166	9,120,900	-	-	-	-	-	-
Restricted for Section 8	-	-	-	-	-	-	-	-
Restricted for development	-	-	-	-	-	-	-	-
Unrestricted (Deficit)	1,303,640	1,276,273	237,088	79,412	371,800	363,304	31,663	11,991
TOTAL NET POSITION	1,628,806	10,397,173	237,088	79,412	371,800	363,304	31,663	11,991
TOTAL LIABILITIES AND NET POSITION	2,303,277	10,571,251	237,088	88,424	371,800	363,304	31,663	11,991

Philadelphia Housing Authority
Combining Statement of Net Position
As of March 31, 2013

	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	-	-	-	-	1,078,685	-	1,078,685	-
Restricted cash	-	-	-	-	-	-	-	-
Investments	-	3,218	-	18,817	15	-	79,148	89,858
Receivables, net	-	-	-	-	-	-	-	-
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	21,217	88,261	105,864	196,522	-	-	1,221,948	775,481
Other assets	-	-	-	-	-	-	-	-
Total current assets	21,217	91,479	105,864	215,339	1,078,700	-	2,379,781	865,339
NONCURRENT ASSETS								
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted Cash	-	-	-	-	-	-	-	-
Restricted Investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	633,750	-
Total noncurrent assets	-	-	-	-	-	-	633,750	-
TOTAL ASSETS	21,217	91,479	105,864	215,339	1,712,450	-	3,013,531	865,339
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	-	-	-	-	-	-	-	-
Accrued Liabilities	-	-	-	-	8,378	-	8,378	-
Current portion of long-term debt	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	2,451,248	-	2,451,248	-
Trust and deposits	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities	-	-	19,800	-	-	-	28,812	-
Total current liabilities	-	-	19,800	-	2,459,626	-	2,488,438	-
NONCURRENT LIABILITIES								
Compensated absences	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-
Other liabilities	-	-	-	-	-	-	-	-
Total noncurrent liabilities	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	-	-	19,800	-	2,459,626	-	2,488,438	-
NET POSITION:								
Net Investment in capital assets	-	-	-	-	-	-	-	-
Restricted for Section 8	-	-	-	-	-	-	-	-
Restricted for development	-	-	-	-	-	-	-	-
Unrestricted (Deficit)	21,217	91,479	86,064	215,339	(1,380,926)	-	(108,657)	865,339
TOTAL NET POSITION	21,217	91,479	86,064	215,339	(747,176)	-	525,093	865,339
TOTAL LIABILITIES AND NET POSITION	21,217	91,479	105,864	215,339	1,712,450	-	3,013,531	865,339

Philadelphia Housing Authority
Combining Statement of Net Position
As of March 31, 2013

	Section 8 New Construction Programs	Congregate Housing Program	Resident Opportunity and Self-Sufficiency Program	Disaster funding Program	Veterans Affairs Program	ARRA Competitive Programs	ARRA Formula Program	Healthy Homes Program
ASSETS								
Current Assets								
Cash and cash equivalents	-	4,217	-	-	-	-	-	-
Restricted cash	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-
Receivables, net	-	58,092	58,676	-	-	-	-	-
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	22,872	-	-	95,807	-	-	-	-
Other assets	-	-	-	-	-	-	-	-
Total current assets	22,872	62,309	58,676	95,807	-	-	-	-
NONCURRENT ASSETS								
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted Cash	-	-	-	-	-	-	-	-
Restricted investments	-	-	1,246	-	-	-	-	-
Capital assets, net of depreciation	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-
Total noncurrent assets	-	-	1,246	-	-	-	-	-
TOTAL ASSETS	22,872	62,309	59,922	95,807	-	-	-	-
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	-	-	-	-	-	-	-	-
Accrued Liabilities	-	-	-	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	62,309	58,676	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities	-	-	-	-	-	-	-	-
Total current liabilities	-	62,309	58,676	-	-	-	-	-
NONCURRENT LIABILITIES								
Compensated absences	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-
Other liabilities	-	-	-	-	-	-	-	-
Total noncurrent liabilities	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	-	62,309	58,676	-	-	-	-	-
NET POSITION:								
Net Investment in capital assets	-	-	1,246	-	-	-	-	-
Restricted for Section 8	-	-	-	-	-	-	-	-
Restricted for development	-	-	-	-	-	-	-	-
Unrestricted (Deficit)	22,872	-	-	95,807	-	-	-	-
TOTAL NET POSITION	22,872	-	1,246	95,807	-	-	-	-
TOTAL LIABILITIES AND NET POSITION	22,872	62,309	59,922	95,807	-	-	-	-

Philadelphia Housing Authority
Combining Statement of Net Position
As of March 31, 2013

	Moving to Work Program	Project Totals	OTHER BUSINESS ACTIVITIES	LONG TERM NOTES RECEIVABLE	DEBT SERVICE FUND	General Purpose Bonds	Blended Component Units	Total PHA Programs
ASSETS								
Current Assets								
Cash and cash equivalents	7,009,108	15,187,792	5,287,680	-	169,139	5,171	1,810,714	32,078,754
Restricted cash		13,997,409	24,276	-	-	-	-	23,142,585
Investments	37,736,843	3,539,141	-	-	-	-	67,598,942	108,874,926
Receivables, net	50,466,564	2,679,585	110,808	-	2	-	8,037,408	63,194,265
Due from other governments								
Due from other funds	4,746,234	44,942,997	-	-	-	-	-	52,330,517
Other assets		1,654,392	-	-	-	-	10,497	1,654,889
Total current assets	99,958,749	82,001,316	5,422,764	-	169,141	5,171	77,457,561	281,285,936
NONCURRENT ASSETS								
Mortgage receivable								
Restricted Cash				346,765,252	-	-	-	346,765,252
Restricted investments	6,609,435	-	-	-	-	-	3,007,070	9,616,505
Capital assets, net of depreciation	190,994,986	426,723,717	5,142,775	-	29,490,085	829,281	5,505	654,146,511
Other assets	810	520	88,012	9,451,355	-	-	-	9,540,697
Total noncurrent assets	197,605,231	426,724,237	5,230,787	356,216,607	29,490,085	829,281	3,012,575	1,020,068,965
TOTAL ASSETS	297,563,980	508,725,553	10,653,551	356,216,607	29,659,226	834,452	80,470,136	1,301,354,901
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	205,552	4,666,016	2,764	-	-	-	40,498	4,968,648
Accrued liabilities	7,384,934	3,183,882	43,296	-	824,592	174,167	96,413	11,715,652
Current portion of long-term debt					4,390,000	-	-	4,390,000
Due to other government agencies		207,355	-	-	-	-	207,355	207,355
Due to other funds	3,208,280	43,254,778	3,294,856	-	370	-	-	52,330,517
Compensated absences	611,818	3,587,885	-	-	-	-	61,048	4,351,307
Trust and deposits	5,700	808,990	-	-	-	-	41,310	856,000
Unearned revenues and other current liabilities	4,084,141	13,714,324	556,711	-	2	-	16,760,636	35,808,430
Total current liabilities	15,500,425	69,443,230	3,897,627	-	5,214,964	174,167	16,999,905	114,627,919
NONCURRENT LIABILITIES								
Compensated absences	407,879	2,391,926	-	-	-	-	40,698	2,900,874
Bonds, notes and loans payable					44,772,958	11,000,000	-	55,772,958
Other liabilities	6,609,435	2,151,335	-	-	-	-	-	8,760,770
Total noncurrent liabilities	7,017,314	4,543,261	-	-	44,772,958	11,000,000	40,698	67,434,602
TOTAL LIABILITIES	22,517,739	73,986,491	3,897,627	-	49,987,922	11,174,167	17,040,603	182,062,521
NET POSITION:								
Net investment in capital assets	190,994,986	426,723,717	5,142,775	-	(19,672,873)	(10,170,719)	5,505	593,983,553
Restricted for Section 8								9,120,900
Restricted for development							3,007,070	3,007,070
Unrestricted (Deficit)	84,051,255	8,015,345	1,613,149	356,216,607	(655,823)	(188,996)	60,416,958	513,180,857
TOTAL NET POSITION	275,046,241	434,739,062	6,755,924	356,216,607	(20,328,696)	(10,339,715)	63,429,533	1,119,292,360
TOTAL LIABILITIES AND NET POSITION	297,563,980	508,725,553	10,653,551	356,216,607	29,659,226	834,452	80,470,136	1,301,354,901

Philadelphia Housing Authority
Combining Statement of Net Position
As of March 31, 2013

	Elimination	Total
ASSETS		
Current Assets:		
Cash and cash equivalents		32,078,754
Restricted cash		23,142,585
Investments		108,874,926
Receivables, net	(16,609,211)	46,585,054
Due from other governments	-	-
Due from other funds	(52,330,517)	-
Other assets		1,664,889
Total current assets	(68,939,728)	212,346,208
NONCURRENT ASSETS		
Mortgage receivable		346,765,252
Restricted Cash	-	-
Restricted investments		9,616,505
Capital assets, net of depreciation		654,146,511
Other assets		9,540,697
Total noncurrent assets	-	1,020,068,965
TOTAL ASSETS	(68,939,728)	1,232,415,173
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable		4,968,648
Accrued Liabilities		11,715,662
Current portion of long-term debt		4,390,000
Due to other government agencies	-	207,355
Due to other funds	52,330,517	-
Compensated absences		4,351,307
Trust and deposits		856,000
Unearned revenues and other current liabilities	16,609,211	19,199,219
Total current liabilities	68,939,728	45,688,191
NONCURRENT LIABILITIES		
Compensated absences		2,900,874
Bonds, notes and loans payable		55,772,958
Other liabilities	-	8,760,770
Total noncurrent liabilities	-	67,434,602
TOTAL LIABILITIES	68,939,728	113,122,793
NET POSITION:		
Net Investment in capital assets		593,983,553
Restricted for Section 8		9,120,900
Restricted for development		3,007,070
Unrestricted (Deficit)		513,180,857
TOTAL NET POSITION	-	1,119,292,380
TOTAL LIABILITIES AND NET POSITION	68,939,728	1,232,415,173

Philadelphian Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position
For the year ended March 31, 2013

