

# **Philadelphia Housing Authority**

Financial and Compliance Report  
March 31, 2019

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**PHILADELPHIA HOUSING AUTHORITY  
ANNUAL FINANCIAL REPORT  
TRANSMITTAL LETTER**

October 25, 2019

To the Board of Commissioners, Citizens and Clients of the Philadelphia Housing Authority:

We are pleased to present the Philadelphia Housing Authority ("PHA" or the "Authority") Comprehensive Annual Financial Report for the fiscal year ended March 31, 2019. This report was prepared by PHA's Finance staff and financial statements have been audited by RSM US LLP, a firm of licensed certified public accountants.

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.

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.

The goal of the independent audit was to provide reasonable assurance that PHA's financial statements for the fiscal year ended March 31, 2019 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, 2019, 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 Authority's internal controls and compliance, with special emphasis on internal controls, legal requirements and

compliance 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 beginning on page 15.

### **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 28,000 low and moderate-income residents in public housing developments and scattered sites units in the City of Philadelphia. Through its Housing Choice Voucher Program, which also includes former public housing units that have been converted to project-based assistance under the Rental Assistance Demonstration program, PHA assists approximately 45,000 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 80 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 primary 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 several 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 receive 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, and into areas offering greater opportunities for employment, education, and lower 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's goals include:
  - 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; and
- Supporting HUD management reform efficiencies through deregulation and streamlining and program consolidation.

Under QHWRA and, where applicable, the Moving to Work (MTW) Agreement between PHA and HUD as further described below, 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.

- The Housing Opportunities through Modernization Act (HOTMA) was signed into law by President Obama in 2016. HOTMA amends the United States Housing Act of 1937 and other housing laws to modify the public housing, Housing Choice Voucher and other federal housing programs. HOTMA includes a combination of provisions that became effective upon the law's signing and other provisions that require HUD to first issue a notice or regulation before becoming effective.
- 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.

### **Governing Body:**

Pursuant to Pennsylvania state law, the PHA Board of Commissioners consists of nine (9) members nominated by the Mayor of Philadelphia, subject to approval by the City Council. Two of the Commissioners are PHA residents. Prior to their seating, all Board members are required to complete extensive training from PHA, including sessions on public housing management, Ethical Conduct,

Conflict of Interest, EEO and the Fair Housing Act. The Board provides policy guidance and oversight of PHA's operations.

The members of PHA's Board of Commissioners for the fiscal year ended March 31, 2019 were:

- 1) ***Lynette M. Brown-Sow*** – **Board Chair** – Former Vice President of Marketing and Government Relations for Community College of Philadelphia;
- 2) ***Herbert Wetzel*** – **Board Vice Chair** – Executive Director of Housing and Community Development for City Council;
- 3) ***Leslie D. Callahan, PhD*** – Pastor of St. Paul's Baptist Church in North Philadelphia;
- 4) ***Rev. Bonnie Camarda*** – Director of Partnerships for the Salvation Army of Eastern Pennsylvania and Delaware;
- 5) ***Asia Coney*** – President of PHA's Resident Advisory Board.
- 6) ***Belinda Mayo*** - Former Director of Neighborhood Program Coordination and Community Development at the City of Philadelphia Office of Housing and Community Development from 1987 through 2016.
- 7) ***Frederick S. Purnell, Sr.*** – **Former** Deputy Director for Housing and Community Development for the City of Philadelphia;
- 8) ***Sam Staten, Jr.*** - Vice President of the Laborers' International Union of North America, Business Manager of Laborers' Local 332, and Secretary-Treasurer/Delegate of the Laborers' District Council of the Metropolitan Area of Philadelphia & Vicinity; and,
- 9) ***Ethel Wise*** – President of the Wilson Park Family Resident 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 2028. 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. The MTW Agreement also defines the formulas relevant to PHA's eligibility for Public Housing Operating Fund, Capital Fund and Housing Choice Voucher Program funds.