	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	1,154,645	3,958,993	369,953	361,813	512,496	493,842	-	-
Other income	4,179	5,576,221	-	-	-	-	-	-
Total operating revenue	1,158,824	9,535,214	369,953	361,813	512,496	493,842	-	-
Operating expenses:								
Administrative	489,540	940,418	61,862	38,196	64,238	53,821	-	-
Tenant services	5,772	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-
Maintenance	-	-	-	-	-	-	-	-
Protective services	-	-	-	-	-	-	-	-
General	804	53,153	1,713	1,296	2,181	1,827	-	-
Housing assistance programs	-	11,538,936	304,718	320,806	443,529	436,059	-	-
Depreciation and amortization	26,544	49,190	-	-	-	-	-	-
Total operating expenses	522,660	12,581,697	368,293	360,298	509,948	491,707	-	-
Operating income (loss)	636,164	(3,046,483)	1,660	1,515	2,548	2,135	-	-
Nonoperating revenue and (expenses):								
Interest and investment earnings	-	-	-	-	-	-	-	-
Other revenue/charges	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-
Net nonoperating revenue	-	-	-	-	-	-	-	-
Income (loss) before capital contributions	636,164	(3,046,483)	1,660	1,515	2,548	2,135	-	-
Capital Contributions								
HUD capital subsidies								
Other nonoperating contributions	100,000	-	-	-	-	-	-	-
Partner contributions	100,000	-	-	-	-	-	-	-
Change in net assets	736,164	(3,046,483)	1,660	1,515	2,548	2,135	-	-
Net assets a beginning of year:								
As previously reported	892,642	13,443,656	235,428	77,897	369,252	361,169	31,663	11,991
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-
Net assets at end of year	1,628,806	10,397,173	237,088	79,412	371,800	363,304	31,663	11,991

Philadelphian Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position
For the year ended March 31, 2013

	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	-	96,496	198,883	274,323	-	-	1,937,853	2,015,270	-
Other income	-	-	-	-	-	-	-	-	-
Total operating revenue	-	96,496	198,883	274,323	-	-	1,937,853	2,015,270	-
Operating expenses:									
Administrative	-	8,681	19,098	78,128	-	-	262,162	329,991	-
Tenant services	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-
Maintenance	-	-	-	-	-	-	-	-	-
Protective services	-	-	-	-	-	-	-	-	-
General	-	294	648	2,652	-	-	8,898	11,203	-
Housing assistance programs	-	87,176	196,108	190,445	-	-	1,674,123	1,655,309	-
Depreciation and amortization	-	-	-	-	-	-	-	-	-
Total operating expenses	-	96,151	215,854	271,225	-	-	1,945,183	1,996,503	-
Operating income (loss)	-	345	(16,971)	3,098	-	-	(7,330)	18,767	-
Nonoperating revenue and (expenses):									
Interest and investment earnings	-	-	-	-	175	-	175	-	-
other revenue/charges	-	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-	-
Net nonoperating revenue	-	-	-	-	175	-	175	-	-
Income (loss) before capital contributions	-	345	(16,971)	3,098	175	-	(7,155)	18,767	-
Capital Contributions									
HUD capital subsidies	-	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	(36,550)	-	(36,550)	-	-
Partner contributions	-	-	-	-	(36,550)	-	(36,550)	-	-
Change in net assets	-	345	(16,971)	3,098	(36,375)	-	(43,705)	18,767	-
Net assets a beginning of year:	21,217	91,134	103,035	212,241	(710,801)	-	568,798	846,572	22,872
As previously reported	-	-	-	-	-	-	-	-	-
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-	-
Net assets at end of year	21,217	91,479	86,064	215,339	(747,176)	-	525,093	865,339	22,872

Philadelphian Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position
For the year ended March 31, 2013

	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		123,539	217,457	385,558					
Other income		12,647	107,018						72,778
Total operating revenue		136,186	324,475	385,558					72,778
Operating expenses:									
Administrative			2,279	152,368					
Tenant services		135,848	321,761	233,190					35,859
Utilities									
Maintenance			435						
Protective services									
General		338							36,919
Housing assistance programs									
Depreciation and amortization				21,538					
Total operating expenses		136,186	324,475	407,096					72,778
Operating income (loss)				(21,538)					
Nonoperating revenue and (expenses):									
Interest and investment earnings									
other revenue/charges									
Interest expense									
Net nonoperating revenue									
Income (loss) before capital contributions				(21,538)					
Capital Contributions									
HUD capital subsidies							2,854		
Other nonoperating contributions									
Partner contributions							2,854		
Change in net assets				(21,538)			2,854		
Net assets a beginning of year:									
As previously reported				22,784	95,807				
Prior period adjustments and equity transfers							(2,854)		
Net assets at end of year				1,246	95,807				

Philadelphia Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position
For the year ended March 31, 2013

	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
Operating revenue:								
Total tenant revenue	-	24,044,621	-	-	-	-	-	24,044,621
Operating subsidies	309,701,402	-	-	-	-	-	-	319,937,448
Other income	414,067	-	3,013,857	-	-	-	2,052,552	11,180,541
Total operating revenue	310,115,469	24,044,621	3,013,857	-	-	-	2,052,552	355,162,610
Operating expenses:								
Administrative	25,334,493	48,388,746	650,814	-	(1)	-	1,044,950	77,693,482
Tenant services	635,817	1,003,763	-	-	-	-	146,273	2,482,424
Utilities	2,142,474	20,810,676	1,208	-	-	-	-	22,954,358
Maintenance	1,604,535	57,243,101	642,258	-	-	-	66,244	59,593,492
Protective services	2,628,076	6,572,401	-	-	-	-	-	9,200,477
General	1,316,612	24,239,555	13,765	-	-	-	176,610	25,822,651
Housing assistance programs	120,189,229	-	-	-	-	-	-	135,362,315
Depreciation and amortization	10,661,302	37,072,844	10,156	-	2,297,514	23,079	-	50,162,167
Total operating expenses	164,512,538	195,331,086	1,318,201	-	2,297,513	23,080	1,434,077	383,271,366
Operating income (loss)	145,602,931	(171,286,465)	1,695,656	-	(2,297,513)	(23,080)	618,475	(28,108,756)
Nonoperating revenue and (expenses):								
Interest and investment earnings	43,538	-	650	5,433,136	16	-	103,148	5,580,663
Other revenue/charges	644,925	3,918,292	-	-	-	-	-	4,563,217
Interest expense	-	-	-	-	3,925,455	522,500	-	4,447,955
Net nonoperating revenue	688,463	3,918,292	650	5,433,136	(3,925,439)	(522,500)	103,148	5,695,925
Income (loss) before capital contributions	146,291,394	(167,368,173)	1,696,306	5,433,136	(6,222,952)	(545,580)	721,623	(22,412,831)
Capital Contributions								
HUD capital subsidies	18,758,581	-	-	-	-	-	-	18,761,435
Other nonoperating contributions	(137,512,398)	141,852,171	(5,271,337)	6,530,594	8,337,665	522,500	(14,522,645)	-
Partner contributions	-	-	-	-	-	-	-	-
	(118,753,817)	141,852,171	(5,271,337)	6,530,594	8,337,665	522,500	(14,522,645)	18,761,435
Change in net assets								
	27,537,577	(25,516,002)	(3,575,031)	11,963,730	2,114,713	(23,080)	(13,801,022)	(3,651,396)
Net assets a beginning of year								
As previously reported	247,508,664	460,252,210	10,330,955	340,461,755	(22,443,409)	(10,315,635)	77,230,555	1,119,152,654
Prior period adjustments and equity transfers	-	2,854	-	3,791,122	-	-	-	3,791,122
Net assets at end of year	275,046,241	434,739,062	6,755,924	356,216,607	(20,328,696)	(10,339,715)	63,429,533	1,119,292,380

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF NET POSITION
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	Neumann North	Raymond Rosen Assoc t/a 8 Diamonds Townhouses	Ridge Avenue Housing	St anthony's senior residences	St Ignatious Senior Housing I	St Ignatious Senior Housing II	Southwark Plaza	Spring Garden Housing I
ASSETS								
Current Assets:								
Cash	4,584	135,370	13,088	37,369	99,000	625,924	-	25,887
Restricted cash	29,796	77,798	38,904	13,913	27,496	5,346	65,471	19,004
Investments	-	-	-	-	-	-	-	-
Receivables, net	45	8,982	7,574	-	271,153	5,392	56,985	3,175
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Other current assets	4,874	30,284	45,415	6,265	4,217	3,526	35,984	16,752
Total current assets	39,299	252,434	104,981	57,547	401,866	640,188	158,440	64,818
NONCURRENT ASSETS								
Mortgage receivable	341,894	1,271,935	453,351	162,116	823,246	85,789	703,701	110,122
Restricted cash	-	-	-	-	-	-	-	-
Restricted Investments	8,301,753	14,201,283	17,909,655	3,093,276	5,933,869	7,034,261	36,599,166	9,952,367
Capital assets, net of depreciation	188	48,736	279,650	4,244	-	14,128	29,084	13,537
Other assets	8,643,835	15,521,954	18,642,656	3,259,636	6,757,115	7,134,178	37,331,951	10,076,026
Total noncurrent assets	8,683,134	15,774,388	18,747,637	3,317,183	7,158,981	7,774,366	37,490,391	10,140,844
TOTAL ASSETS								
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	25,542	257,416	29,017	6,965	166,755	519,250	263,472	50,036
Accrued liabilities	33,615	11,247	-	13,727	47,317	303,122	579,881	55,641
Current portion of long-term debt	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	32,096	77,798	38,904	13,508	27,293	5,345	66,071	18,127
Unearned revenues and other current liabilities	29,465	88,608	2,015	831	1,179	1,587	71,908	1,595
Total current liabilities	120,718	435,069	69,936	35,031	242,544	829,304	981,332	125,399
NONCURRENT LIABILITIES								
Compensated absences	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	4,306,724	15,968,970	18,369,277	1,650,000	2,527,755	1,150,000	38,682,801	7,046,317
Other liabilities	1,287,719	1,429,562	2,170,035	156,170	768,856	-	-	5,011,758
Total noncurrent liabilities	5,594,443	17,398,532	20,539,312	1,806,170	3,296,611	1,150,000	38,682,801	12,058,075
TOTAL LIABILITIES								
NET POSITION:								
Net Investment in capital assets	3,995,029	(1,767,787)	(459,622)	1,443,276	3,406,114	5,884,261	(2,083,635)	2,921,050
Restricted	-	-	-	-	-	-	-	-
Unrestricted (Deficit)	(1,027,056)	(291,426)	(1,401,989)	32,706	213,712	(89,199)	(90,107)	(4,965,680)
TOTAL NET POSITION								
TOTAL LIABILITIES AND NET POSITION								
	8,683,134	15,774,388	18,747,637	3,317,183	7,158,981	7,774,366	37,490,391	10,140,844

PHILADELPHIA HOUSING AUTHORITY
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	Spring Garden Historic	Uni-Penn Housing Partnership I	Uni-Penn Housing Partnership II	Cambridge Plaza I	Cambridge Plaza II	Cambridge Plaza III	Germantown House	Lucien E. Blackwell Homes Phase II
ASSETS								
Current Assets:								
Cash	72,957	1,540	1,890	43,201	29,462	119,172	306,932	300,425
Restricted cash	33,441	12,031	12,947	5,030	4,584	4,462	14,104	8,788
Investments	-	-	-	-	-	-	-	-
Receivables, net	49,704	14,860	36,870	27,356	35,249	61,050	77,767	26,161
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Other current assets	11,013	15,106	40,504	28,675	20,226	10,355	52,716	43,110
Total current assets	167,115	43,537	92,211	104,362	89,321	195,039	451,519	378,484
NONCURRENT ASSETS								
Mortgage receivable	798,187	113,148	244,504	287,035	535,316	496,482	1,183,040	849,338
Restricted cash	-	-	-	-	-	-	-	-
Restricted Investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	16,004,290	5,541,421	7,335,218	5,210,781	6,697,049	6,782,608	15,931,790	13,550,518
Other assets	98,717	7,002	7,003	26,970	48,307	30,782	64,353	53,599
Total noncurrent assets	16,901,194	5,661,571	7,586,725	5,524,786	7,280,672	7,309,872	17,179,183	14,453,455
TOTAL ASSETS	17,068,309	5,705,108	7,678,936	5,629,048	7,370,193	7,504,911	17,630,702	14,831,939
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	16,490	41,685	186,125	15,233	11,246	12,301	18,866	44,182
Accrued Liabilities	47,177	8,735	5,954	35,906	74,095	76,081	149,567	33,927
Current portion of long-term debt	41,700	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	34,041	12,031	12,947	4,218	4,554	4,024	14,104	6,930
Unearned revenues and other current liabilities	2,147	95,960	737	119,588	83,988	15,483	37,929	23,877
Total current liabilities	141,555	158,411	205,763	174,945	173,883	107,889	220,466	108,916
NONCURRENT LIABILITIES								
Compensated absences	8,846,175	2,440,589	3,213,383	2,579,029	3,593,093	3,041,325	8,187,912	4,201,075
Bonds, notes and loans payable	1,183,208	1,747,930	2,805,370	1,475,561	1,547,095	1,161,438	1,562,658	1,119,908
Other liabilities	10,029,383	4,188,519	6,018,753	4,054,590	5,140,188	4,202,763	9,750,570	5,320,983
Total noncurrent liabilities	10,170,938	4,346,930	6,224,516	4,229,535	5,314,071	4,310,652	9,971,036	5,429,899
TOTAL LIABILITIES	17,116,415	3,100,832	4,121,835	2,631,752	3,103,956	3,741,283	7,743,878	9,349,443
NET POSITION:								
Net Investment in capital assets	7,116,415	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-
Unrestricted (Deficit)	(219,044)	(1,742,654)	(2,667,415)	(1,232,239)	(1,047,834)	(547,024)	(84,212)	52,597
TOTAL NET POSITION	6,897,371	1,358,178	1,454,420	1,399,513	2,056,122	3,194,259	7,659,666	9,402,040
TOTAL LIABILITIES AND NET POSITION	17,068,309	5,705,108	7,678,936	5,629,048	7,370,193	7,504,911	17,630,702	14,831,939

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF NET POSITION
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	Lucien E Blackwell Homes Phase III	Ludlow Scattered	Mantua I	Mantua II	Marshall Shepard	Mill Creek Phase I	Mt Olivet	Nellie Reynolds
ASSETS								
Current Assets:								
Cash	146,479	44,339	94,759	241,889	114,488	13,109	6,341	158,661
Restricted cash	5,250	7,859	4,950	5,050	7,990	8,959	18,334	6,339
Investments	-	-	-	-	-	-	-	-
Receivables, net	44,940	11,349	97,622	4,003	52,169	93,571	178,468	2,044
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Other current assets	34,993	-	-	15,143	48,341	84,583	66,345	64,403
Total current assets	<u>196,669</u>	<u>98,540</u>	<u>197,331</u>	<u>266,085</u>	<u>222,988</u>	<u>200,222</u>	<u>269,488</u>	<u>231,447</u>
NONCURRENT ASSETS								
Mortgage receivable	474,135	801,397	49,675	161,027	750,470	993,014	1,946,332	539,934
Restricted cash	-	-	-	-	-	-	-	-
Restricted Investments	11,477,117	20,558,521	16,084,174	14,691,982	18,000,575	13,475,842	11,647,916	16,166,711
Capital assets, net of depreciation	98,521	56,001	108,989	122,489	438,931	41,512	181,700	33,834
Other assets	12,049,773	21,415,919	16,242,838	14,975,498	19,189,976	14,510,368	13,775,948	16,740,479
Total noncurrent assets	<u>12,246,442</u>	<u>21,514,459</u>	<u>16,440,169</u>	<u>15,241,583</u>	<u>19,412,964</u>	<u>14,710,590</u>	<u>14,045,436</u>	<u>16,971,926</u>
TOTAL ASSETS								
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	20,923	13,773	1,416	22	31,274	37,433	38,458	13,130
Accrued liabilities	94,453	54,467	52,815	79,891	42,824	165,729	211,102	75,808
Current portion of long-term debt	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	4,653	7,859	4,950	5,049	7,722	8,910	15,939	6,237
Unearned revenues and other current liabilities	8,415	3,067	363,569	304,392	10,649	11,474	251,064	31,433
Total current liabilities	<u>128,444</u>	<u>79,166</u>	<u>422,750</u>	<u>389,354</u>	<u>92,469</u>	<u>223,546</u>	<u>516,563</u>	<u>126,608</u>
NONCURRENT LIABILITIES								
Compensated absences	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	2,944,341	11,545,499	15,663,113	14,541,612	14,395,705	6,103,752	9,740,166	2,848,291
Other liabilities	716,714	2,003,079	1,626,812	1,500,000	2,003,440	2,487,743	3,024,923	586,749
Total noncurrent liabilities	<u>3,661,055</u>	<u>13,548,578</u>	<u>17,289,925</u>	<u>16,041,612</u>	<u>16,399,145</u>	<u>8,591,495</u>	<u>12,765,089</u>	<u>3,435,040</u>
TOTAL LIABILITIES	<u>3,789,499</u>	<u>13,627,744</u>	<u>17,712,675</u>	<u>16,430,966</u>	<u>16,491,614</u>	<u>8,815,041</u>	<u>13,281,652</u>	<u>3,561,648</u>
NET POSITION:								
Net Investment in capital assets	8,532,776	9,013,022	421,061	150,370	3,604,870	7,372,090	1,907,750	13,318,420
Restricted	-	-	-	-	-	-	-	-
Unrestricted (Deficit)	(75,833)	(1,126,307)	(1,693,567)	(1,339,753)	(683,520)	(1,476,541)	(1,143,966)	91,858
TOTAL NET POSITION	<u>8,456,943</u>	<u>7,886,715</u>	<u>(1,272,506)</u>	<u>(1,189,383)</u>	<u>2,921,350</u>	<u>5,895,549</u>	<u>763,784</u>	<u>13,410,278</u>
TOTAL LIABILITIES AND NET POSITION	<u>12,246,442</u>	<u>21,514,459</u>	<u>16,440,169</u>	<u>15,241,583</u>	<u>19,412,964</u>	<u>14,710,590</u>	<u>14,045,436</u>	<u>16,971,926</u>

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF NET POSITION
MARCH 31, 2013

	Nomis Apartments LP	Paschall I	Paschall II	Richard Allen Phase III	Suffolk Manor	Tasker I	Tasker II	Uni-Penn Housing Via MLK Plaza IV
ASSETS								
Current Assets:								
Cash	113,348	47,690	523,735	81,807	430,752	174,382	581,342	130,452
Restricted cash	5,049	4,950	4,950	20,403	17,661	27,767	20,411	4,587
Investments	-	-	-	-	-	-	-	-
Receivables, net	6,485	4,256	5,544	139,354	209,307	310,046	134,803	37,917
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Other current assets	10,228	28,175	28,825	18,728	37,067	6,391	12,121	17,593
Total current assets	<u>135,110</u>	<u>85,071</u>	<u>563,054</u>	<u>260,292</u>	<u>694,787</u>	<u>518,786</u>	<u>748,677</u>	<u>190,549</u>
NONCURRENT ASSETS								
Mortgage receivable	42,542	16,501	207,114	1,440,380	274,045	1,541,884	591,226	368,064
Restricted cash	-	-	-	-	-	-	-	-
Restricted Investments	20,152,504	18,407,952	18,503,263	24,082,838	18,474,336	34,903,351	24,798,474	7,391,338
Capital assets, net of depreciation	108,722	99,832	61,033	58,100	21,921	617,407	375,794	28,430
Other assets	20,303,768	18,524,285	18,771,410	25,581,318	18,770,302	37,062,642	25,765,494	7,787,822
Total noncurrent assets	<u>20,438,878</u>	<u>18,609,356</u>	<u>19,334,464</u>	<u>25,841,610</u>	<u>19,465,089</u>	<u>37,581,428</u>	<u>26,514,171</u>	<u>7,978,371</u>
TOTAL ASSETS								
LIABILITIES AND NET ASSETS								
Current liabilities:								
Accounts payable	16,560	216	3,938	30,182	27,106	87,633	40,455	1,046
Accrued Liabilities	38,122	28,397	26,120	161,132	155,511	120,689	77,539	28,504
Current portion of long-term debt	-	-	-	-	-	1,715,000	1,605,000	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	4,950	4,950	4,950	18,910	17,661	26,357	18,752	4,059
Unearned revenues and other current liabilities	1,069,676	289,297	333,445	185,353	13,470	183,411	132,350	40,084
Total current liabilities	<u>1,129,308</u>	<u>322,860</u>	<u>368,453</u>	<u>395,577</u>	<u>213,748</u>	<u>2,133,090</u>	<u>1,874,096</u>	<u>73,693</u>
NONCURRENT LIABILITIES								
Compensated absences	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	18,148,212	16,702,730	18,020,825	22,190,978	10,453,027	30,670,000	19,385,000	3,351,450
Other liabilities	1,729,243	1,851,788	1,905,290	234,808	5,129,569	327,748	303,433	1,126,254
Total noncurrent liabilities	<u>19,877,455</u>	<u>18,554,518</u>	<u>19,926,115</u>	<u>22,425,786</u>	<u>15,582,596</u>	<u>30,997,748</u>	<u>19,688,433</u>	<u>4,477,684</u>
TOTAL LIABILITIES	<u>21,006,763</u>	<u>18,877,378</u>	<u>20,294,568</u>	<u>22,821,363</u>	<u>15,796,344</u>	<u>33,130,838</u>	<u>21,562,529</u>	<u>4,551,377</u>
NET POSITION:								
Net Investment in capital assets	2,004,292	1,705,222	482,438	1,891,860	8,021,309	2,518,351	3,808,474	3,969,334
Restricted	-	-	-	-	-	-	-	-
Unrestricted (Deficit)	(2,572,177)	(1,973,244)	(1,442,542)	1,128,387	(4,352,564)	1,932,239	1,143,168	(542,340)
TOTAL NET POSITION	<u>(567,885)</u>	<u>(268,022)</u>	<u>(960,104)</u>	<u>3,020,247</u>	<u>3,668,745</u>	<u>4,450,590</u>	<u>4,951,642</u>	<u>3,426,994</u>
TOTAL LIABILITIES AND NET POSITION	<u>20,438,878</u>	<u>18,609,356</u>	<u>19,334,464</u>	<u>25,841,610</u>	<u>19,465,089</u>	<u>37,581,428</u>	<u>26,514,171</u>	<u>7,978,371</u>