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. The format of the MTW Annual Plan and Annual Report is defined by HUD.

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

- 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 an 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; and
- 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 its 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 current MTW Plan emphasizes the need to strengthen people, property, and partnerships. Twelve interrelated strategic priorities have been established to guide both future MTW activities and PHA's overall management objectives as described in PHA's Strategic Directions Plan. These priority areas are:

- 1) Preserve and expand the supply of affordable housing available to Philadelphia's residents with low incomes;
- 2) Achieve excellence in the provision of management and maintenance services to PHA residents;

- 3) Create safe communities in collaboration with neighborhood residents and law enforcement agencies;
- 4) Enhance resident well-being and independence through partnerships for employment, job training, education, health and other evidence-based supportive services;
- 5) Improve access to quality housing choices and opportunity neighborhoods through the Housing Choice Voucher program;
- 6) Incorporate energy conservation measures and sustainable practices throughout PHA operations;
- 7) Improve customer service, streamline operations and create a business model that is data-driven and high performing;
- 8) Conduct PHA business in an open and transparent manner that promotes accountability and access, ensures diversity and adheres to the highest ethical standards;
- 9) Strengthen existing relationships and forge new public, private and philanthropic partnerships to support PHA's strategic goals;
- 10) Make PHA an employer of choice with an accountable, diverse, trained and productive workforce;
- 11) Ensure that PHA is a good neighbor and reliable community partner; and
- 12) Encourage innovation and promote PHA's financial health through ongoing participation in the Moving to Work Program.

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:

1. Low-Rent Housing Program (Public Housing)

This program provides low-rent housing to qualified residents of the City of Philadelphia. All units are owned by PHA - or by PHA affiliates or Alternative Management Entities, subject to the terms and conditions of property-specific Regulatory and Operating Agreements between PHA and the owner(s) and were purchased with financing arranged or provided through HUD. The operations of the public housing 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. Some public housing units receive Low Income Housing Tax Credits and are also subject to the program's applicable regulations. Under the Rental Assistance Demonstration Program authorized by Congress and implemented by HUD, PHA is in the process of converting a portion of its public housing portfolio to Section 8 project-based assistance. This conversion process will continue to take place over the next several years.

## 2. Housing Choice Voucher Program

The Housing Choice Voucher (HCV) program (also referred to as Section 8) provides rental subsidies for low-income families residing in housing owned by private, not-for-profit or public property owners. 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.

## **FY 2019 Key Accomplishments and Program Highlights**

PHA has had another outstanding year in providing affordable housing opportunities and supportive services to low income families with children, people with disabilities and seniors in Philadelphia. Below are some highlights of PHA's FY 2019 major accomplishments and milestones that demonstrate the agency's continued commitment to its strategic goals:

- As part of the Choice Neighborhoods Transformation Plan for Sharswood/Blumberg, PHA substantially completed rehabilitation and began reoccupancy of the 94-unit Senior Tower at Blumberg Apartments. Working with the City of Philadelphia, PHA completed construction on a new street network and related "green" storm water management systems. PHA also secured Low Income Housing Tax Credits (LIHTC) and commenced construction for an 83-unit family rental phase on a portion of the former Blumberg public housing site. PHA collaborated with its development partners to secure financing for several upcoming housing phases to be developed on PHA-owned land. Habitat for Humanity secured necessary financing and finalized development plans for a 20-unit affordable homeownership phase. Hunt Development, which is slated to build 300 rental and 100 homeownership units, submitted a first rental phase 9% LIHTC application, which is currently under PHFA review. Michaels Development submitted a 4% LIHTC application for the development of new family units and the recapitalization of the existing Harlan Street Apartments, a project that will result in 111 units. HELP USA submitted a 9% LIHTC application to create 55 units with a preference for the homeless, those at risk of homelessness, and veterans in the PHA-owned Reynolds School.
- Also, within the Sharswood/Blumberg target area, PHA undertook a wide range of additional activities to help transform the area into a community of choice including completing the second phase of rehabilitation on the previously shuttered Vaux School. The newly renovated Vaux Community Building now houses Big Picture High School, a collaborative effort of the School District of Philadelphia, Big Picture Schools and PHA. Temple University has opened a Nurse Managed Clinic in the facility, and PHA's new Workforce Development Center opened on April 1, 2019.
- As part of efforts to revitalize the Sharswood Ridge Avenue commercial corridor, PHA completed construction and occupancy of its new 130,000 square foot consolidated headquarters building, which includes planned retail spaces on the ground level. The building consolidates several of PHA's existing office facilities, while being an anchor institution, spurring the revitalization of the Ridge Avenue commercial corridor. Also, Letters of Intent were executed for a full-service grocer, restaurant, and an urgent care facility, for the planned