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF NET POSITION
MARCH 31, 2013

	Warrock I	Warrock II	TOTAL DISCRETE UNITS
ASSETS			
Current Assets:			
Cash	91,748	28,701	4,841,023
Restricted cash	5,247	4,456	553,327
Investments	-	-	-
Receivables, net	14,810	75,999	2,105,010
Due from other governments	-	-	-
Due from other funds	-	-	-
Other current assets	24,100	36,488	902,546
Total current assets	<u>135,905</u>	<u>145,644</u>	<u>8,401,906</u>
NONCURRENT ASSETS			
Mortgage receivable	-	-	-
Restricted cash	674,469	430,182	19,761,595
Restricted Investments	-	-	-
Capital assets, net of depreciation	15,917,324	14,001,036	498,814,559
Other assets	73,691	59,567	3,312,764
Total noncurrent assets	<u>16,665,484</u>	<u>14,490,785</u>	<u>521,888,918</u>
TOTAL ASSETS	<u>16,801,389</u>	<u>14,636,429</u>	<u>530,290,824</u>
LIABILITIES AND NET ASSETS			
Current liabilities:			
Accounts payable	39,846	19,460	2,087,452
Accrued Liabilities	21,375	53,115	2,963,585
Current portion of long-term debt	-	-	3,361,700
Due to other government agencies	-	-	-
Due to other funds	-	-	-
Compensated absences	-	-	-
Trust and deposits	5,247	4,455	543,601
Unearned revenues and other current liabilities	12,455	407,380	4,227,881
Total current liabilities	<u>78,923</u>	<u>484,410</u>	<u>13,184,219</u>
NONCURRENT LIABILITIES			
Compensated absences	-	-	-
Bonds, notes and loans payable	7,842,724	7,254,139	357,605,969
Other liabilities	631,780	1,466,878	52,083,519
Total noncurrent liabilities	<u>8,474,504</u>	<u>8,721,017</u>	<u>409,689,488</u>
TOTAL LIABILITIES	<u>8,553,427</u>	<u>9,205,427</u>	<u>422,873,707</u>
NET POSITION:			
Net Investment in capital assets	8,074,600	6,746,897	137,791,216
Restricted	-	-	-
Unrestricted (Deficit)	173,362	(1,315,895)	(30,374,099)
TOTAL NET POSITION	<u>8,247,962</u>	<u>5,431,002</u>	<u>107,417,117</u>
TOTAL LIABILITIES AND NET POSITION	<u>16,801,389</u>	<u>14,636,429</u>	<u>530,290,824</u>

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED MARCH 31, 2013

	Neumann North	Raymond Rosen Assoc. t/a 8 Diamonds Townhouses	Ridge Avenue Housing	St. Anthony's senior residences	St Ignatious Senior Housing I	St. Ignatious Senior Housing II	Southwark Plaza	Spring Garden Housing I
Operating revenue:								
Total tenant revenue	247,285	422,090	412,605	148,378	280,637	234,800	840,082	273,117
Operating subsidies	217,080	501,123	437,400	147,993	155,021	174,420	1,556,777	278,640
Other income	144,226	36,550	23,287	9,032	6,706	-	105,482	-
Total operating revenue	608,591	959,763	873,292	305,403	442,364	409,220	2,502,341	551,757
Operating expenses:								
Administrative	136,792	253,423	263,578	97,735	117,857	65,249	770,342	131,663
Tenant services	21,468	53,420	17,729	-	31,270	24,293	104,412	62,731
Utilities	196,662	197,362	108,195	30,712	86,155	54,696	549,179	85,154
Maintenance	152,021	394,019	337,173	119,678	96,037	71,990	1,052,879	252,781
Protective services	-	-	1,847	969	-	-	85,462	-
General	48,681	103,158	133,499	48,769	49,685	47,633	252,357	106,571
Housing assistance programs	-	-	681,204	247,156	226,621	216,747	1,457,141	340,642
Depreciation and amortization	268,367	915,121	-	-	-	-	-	-
Total operating expenses	823,991	1,916,503	1,543,225	545,019	607,625	480,608	4,271,772	979,542
Operating income (loss)	(215,400)	(956,740)	(669,933)	(239,616)	(165,261)	(71,388)	(1,769,431)	(427,785)
Nonoperating revenue and (expenses):								
Interest and investment earnings	1,584	2,249	3	474	5,738	-	3,692	113
Special items	-	-	-	-	-	-	-	-
Interest expense	154,017	79,845	18,369	15,445	81,772	64,019	-	551,805
Net nonoperating revenue and (expenses)	(152,433)	(77,596)	(18,366)	(14,971)	(76,034)	(64,019)	3,692	(551,692)
Income (loss) before capital contributions	(367,833)	(1,034,336)	(688,299)	(254,587)	(241,295)	(135,407)	(1,765,739)	(979,477)
Capital Contributions								
HUD Capital subsidies	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	-
Partner distributins	-	-	-	-	-	-	-	-
Partner contributions	-	-	-	-	-	-	-	-
Change in Net position	(367,833)	(1,034,336)	(688,299)	(254,587)	(241,295)	(135,407)	(1,765,739)	(979,477)
Total net position a beginning of year:								
As previously reported	3,335,806	(1,024,877)	(1,173,312)	1,730,569	3,861,121	5,930,469	(408,003)	(1,063,153)
Prior period adjustments	-	-	-	-	-	-	-	-
Total net position at end of year	2,967,973	(2,059,213)	(1,861,611)	1,475,982	3,619,826	5,795,062	(2,173,742)	(2,042,630)

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED MARCH 31, 2013

	Spring Garden Historic	Uni-Penn Housing Partnership I	Uni-Penn Housing Partnership II	Cambridge Plaza I	Cambridge Plaza II	Cambridge Plaza III	Germantown House	Lucien E. Blackwell Homes Phase II
Operating revenue:								
Total tenant revenue	303,592	123,187	116,963	137,886	81,751	75,170	516,373	267,532
Operating subsidies	159,655	158,760	146,070	163,759	224,722	227,706	667,332	227,420
Other income	-	4,538	3,458	-	-	-	7,824	-
Total operating revenue	463,247	286,485	266,491	301,645	306,473	302,876	1,191,529	494,952
Operating expenses:								
Administrative	135,196	137,761	122,543	90,014	82,708	89,088	268,347	120,332
Tenant services	39,501	561	-	249	-	-	-	-
Utilities	63,342	35,873	57,424	39,147	51,491	43,188	253,834	61,737
Maintenance	129,070	128,221	114,751	88,615	85,263	90,978	289,361	166,069
Protective services	-	-	1,113	-	-	-	155,995	-
General	57,146	54,073	65,684	66,414	67,203	60,907	162,926	109,038
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	544,109	215,930	243,720	209,405	261,741	244,699	481,209	533,167
Total operating expenses	968,364	572,419	605,235	493,844	548,406	528,860	1,611,672	990,343
Operating income (loss)	(505,117)	(285,934)	(338,744)	(192,199)	(241,933)	(225,984)	(420,143)	(495,391)
Nonoperating revenue and (expenses):								
Interest and investment earnings	199	-	2,786	56	73	111	275	242
Special items	-	-	-	-	-	-	-	-
Interest expense	102,000	156,691	130,509	140,815	187,919	159,061	140,586	129,772
Net nonoperating revenue and (expenses)	(101,801)	(156,691)	(127,723)	(140,759)	(187,846)	(158,950)	(140,311)	(129,530)
Income (loss) before capital contributions	(606,918)	(442,625)	(466,467)	(332,958)	(429,779)	(384,934)	(560,454)	(624,921)
Capital Contributions								
HUD Capital subsidies	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	-
Partner distributins	-	-	-	-	-	-	-	-
Partner contributions	-	-	-	-	-	-	-	-
Change in Net position	(606,918)	(442,625)	(466,467)	(332,958)	(429,779)	(384,934)	(560,454)	(624,921)
Total net position a beginning of year:								
As previously reported	7,504,289	1,800,803	1,920,887	1,732,471	2,485,901	3,579,193	8,220,120	10,026,961
Prior period adjustments	-	-	-	-	-	-	-	-
Total net position at end of year	6,897,371	1,358,178	1,454,420	1,399,513	2,056,122	3,194,259	7,659,666	9,402,040

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED MARCH 31, 2013

	Lucien E. Blackwell Homes Phase III	Ludlow Scattered	Mantua I	Mantua II	Marshall Shepard	Mill Creek Phase I	Mt. Olivet	Nellie Reynolds
Operating revenue:								
Total tenant revenue	116,467	194,180	141,248	156,908	161,403	200,626	595,665	248,757
Operating subsidies	245,773	246,701	200,228	138,894	349,948	543,134	1,053,157	446,282
Other income						4,228		
Total operating revenue	<u>362,240</u>	<u>440,881</u>	<u>341,476</u>	<u>295,802</u>	<u>511,351</u>	<u>743,760</u>	<u>1,653,050</u>	<u>695,039</u>
Operating expenses:								
Administrative	102,271	91,152	79,844	49,040	157,143	170,349	385,612	70,701
Tenant services		1,754			2,222			
Utilities	43,424	64,423	25,256	36,991	62,707	74,666	318,349	148,592
Maintenance	109,203	154,521	56,273	25,030	141,057	273,385	450,502	151,391
Protective services			74,844	75,058			221,464	169,221
General	84,376	95,344	70,936	81,319	112,803	186,040	216,502	134,488
Housing assistance programs								
Depreciation and amortization	371,995	616,228	573,045	886,738	666,586	505,481	354,512	469,296
Total operating expenses	<u>711,269</u>	<u>1,023,422</u>	<u>880,198</u>	<u>1,154,176</u>	<u>1,142,518</u>	<u>1,209,921</u>	<u>1,946,941</u>	<u>1,143,689</u>
Operating income (loss)	<u>(349,029)</u>	<u>(582,541)</u>	<u>(538,722)</u>	<u>(858,374)</u>	<u>(631,167)</u>	<u>(466,161)</u>	<u>(293,891)</u>	<u>(448,650)</u>
Nonoperating revenue and (expenses):								
Interest and investment earnings	93	116	41	1,569	150	130	180	71
Special items								
Interest expense	89,289	345,167	199,395		431,871	284,435	333,008	146,687
Net nonoperating revenue and (expenses)	<u>(89,196)</u>	<u>(345,051)</u>	<u>(199,354)</u>	<u>1,569</u>	<u>(431,721)</u>	<u>(284,305)</u>	<u>(332,828)</u>	<u>(146,616)</u>
Income (loss) before capital contributions	<u>(438,225)</u>	<u>(927,592)</u>	<u>(738,076)</u>	<u>(856,805)</u>	<u>(1,062,888)</u>	<u>(750,466)</u>	<u>(626,719)</u>	<u>(595,266)</u>
Capital Contributions								
HUD Capital subsidies								
Other nonoperating contributions							(5,373)	
Partner distributins	195,586							
Partner contributions	<u>195,586</u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u>(5,373)</u>	<u></u>
Change in Net position	<u>(242,639)</u>	<u>(927,592)</u>	<u>(738,076)</u>	<u>(856,805)</u>	<u>(1,062,888)</u>	<u>(750,466)</u>	<u>(632,092)</u>	<u>(595,266)</u>
Total net position a beginning of year:								
As previously reported	8,699,582	8,814,307	(534,430)	(332,578)	3,984,238	6,646,015	1,395,876	14,005,544
Prior period adjustments	<u>8,699,582</u>	<u>8,814,307</u>	<u>(534,430)</u>	<u>(332,578)</u>	<u>3,984,238</u>	<u>6,646,015</u>	<u>1,395,876</u>	<u>14,005,544</u>
Total net position at end of year	<u>8,456,943</u>	<u>7,886,715</u>	<u>(1,272,506)</u>	<u>(1,189,383)</u>	<u>2,921,350</u>	<u>5,895,549</u>	<u>763,784</u>	<u>13,410,278</u>

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED MARCH 31, 2013

	Norris Apartments LP	Paschall I	Paschall II	Richard Allen Phase III	Suffolk Manor	Tasker I	Tasker II	Uni-Penn Housing /a MLK Plaza IV
Operating revenue:								
Total tenant revenue	138,594	217,710	212,305	510,361	480,950	735,023	425,323	132,938
Operating subsidies	35,232	14,485	-	898,675	668,450	1,299,473	656,154	174,594
Other income	-	-	-	-	-	24,459	-	-
Total operating revenue	<u>173,826</u>	<u>232,195</u>	<u>212,305</u>	<u>1,409,036</u>	<u>1,149,400</u>	<u>2,058,955</u>	<u>1,081,477</u>	<u>307,532</u>
Operating expenses:								
Administrative	70,179	47,555	31,157	336,552	164,695	401,030	218,692	59,435
Tenant services	-	-	-	2,998	249	-	1,973	1,499
Utilities	21,066	35,474	37,257	153,016	244,153	420,776	195,679	49,343
Maintenance	74,042	45,834	25,390	598,090	354,220	673,502	355,349	108,305
Protective services	-	30,952	-	-	187,083	130,296	-	-
General	79,414	189,189	124,381	249,885	145,940	312,956	218,786	69,078
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	469,998	688,057	933,803	815,030	597,912	1,389,946	1,039,578	262,742
Total operating expenses	<u>714,699</u>	<u>1,037,061</u>	<u>1,151,988</u>	<u>2,155,571</u>	<u>1,694,252</u>	<u>3,328,506</u>	<u>2,030,057</u>	<u>550,402</u>
Operating income (loss)	<u>(540,873)</u>	<u>(804,866)</u>	<u>(939,683)</u>	<u>(746,535)</u>	<u>(544,852)</u>	<u>(1,269,551)</u>	<u>(948,580)</u>	<u>(242,870)</u>
Nonoperating revenue and (expenses):								
Interest and investment earnings	139	52	458	188	277	168	103	53
Special items	-	-	-	-	-	-	-	-
Interest expense	227,661	194,558	395,611	22,191	500,292	32,385	20,990	151,486
Net nonoperating revenue and (expenses)	<u>(227,522)</u>	<u>(194,506)</u>	<u>(395,153)</u>	<u>(22,003)</u>	<u>(500,015)</u>	<u>(32,217)</u>	<u>(20,887)</u>	<u>(151,433)</u>
Income (loss) before capital contributions	<u>(768,395)</u>	<u>(999,372)</u>	<u>(1,334,836)</u>	<u>(768,538)</u>	<u>(1,044,867)</u>	<u>(1,301,768)</u>	<u>(969,467)</u>	<u>(394,303)</u>
Capital Contributions								
HUD Capital subsidies	-	-	-	-	-	(1,870)	-	-
Other nonoperating contributions	-	-	-	-	-	(1,870)	-	-
Partner distributins	-	-	-	-	-	-	-	-
Partner contributions	-	-	-	-	-	-	-	-
Change in Net position	<u>(768,395)</u>	<u>(999,372)</u>	<u>(1,334,836)</u>	<u>(768,538)</u>	<u>(1,044,867)</u>	<u>(1,303,638)</u>	<u>(969,467)</u>	<u>(394,303)</u>
Total net position a beginning of year:								
As previously reported	200,510	731,350	374,732	3,788,785	4,713,612	5,754,228	5,921,109	3,821,297
Prior period adjustments	-	-	-	-	-	-	-	-
Total net position at end of year	<u>(567,885)</u>	<u>(268,022)</u>	<u>(960,104)</u>	<u>3,020,247</u>	<u>3,668,745</u>	<u>4,450,590</u>	<u>4,951,642</u>	<u>3,426,994</u>

PHILADELPHIA HOUSING AUTHORITY
COMPONENT UNITS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED MARCH 31, 2013

	Warnock I	Warnock II	TOTAL DISCRETE UNITS
Operating revenue:			
Total tenant revenue	153,226	156,560	9,459,692
Operating subsidies	112,461	469,354	12,996,873
Other income	-	-	369,790
Total operating revenue	<u>265,687</u>	<u>625,914</u>	<u>22,826,355</u>
Operating expenses:			
Administrative	55,308	97,476	5,470,819
Tenant services	-	-	366,329
Utilities	32,343	116,226	3,993,892
Maintenance	85,414	133,915	7,384,329
Protective services	-	163,020	1,297,324
General	69,388	99,973	3,974,542
Housing assistance programs	-	-	-
Depreciation and amortization	496,037	442,983	18,666,946
Total operating expenses	<u>738,490</u>	<u>1,053,593</u>	<u>41,154,181</u>
Operating income (loss)	<u>(472,803)</u>	<u>(427,679)</u>	<u>(18,327,826)</u>
Nonoperating revenue and (expenses):			
Interest and investment earnings	321	114	21,818
Special items	-	-	-
Interest expense	137,776	307,257	5,932,684
Net nonoperating revenue and (expenses)	<u>(137,455)</u>	<u>(307,143)</u>	<u>(5,910,866)</u>
Income (loss) before capital contributions	<u>(610,258)</u>	<u>(734,822)</u>	<u>(24,238,692)</u>
Capital Contributions			
HUD Capital subsidies	-	-	-
Other nonoperating contributions	-	-	(7,243)
Partner distributins	-	-	2,294,795
Partner contributions	1,390,310	708,899	2,287,552
	<u>1,390,310</u>	<u>708,899</u>	<u>2,287,552</u>
Change in Net position	<u>780,052</u>	<u>(25,923)</u>	<u>(21,951,140)</u>
Total net position a beginning of year:			
As previously reported	7,467,910	5,456,925	129,368,257
Prior period adjustments	<u>-</u>	<u>-</u>	<u>-</u>
	<u>7,467,910</u>	<u>5,456,925</u>	<u>129,368,257</u>
Total net position at end of year	<u>8,247,962</u>	<u>5,431,002</u>	<u>107,417,117</u>

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF NET ASSETS
MARCH 31, 2013

ASSETS

Current assets:

Cash and cash equivalents	\$ 36,919,770
Restricted cash	23,695,914
Investments	108,874,930
Receivables	48,690,065
Mortgage Receivable	
Other current assets	2,567,435
Total current assets	<u>220,748,114</u>

Noncurrent assets:

Restricted Cash and Investments	29,378,102
Land, building and equipment - net of accumulated depreciation	1,152,961,066
Other assets	12,853,460
Total noncurrent assets	<u>1,195,192,628</u>

TOTAL ASSETS

1,415,940,742

LIABILITIES

Current liabilities:

Accounts payable	7,056,100
Accrued Liabilities	14,866,747
Current portion of long term debt	7,751,700
Due to other Governments	207,355
Compensated absences	4,351,300
Trust for deposit liabilities	1,399,600
Deferred credits and other liabilities	23,427,096

Total current liabilities

59,059,898

Noncurrent liabilities:

Long-term debt	66,613,681
Other long-term liabilities	63,745,166
Total long-term liabilities	<u>130,358,847</u>

TOTAL LIABILITIES

189,418,745

NET ASSETS

Net investment in fixed assets	731,774,765
Restricted	12,127,970
Unrestricted	482,619,262
Total net assets	<u>1,226,521,997</u>

TOTAL LIABILITIES AND NET ASSETS

\$ 1,415,940,742

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF ACTIVITIES
YEAR ENDED MARCH 31, 2013

	EXPENSES	TENANT REVENUE	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS	NET (EXPENSE) REVENUE AND CHANGES IN NET ASSETS
FUNCTIONS/PROGRAMS					
Housing activities	\$ 413,285,399	\$ 33,504,313	\$ 335,229,116	\$ 18,761,435	(\$ 25,790,535)
Changes in net assets:					
Net assets - beginning					1,248,521,410
Prior period adjustments					3,791,122
Net assets - ending					<u>\$1,226,521,997</u>