mixed-use project to be developed by Mosaic Development Partners on the Ridge Avenue commercial corridor.

- Under the Choice Neighborhoods Transformation Plan for North Central/Norris, PHA substantially completed construction and began reoccupancy of an 89-unit off-site rental phase. Also, with partial funding from a 9% LIHTC competitive award, PHA began construction on Phase III, consisting of 50 family rental units and a 10,000 sq. ft. community building.
- With a \$1.3M Choice Neighborhoods Planning grant from HUD, PHA continued implementation of a two-year, neighborhood-wide planning process to develop a Transformation Plan for Bartram Village and the surrounding Kingsessing neighborhood.
- PHA joined the community and development partners to celebrate several grand openings of 167 affordable rental apartments made possible by PHA financial support including Roberto Clemente Homes (38 units), Centennial Village (23 units), New Courtland at St. Barts (42 units), Witherspoon (40 units), and Tioga Apartments (24 units).
- Under the Unit Based Voucher program, PHA entered into Agreements and/or Housing Assistance Payments Contracts for 781 new project-based voucher units, including RAD conversions.
- PHA continued its partnership with the Department of Veteran's Affairs (VA) to serve veterans, through the Veterans Administration Supportive Housing Program (VASH) program. The program provides rental assistance for homeless veterans through HUD funding, and offers case management and clinical services through the VA. A total of 638 veterans were housed under the program, including (72) new homeless veterans who secured housing at a unit of their choice. Additionally, in July 2018 PHA was awarded (34) new vouchers by HUD to further support housing to one of the most vulnerable populations in the city.
- HUD awarded PHA ninety-nine (99) new vouchers through the Mainstream program. Mainstream vouchers provide housing assistance to non-elderly persons with disabilities. PHA created new partnerships this year with the City of Philadelphia Office of Homeless Services and Liberty Resources to provide case management and support for the Mainstream voucher holders. The new vouchers awarded supplements existing Mainstream vouchers already administered by PHA.
- PHA continued to operate its Housing Opportunity Program, which provides incentives, counseling and other services to assist voucher holders to find affordable housing in high opportunity areas. During this reporting period, HOP assisted thirty (30) HCV participants lease homes in opportunity areas.
- Efforts to prevent homelessness continued during the fiscal year, including PHA's ongoing collaboration with the City of Philadelphia and other partners on the Blueprint to End Homelessness initiative.
- A total of 66 PHA residents became first time homebuyers in FY 2019 with assistance from the

PHA's Homeownership Department and PhillySEEDS, Inc., PHA's non-profit subsidiary.

- PhillySEEDS, Inc., PHA's non-profit affiliate, awarded 71 scholarships to PHA residents who are pursuing higher education or vocational training opportunities.
- Through its ongoing partnership with local law enforcement and the efforts of PHA's Police Department, Part I violent crimes at PHA developments decreased by 23.9% and Part I property crimes decreased by 20.7% in calendar year 2018 compared to 2017.

### **Factors Affecting Financial Condition**

*Laws, Regulations and Federal Examinations:* PHA is subject to a number of laws and regulations. PHA's funding is substantially determined by annual Congressional appropriations. Material portions of PHA's grant revenue and other financial resources are dependent on Congressional appropriations and contingent on PHA's compliance with applicable 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 statuses of such examinations are monitored by HUD.