SINGLE AUDIT SECTION

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED MARCH 31, 2013

<u><i>Federal Grant/Pass-Through Grantor/Program or Cluster Title</i></u>	Federal CFDA Number	Federal Expenditures
<i>U.S. Department of Housing and Urban Development:</i>		
Congregate Housing Services Program	14.170	\$ 123,539
Section 8 Project-Based Cluster		
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	1,937,853
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	2,015,270
Total Section 8 Project Based Cluster		3,953,123
Moving to Work Demonstration Program		
Section 8 Housing Choice Vouchers	14.871	184,022,027
Public and Indian Housing	14.850	110,458,793
Public Housing Capital Fund	14.872	33,979,163
Total Moving to Work Demonstration Program		328,459,983
Resident Opportunity and Supportive Services - Service Coordinators	14.870	385,558
Housing Voucher Cluster		
Section 8 Housing Choice Vouchers	14.871	3,958,993
Mainstream Vouchers	14.879	369,953
Total Housing Voucher Cluster		4,328,946
Capital Fund Cluster		
ARRA-Public Housing Capital Fund Competitive	14.884	2,854
ARRA-Public Housing Capital Fund Stimulus (Formula)	14.885	-
Total Capital Fund Cluster		2,854
ARRA-Healthy Homes Demonstration Grants	14.908	72,778
<i>U.S. Department of Agriculture:</i>		
Summer Food Service Program for Children	10.559	217,457
<i>U.S. Department of Health and Human Services:</i>		
Child Care and Development Block Grant	93.575	1,154,645
		<u>\$338,698,883</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, 2013. 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, 2013

Of the federal expenditures presented in the schedule, PHA provided federal awards to subrecipients as follows:

CFDA Number	Program Name	Subrecipient	Amount Provided
14.850a	Low Rent Public Housing	Cambridge Plaza LP I	\$ 163,759
		Cambridge Plaza LP II	224,722
		Cambridge LP III	227,706
		(Falls Ridge) Ridge Avenue	437,400
		Germantown House	667,332
		Lucien E. Blackwell Homes Phase II, L.P.	227,420
		Lucien E. Blackwell Homes Phase III, L.P.	245,773
		Ludlow Scattered Sites	246,701
		Mantua, L.P. I	200,228
		Mantua, L.P. II	138,894
		Marshall Shepard, L.P.	349,948
		Mill Creek	543,134
		Mt. Olivet L.P.	1,053,157
		Nellie Reynolds Gardens, L.P.	446,282
		Neuman North L.P.	217,080
		Norris Apartments L.P.	35,232
		Paschall L.P. Phase I	14,485
		Paschall L.P. Phase II	-
		Raymond Rosen (8 Diamonds)	501,123
		Richard Allen III	898,675
		Southwark (Courtyards)	1,556,777
		Spring Garden Housing Limited Partnership	278,640
		Spring Garden II	159,655
		St. Anthony's Senior Residencies Associates LP	147,993
		St. Ignatius Senior Housing I, L.P. (Angela Court I)	155,021
		St. Ignatius Senior Housing II, L.P. (Angela Court II)	174,420
		Suffolk Manor	668,450
		Tasker I	1,299,473
		Tasker II	656,154
		Uni-Penn (MLK I) I	158,760
		Uni-Penn (MLK III) II	146,070
		Uni-Penn (MLK IV) IV	174,594
		Warnock Phase I	112,461
		Warnock Phase II	469,354
			\$12,996,873

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED MARCH 31, 2013

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? No

Identification of major programs:

<u>CFDA Number</u>	<u>Program Title</u>
<u>Section 8 Project-Based Cluster</u>	
14.249	Moderate Rehabilitation Single Room Occupancy
14.856	Lower Income Housing Assistance Program
<u>Housing Voucher Cluster</u>	
14.871	Section 8 Housing Choice Vouchers
14.879	Mainstream Vouchers
<u>Capital Fund Cluster</u>	
14.884	ARRA - Public Housing Capital Fund Competitive
14.885	ARRA - Public Housing Capital Fund Formula
14.872	Public Housing Capital Fund
<u>Other Programs</u>	
14.850	Public and Indian Housing
14.908	ARRA - Healthy Homes Demonstration Program
14.881	Moving to Work Demonstration Program

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

None reported.

SECTION IV – Summary Schedule of Prior Audit Findings

Finding No. 2012-01

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.”

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED MARCH 31, 2012

SECTION IV – Summary Schedule of Prior Audit Findings - Continued

Finding No. 2012-02

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.

**Independent Auditor's Report 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 in accordance with the 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, the basic financial statements of Philadelphia Housing Authority (PHA) as of and for the year ended March 31, 2013, and the related notes to the financial statements, and have issued our report thereon date December 19, 2013. 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

In planning and performing our audit of the financial statements, we considered PHA's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of PHA's internal control. Accordingly, we do not express an opinion on the effectiveness of PHA's internal control.

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. 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.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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 no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Sedawir & Company, LLC". The signature is written in a cursive, flowing style.

December 19, 2013

Independent Auditor's Report
on Compliance for Each Major Program
and on Internal Control over Compliance
Required by 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

Report on Compliance for Each Major Federal Program

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, 2013. PHA's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. 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.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of PHA's major federal program based on our audit of the types of compliance requirements referred to above. 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 on compliance for each major federal program. However, our audit does not provide a legal determination of PHA's compliance. Our tests did not include the component units whose audits were performed by other auditors.

Opinion on Each Major Federal Program

In our opinion, PHA complied, in all material respects, with the types of 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, 2013.

Report on Internal Control Over Compliance

Management of PHA is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered PHA's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program 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 with a 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. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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 material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

A handwritten signature in black ink that reads "Asdane & Company, LLC". The signature is written in a cursive, flowing style.

December 19, 2013

APPENDIX F

OAC AUDIT REPORT

THE OFFICE OF AUDIT AND COMPLIANCE

FY2013

ACCOMPLISHMENTS REPORT

APRIL 1, 2012 – MARCH 31, 2013



Philadelphia Housing Authority

WWW.PHA.PHILA.GOV



Philadelphia Housing Authority

Janea Jordon
Senior Vice President

If you have information of possible wrongdoing call, write or visit:

Office of Audit and Compliance
Philadelphia Housing Authority
12 S. 23rd Street, Philadelphia, PA 19103
Fraud Hotline (215) 684-8300, oac@pha.phila.gov

OUR MISSION



The Office of Audit and Compliance (OAC) is the Philadelphia Housing Authority's (PHA) independent oversight department established to perform investigative, audit and compliance-related activities relating to PHA's operations, programs and services. The OAC serves PHA by helping to identify and reduce risks and ensuring that policies, procedures, laws and regulations are followed, established standards are met, resources are used efficiently and effectively, and PHA objectives are achieved.

OAC operates under the general direction of PHA's President and Chief Executive Officer with a direct reporting relationship to the Board of Commissioners. OAC is comprised of a Compliance Division, an Internal Audit Division and an Investigations Unit.

OAC provides the following services:

- Conducts financial and financial-related audits.
- Conducts compliance and quality assurance reviews of operating controls and transactions to determine compliance with local, state and federal laws, regulations, and procedures.
- Conducts performance/operational audits to determine efficiency, economy, and effectiveness of all program areas and operations.
- Conducts criminal and administrative investigations involving allegations of impropriety, fraud, criminal activities, conflicts of interest, waste, mismanagement, etc.
- Serves as liaison and coordinator of PHA's interest with HUD, local, state and federal regulatory and investigative bodies.
- Responds to requests from the Board of Commissioners, the President and CEO and the Senior Management team for independent analyses of management or internal control systems.
- Coordinates audit efforts between internal and external auditors to avoid duplication of efforts.

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MESSAGE FROM THE PRESIDENT AND CEO



When I arrived at the Philadelphia Housing Authority in 2011, I was the Director of Audit and Compliance. My top priority was to officially establish the agency's oversight entity. With the support of the U.S. Department of Housing and Urban Development and PHA's executive management team, I recruited a team of auditors, investigators and compliance specialists, all with the end goal of eliminating fraud, waste, abuse and corruption across the agency. Moreover, I began the important process of reestablishing and rebuilding relationships with key external law enforcement and oversight entities with whom the OAC could partner to achieve its objectives.

In my new role as President and Chief Executive Officer, my expectations have not changed: I continue to charge OAC and its partners with assisting PHA in restoring public trust by preventing and uncovering fraud, corruption and unethical conduct by PHA employees, contractors and

others who receive PHA funds. I have also charged OAC with auditing and reviewing PHA's operations, including policies and procedures, to identify internal control deficiencies and recommend improvements in order to reduce PHA's vulnerability to mismanagement, fraud, waste and corruption.

As a municipal corporation organized under the statutes of the Commonwealth of Pennsylvania to provide safe and decent housing to low-and moderate-income individuals in the City of Philadelphia, PHA is primarily federally funded and is accountable to HUD, the Board of Commissioners, the Mayor, the City Council and the citizens of the City of Philadelphia. As such, PHA employees, residents and contractors hold a significant position of public trust. The public, therefore, has a right to expect PHA's employees, contractors and those doing business with PHA to perform their responsibilities honestly and with integrity.

Although, our objectives are far from complete, I am impressed by the accomplishments the department has made thus far. I encourage everyone to continue to support OAC's efforts in making this agency more transparent and efficient. I take pride in the progress and the success outlined in this report, which clearly demonstrates that PHA is moving in the right direction.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelvin Jeremiah". The signature is fluid and stylized, with a long horizontal stroke extending to the right.

Kelvin Jeremiah
President & CEO
Philadelphia Housing Authority

MESSAGE FROM THE SENIOR VICE PRESIDENT



In accordance with PHA's Board Resolution #11428, the Office of Audit and Compliance was created in January of 2011 and tasked with monitoring, evaluating and providing oversight to ensure regulatory and operating compliance of the Philadelphia Housing Authority. Following the creation of the OAC, the March 2012 PHA Board Resolution #11517 further codified OAC's independence, responsibility and authority to carry out these objectives. With reporting accountability to the PHA President & CEO, the PHA Board of Commissioners, and most importantly to the public, the three (3) divisions that comprise OAC – Internal Audit, Compliance and Investigations, are utilized in various ways to achieve its mission.

In addition to staffing the department, finding and setting up an office space, creating internal policies and procedures to guide our work, establishing partnerships with external entities, connecting with internal departments, and working toward building a well performing internal team, the OAC worked diligently throughout its first official year of service to make strides toward advancing its stated objectives. During this past fiscal year, the Internal Audit Department completed 18 audits. The Investigations Division substantiated 119 cases, holding employees, residents and vendors accountable for defrauding the agency. The Compliance division implemented process improvements within several areas throughout the agency, realizing savings in time and money for PHA. These statistics only represent a small part of how far OAC has come since its inception, but, our work has only just begun.

In its first year, OAC conducted several corruption prevention trainings to PHA employees, and under Mr. Jeremiah's leadership, published a **Protocol for External Audits**, an **Employee Guide to Identify and Prevent Corruption**, and an **Anti-Corruption Guide for PHA's Contractors and Vendors**. These documents serve as a reminder, that the new PHA will be doing business in a transparent, fair and ethical way.

OAC recognizes that the majority of PHA's employees, residents and contractors are honest and trustworthy, and believes that its responsibilities are critical to ensuring that PHA and those doing or seeking to do business with PHA act with the highest standards of integrity. OAC is dedicated to the principal that no PHA employee, regardless of rank or position is above the law, and that the strength of PHA is built on the solid character of the individuals who hold the public trust. However, we believe that public trust is both an individual and collective responsibility. With the ongoing support of PHA's Board of Commissioners, executive management, staff, residents and contractors, OAC will continue to work diligently to eradicate fraud, corruption and unethical conduct at PHA.

This report represents the OAC's accomplishments for Fiscal Year Ended March 31, 2013, as well as our plans for the future. It is my hope that in being transparent about what we are doing and how we are doing it, you will continue to support our efforts.

Sincerely,

Jamea Jordon
Senior Vice President, OAC
Philadelphia Housing Authority

THE YEAR IN NUMBERS

FINANCIAL ACCOMPLISHMENTS

Restitution	\$84,213
Internal Audit Recovery (Actual).....	\$415,289
Compliance Streamlining	\$27,281,955
Termination/Resignation Savings	\$2,494,498
Pension Contribution Savings	\$885,194
Total: \$31,162,149	

TERMINATION SAVINGS

As of March 31, 2013, OAC investigations of reported employee misconduct involving fraud, waste, and/or abuse, resulted in the termination or resignation of thirteen (13) PHA employees, saving PHA **\$2,494,498.20** based on two-year salary projections. In addition, it is estimated that these terminations or resignations have resulted in a savings of pension contributions by PHA in excess of **\$885,194.89¹**.

PARTNERSHIPS

The Office of Audit and Compliance has initiated and maintained partnerships with several Federal, State and Local agencies in efforts to protect the integrity of PHA and to further hold individuals who defraud the agency accountable. These partnerships include:

- The US Department of Housing and Urban Development Office of Inspector General
- Social Security Administration Office of Inspector General
- The US Department of Agriculture Office of Inspector General
- The US Department of Veterans Affairs Office of Inspector General
- Federal Bureau of Investigation
- Internal Revenue Service
- United States Attorney's Office
- Philadelphia District Attorney's Office
- Pennsylvania State Ethics Commission
- US Bureau of Alcohol, Tobacco, Firearms and Explosives

FY2013 COMPLAINT INTAKE

As of March 31, 2013 the OAC Investigations division received a total of **774** complaints. Of those complaints, **373** were opened as active investigations, **119²** cases were substantiated, 18 of which were referred for criminal prosecution with 1 arrest completed.

¹ OAC utilized conservative estimates in the determination of the financial impact of terminations and resignations of PHA employees. Some agencies, particularly in the federal sector, project similar savings over the remainder of the dismissed employees' career.

²OAC Investigators have up to 180 days to complete an investigation. This number reflects investigations submitted for closure since July 2012, when the case tracking system was implemented.

IDENTIFYING AND PREVENTING CORRUPTION

OAC's Investigations Division is charged with investigating allegations of fraud, corruption, official misconduct, conflicts of interest, mismanagement and other criminal offenses with respect to employees, residents and persons or entities doing business with the Philadelphia Housing Authority. These cases involve individuals who defrauded the Authority for personal gain, resulting in the prosecutions and repayments of restitution owed to PHA in the amount of **\$84,213**.

THEFT OF BENEFITS

Following a joint investigation, OAC discovered Doris Whitfield Richardson, a resident of PHA, was stealing survivor benefits meant for her deceased grandmother. The benefit payments, issued by the Veteran's Affairs and Office of Personnel Management, went unreported to the Social Security Administration and the Department of Housing and Urban Development when Richardson applied for government assistance.

Richardson was convicted and sentenced to 33 months in prison for conversion of government funds, wire fraud, and Social Security fraud. She was ordered to pay **\$10,338** to PHA in restitution.

KICK BACKS

An OAC investigation (continued by way of the former PHA Office of Inspector General) led to the arrest and conviction of Kerri Bizzell, a former manager of PHA's small construction contracts. Bizzell abused her position by extorting kickbacks in exchange for PHA contracts.

Bizzell was sentenced to 50 months in federal prison, followed by 3 years of supervised release on extortion and obstruction charges. She was ordered to pay **\$25,000** in restitution to PHA.

UNREPORTED INCOME

A joint investigation found that Sharman Long, a PHA resident, was in receipt of approximately \$208,505.40 in government benefit payments she was not entitled to receive. To receive governmental assistance, Long concealed her marriage and work activity from the Department of Housing and Urban Development and PHA, the Social Security Administration, the United States Department of Agriculture, the United States Department of Health and Human Services, as well as, the Pennsylvania Department of Welfare.

Long was sentenced to 90 days in prison, 3 years of probation and fined \$208,506.40 in restitution, **\$22,000** of which will be paid to PHA.

UNDERREPORTED INCOME

Following a complaint of unreported income, OAC discovered that Tamia Mack, a PHA resident, did not accurately report her assets and income. Mack reported to PHA that she earned \$300.00 to \$400.00 per month as a self-employed hair stylist, when in fact she was actually a full time employee at Jefferson Hospital earning between \$31,000.00 and \$60,000.00 per year. OAC's investigation determined that Mack underpaid her rent in the amount of \$26,875.00. The investigation also discovered that Mack also failed to report that she purchased a house while living at her PHA unit.

Mack was arrested and charged with defrauding PHA. Mack pleaded guilty to theft, false swearing and tampering with public records, and was ordered to pay **\$26,875** to PHA in restitution.

PREVAILING WAGE VIOLATIONS - UNDERPAYMENT OF EMPLOYEES BY PHA CONTRACTORS

Most construction projects PHA undertakes are funded by federal funds, which require the payment of prevailing wages. PHA is tasked with ensuring that construction contractors and sub-contractors are abiding by all applicable prevailing wage laws and regulations while working on PHA construction projects. Maintaining compliance with prevailing wage laws and regulations is vital to ensuring that PHA is eligible for future funding from the federal government, and is necessary in order to avoid punitive fines from the federal government. The wage compliance enforcement for fiscal year 2013 Davis-Bacon and Related Acts projects resulted in fourteen (14) citations being issued to construction contractors for violations that totaled **\$13,640.46** in restitution payments made by contractors to individuals working on PHA projects that the contractors underpaid.

RESIDENCY

PHA will be aggressively investigating employee violations of the PHA residency policy. During the fiscal year 2013, OAC substantiated three (3) investigations in which employees were found to not have their bona fide living quarters within the City of Philadelphia. Based on these investigations, the employees were terminated pursuant to Section 2.2 of the Employee Handbook. All employees are strongly advised to make sure that they fully comply with PHA's Philadelphia residency requirement. Any questions should be directed to Human Resources.

PROTECTING OUR ASSETS

The Internal Audit Department (IA) serves the Philadelphia Housing Authority's management and the Board of Commissioners in the identification, evaluation, and mitigation of agency risks. IA provides useful review, advice and recommendations where control weaknesses exist. By conducting risk-based audits and reviews, IA verifies that PHA's assets are safeguarded.

IA completed eighteen (18) audits and special reviews during Fiscal Year 2012/2013, and issued four (4) audit reports with associated Management Action Plans. Below are some of the audits conducted by PHA's internal Audit Department, which resulted in more than **\$3 million** in potential recoveries of PHA's funds and/or savings through process improvements.

TENANT SERVICES (FSS/ESS PROGRAM)

IA's review of the FSS/ESS Program determined that funds accumulated in escrow accounts for participants who were terminated from the Program. Consequently, these funds were forfeited by the FSS participants, removed from the depository account and treated as program receipts for payment of program expenses in accordance with HUD's requirements governing the use of program receipts.

Actual Recovery **\$415,289**

HCV PROGRAM (PORTABILITY RECEIVABLE)

IA assessed portability vouchers to determine if the vouchers were administered in accordance with HUD's guidelines and PHA's policies, and procedures. IA determined that various Housing Authorities owe PHA approximately **\$1.6 million** in payments, and recommended that the Housing Choice Voucher Program begin to request payment of these portability receivables owed.

Potential Recovery **\$1,600,000**

HCV PROGRAM (PORTABILITY PAYABLE)

IA's review determined and recommended that the HCV Program can save money by performing in-house, routine tasks such as creating reports, informing staff when and how to apply administrative fees, and interpreting HUD's regulations and PHA's policies and procedures, that have been traditionally outsourced to consultants.

Potential Savings **\$50,000**

HUMAN RESOURCES

IA reviewed the policies and procedures associated with vacation accruals for PHA employees. IA determined that current and former employees may owe PHA approximately **\$160,038** for inaccurate vacation leave accruals and conversions from sick leave to vacation pay outs.

Potential Recovery **\$160,038**

TENANT SERVICES (SECTION 3 PROGRAM)

IA reviewed Section 3 Program compliance and adequacy of the associated internal control systems. IA found that fifteen (15) active contractual commitments (e.g., scholarships) totaling approximately \$40.9 million dating back to 2008 have not been strictly enforced. IA determined that contractors owe PHA approximately **\$1.3 million** for outstanding and uncollected commitments.

Potential Recovery **\$1,300,000**

PUBLIC HOUSING PROGRAM (504 ADMINISTRATION)

IA's review of the Public Housing 504 Administration found that PHA was not reimbursed by the Pennsylvania Housing Finance Agency (PHFA) for a portion of the rent for tenants funded under the Nursing Home Transition program because of late reimbursement submissions to PHFA and other issues.

Potential Recovery **\$7,371**

TOTAL POTENTIAL RECOVERY **\$3,117,409**

EXTERNAL PARTNERSHIPS

While it is imperative that OAC continues to protect PHA's assets, the Office's Compliance and Audit Divisions also partner with external entities, like the US Department of Housing and Urban Development, to oversee and facilitate external audit and review activities on behalf of the Philadelphia Housing Authority. **Without the assistance of PHA internal departments, OAC would not be successful in addressing these external audits and reviews, and would not succeed in maintaining these external partnerships.** Highlighted below are a few examples of these partnerships in action:

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT - PORTABILITY (DELAWARE COUNTY HOUSING AUTHORITY)

OAC was responsible for the coordination of HUD's reconciliation of Portability receivables and payables between PHA and the Delaware County Housing Authority (DCHA). In conjunction with the Housing Choice Voucher Program (HCVP), one conducted an internal reconciliation which resulted in an adjustment to HUD's findings. Currently, OAC is awaiting HUD's response to OAC's submission.

DEPARTMENT OF LABOR - WAGE COMPLIANCE REVIEW

In December 2012, the U.S. Department of Labor (DOL) completed a wage compliance review of years 1-3 (2008-2010) of the UFAS 504 Accessible Housing project. The findings presented by the DOL claimed that PHA owed \$173,253.43 in back wages to individuals that worked on the project. In an effort to ensure compliance and prevent waste through punitive findings, PHA's Wage Compliance Officer and Internal Audit team performed an additional review of the same project. Through this internal review, PHA determined that the original findings presented by the DOL were inaccurate, and instead found that PHA owed \$128,055.13. After further review, the DOL agreed to the revisions and payments were made to sixty-two (62) individuals who worked on the project. The due diligence performed by PHA's Compliance and Audit departments ensured that PHA achieved full compliance with the law, and resulted in a savings to the agency of **\$45,198.30**.

DEPARTMENT OF LABOR – FAIR LABOR STANDARDS ACT

Based on a complaint made to OAC, OAC's Wage Compliance Officer (WCO) conducted a thorough review of a selected group of employees' exempt/nonexempt statuses to determine if any employees were classified as "exempt" in error, per the Fair Labor Standards Act. The review found that multiple employees were classified incorrectly, and were owed compensation for hours worked from the prior three (3) years. Reviewing and resolving this error internally allowed PHA to fix these issues for the affected employees while avoiding punitive fines from the Department of Labor, representing a cost savings of **\$54,614.40** to the agency. Additionally, the review prompted the agency to assess employee statuses in every department, ensuring compliance throughout PHA and mitigating future risk of punitive fines.

Following the completion of the DOL review, the Audit and Compliance Department at PHA created an oversight team and a plan of action to prevent any reoccurrence of these violations in the future. The plan of action includes improving supporting documentation, finalizing an internal wage compliance policy and procedure, developing a field-use tool for maintenance work, and improving the agency's preparation for external audits and reviews. These steps will ensure future compliance and will represent additional cost-savings in the following years.

PENNSYLVANIA DEPARTMENT OF AGRICULTURE – PEST CONTROL SERVICES

In September 2012, the Compliance Department discovered several compliance violations within the Integrated Pest Management Department (IPM) at PHA. The Compliance Department worked with PHA's IPM Department to create a plan of action that addressed the issues, swiftly suspending internal pest control practices temporarily until complete compliance with the Pennsylvania Department of Agriculture's associated regulations was achieved. The plan developed by the Compliance and IPM Departments' prevented PHA from being exposed to **\$360,000** in potential fines, and implemented preventative measures within the IPM Department in attempts to ensure the same errors do not occur in the future.

PA STATE ETHICS COMMISSION – STATEMENT OF FINANCIAL INTEREST

PA State Ethics Commission requires that all Public Employees and Public Officials complete an annual Statement of Financial Interest form to ensure compliance with statutes of the PA Ethics Act. OAC, in conjunction with PHA's HR department, developed and implemented Financial Disclosure Statement Standard Operating Procedures (SOP) to ensure timely and accurate filing of Statements of Financial Interests for all eligible public employees and public officials involved with the agency. The State Ethics Commission was a resource that assisted in ensuring that the implemented SOP was in compliance with the PA State Ethics Commissions requirement.

EXTERNAL PARTNERSHIPS

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT – AMERICAN RECOVERY AND REINVESTMENT ACT

HUD conducted three (3) comprehensive on-site reviews of PHA's administration of the 2009 American Recovery and Reinvestment Act (ARRA) Capital Fund Recovery Competition Grants totaling the amount of \$9,167,500 for fiscal year 2013. The purpose of the review was to determine if PHA administered the program in accordance with all applicable Notice of Funding Availability (NOFA), regulatory and programmatic requirements. The Compliance Department coordinated with PHA's departments to ensure compliance by providing HUD with requested material to satisfactorily close-out these comprehensive on-site reviews. The Compliance Department is pleased to report that there were no deficiencies found during HUD's on-site review of the administration of these ARRA funds. Consequently, PHA did not have to repay any of these awarded ARRA grants back to HUD.

ALTERNATIVE MANAGEMENT ENTITY (AME) – PENNROSE MANAGEMENT REVIEW

At the request of PHA's Office of General Counsel, a comprehensive compliance review led by the OAC in conjunction with Operations Management and PHA's Maintenance Department was conducted at the three (3) Pennrose Management developments (MLK I, MLK III, Falls Ridge) during October 2012. The review of these AME developments identified compliance violations with financial requirements, waitlist management, unit requirements, rent calculations, and building violations within units and common areas. The review report resulted in PHA postponing the AME's subsidy increase payments until all findings are corrected, saving PHA \$11,438 monthly for a total of **\$80,066** for FY 2013. As of the publication of this report, the AME is still not compliant and subsequently has not received the subsidy increase.

INTERNAL REVENUE SERVICE AUDIT – PAYROLL AND ACCOUNTS PAYABLE

The Internal Revenue Service (IRS) in conjunction with OAC and the Office of General Counsel (OGC) conducted a review of PHA's fringe benefits, vendor payments and payroll for the year 2010. OAC coordinated with Finance, Human Resources and Contract Procurement/Administration Departments to ensure that the IRS received complete and accurate supporting documentation. Although there were several findings, OAC and OGC worked together with the IRS to ensure that all findings were mitigated and any associated penalties and assessments were minimized.

EVALUATING AND IMPROVING

The Compliance Division of OAC partners closely with internal departments throughout PHA to ensure efficiency and effectiveness within the Agency's operations, programs, and services. Over the past fiscal year, these partnerships have led to the development and implementation of initiatives that have cut costs and increased productivity throughout the Authority, resulting in the elimination of thousands of dollars in spending and conservation of man hours. Listed below are a few of the Compliance Division's projects which led to these savings.

ENTERPRISE INCOME VERIFICATION (EIV) REVIEW

Background

HUD's EIV System is designed to make integrated income data available from one source, via the Internet, for housing authorities to use, so that income verification is improved during certification. Housing Authorities are required to use and implement the EIV system in their day-to-day operations.

Improvements

Through OAC's recommendations, Operations will minimize any HUD audits and fines, while ensuring that no overpayments of rent occur due to ineligible or deceased tenants.

Authority Savings: PHA avoided **\$17,328** in potential payments to ineligible or deceased tenants during FY2013.

NON-ELDERLY DISABLED VOUCHERS

Background

Since 1997, the Housing Choice Voucher Program (HCVP) has been awarded 765 vouchers to serve Non-Elderly Persons with Disabilities (NED), which PHA was required to distribute to qualifying PHA tenants.

Improvements

OAC coordinated efforts with PHA's HCVP and Information Systems Management (ISM) departments to create an internal process for tracking and properly coding NED vouchers for submission into HUD's system. By ensuring that all NED vouchers were issued before the HUD mandated deadline, PHA remained in compliance with HUD mandates.

Authority Savings: PHA avoided the revocation of **765 vouchers** maintaining **\$652,550** in funding.

POLICE RECORD CHECKS

Background

The Philadelphia Housing Authority conducts a police record check (PRC) for all applicants and residents 18 years of age and older, to determine eligibility for participation in PHA's housing assistance programs (Public Housing, Housing Choice Voucher, and, Philadelphia Asset Property Management Corporation.) PHA used the Pennsylvania Access to Criminal History (PATCH) system to conduct PRCs.

Improvements

Based on OAC's analysis and report, OAC and PHAPD now use the Commonwealth Law Enforcement Assistance Network (CLEAN), a realized savings of \$10 per PRC.

Authority Savings: PHA will save an estimated **\$175,000** annually.

SCATTERED SITE 340 AUDIT RESPONSE

Background

In March 2009, PHA was awarded \$90.5 million in formula grant capital funds under the American Recovery and Reinvestment Act (ARRA). Approximately \$31.5 million of this was designated to the 340 Scattered Sites Rehabilitation Program, which was audited by the HUD OIG in May 2011. A report was issued citing the potential repayment of \$26,433,077 in ARRA funds.

Improvements

In response to the audit, the OAC developed and implemented Standard Operating Procedures (SOP) to the audit to ensure proper documentation and standardized billing procedures for Scattered Sites rehabilitation projects. The SOPs were implemented with the help of PHA's Finance and Construction/Development Departments and eventually supported the closure of the audit in August 2012 with no repayment of funds required.

Authority Savings: By implementing SOPs around the rehabilitation of Scattered Sites, PHA prevented the repayment of **\$26,433,077** and secured any potential ARRA funding.

MILEAGE REIMBURSEMENT

Background

To ensure PHA is meeting the Internal Revenue Service (IRS) mileage rate, the Mileage Reimbursement Policies and Procedures were developed and implemented to enforce and maintain the most up-to-date mileage rates.

Improvements

As of January 2012, PHA employees received \$0.51 in mileage reimbursement, in accordance with the IRS's current mileage rates preventing potential citations of approximately \$4,000 for the reporting period. A process was put in place to ensure that the correct rate is used moving forward.

Authority Savings: PHA prevented potential citations of up to **\$4,000** for failure to provide accurate mileage reimbursement.

TOTAL AGENCY SAVINGS: **\$27,281,955**

MOVING FORWARD

OAC's Vision and Values will continue to be as follows:

- Conduct quality audits of PHA's operations timely and efficiently and in accordance with professional standards established by the Institute of Internal Auditors and Generally Accepted Government Auditing Standards
- Conduct investigations in a timely, thorough, and impartial manner
- Ensure transparency and accountability in PHA operations, services and program
- Work closely with other law enforcement, state and federal agencies to detect and investigate corruption, fraud, waste, abuse, mismanagement and conflicts of interest
- Ensure the integrity in PHA's financial reports
- Ensure the optimal efficiency and effectiveness in PHA's operations, programs and services by emphasizing ongoing compliance with all applicable rules and regulations

To confidentially report PHA related fraud, corruption, employee misconduct, conflicts of interest, waste or mismanagement to the Office of Audit and Compliance:

- Call PHA's Fraud Hotline: 215-684-8300
- Email: oac@pha.phila.gov
- Send mail to : Office of Audit and Compliance, 12 S. 23rd Street, 5th Floor, Philadelphia PA 19103



Philadelphia Housing Authority

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| PHILADELPHIA HOUSING AUTHORITY **ACT 130 REPORT** FOR FY 2014



Philadelphia Housing Authority

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