PHA is subject to 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 custodial credit risk categories defined by HUD are 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; and
- 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.

In Fiscal Year 2019, all of PHA's cash and investments were held in risk category #1 above.

*Risk Management:* Prior to April 1, 1999, PHA was self-insured for personal injury claims. Beginning April 1, 1999, PHA purchased commercial policies for personal injury coverage. 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. However, most of these claims are insured and management believes PHA's liability is limited to the deductible amounts under the policies.

*Contributions by Federal Agencies:* PHA received the majority of its Fiscal Year 2019 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, I would like to express my deep appreciation to PHA's Board of Commissioners, Mayor James Kenney, the Philadelphia City Council and Council President Darrell Clarke, PHA's staff and clients for their unfailing support for maintaining the highest standards of professionalism in the management of the Authority's finances and operations.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kelvin A. Jeremiah", with a stylized flourish at the end.

Kelvin A. Jeremiah

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## **Independent Auditor's Report**

RSM US LLP

To the Board of Commissioners  
Philadelphia Housing Authority

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the business-type activities, the aggregate discretely presented component units and the aggregate remaining fund information of the Philadelphia Housing Authority (PHA), a component unit of the City of Philadelphia, as of and for the year ended March 31, 2019, 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 opinions on these financial statements based on our audit. We did not audit the financial statements of the Philadelphia Housing Authority Retirement Income Plan, which is shown as a Fiduciary Fund Type – Pension Trust Fund as of and for the year ended October 31, 2018. We did not audit the financial statements of the aggregate discretely presented component units as of and for the year ending December 31, 2018. Those statements were audited by other auditors whose reports thereon have been furnished to us, and our opinions, 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. The financial statements of the discretely presented component units were not audited in accordance with *Government Auditing Standards*, except for the following entities: St. Ignatius Senior Housing I, L.P., St. Ignatius Senior Housing II, L.P., St. Francis Villa Senior Housing, L.P., 1952 Allegheny Associates Limited Partnership, Spring Garden Development Associates, LP, Uni-Penn Housing Partnership II, and Mantua Phase II, L.P.

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 opinions.

## **Opinions**

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 respective financial position of the business-type activities, the aggregate discretely presented component units, and the aggregate remaining fund information of the Philadelphia Housing Authority as of March 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matter**

### *Change in Reporting Entity*

We draw attention to Note 21 of the financial statements, which describes a change in reporting entity and restatement for two discretely presented component units that became blended component units during the year ended March 31, 2019. Our opinions are not modified with respect to this matter.

## **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 15 through 23 and the schedule of changes in net pension liability and related ratios and schedule of plan contributions on page 79 through 80 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 opinions on the financial statements that collectively comprise the Philadelphia Housing Authority's basic financial statements. The accompanying financial data schedule on pages 87 to 146, as well as other supplementary information shown on pages 81 to 86 and pages 147 to 166, 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 on page 167 is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the *City of Philadelphia Subrecipient Audit Guide* and is also not a required part of the basic financial statements.

Such information, the financial data schedule, schedule of expenditures of federal awards and the other supplementary information 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 basic financial statements as a whole.

The transmittal letter has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated October 25, 2019 on our consideration of the Philadelphia Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely 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 the effectiveness of Philadelphia Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Philadelphia Housing Authority's internal control over financial reporting and compliance.

*RSM US LLP*

Philadelphia, Pennsylvania  
October 25, 2019

**PHILADELPHIA HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2019  
UNAUDITED**

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### **Overview**

Philadelphia Housing Authority ("PHA") is a component unit of the City of Philadelphia. As management of the 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, 2019. 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 1 through 11 of this report, as well as the financial statements that follow this section. All amounts, unless otherwise indicated, are expressed in millions of dollars.

### **Financial Highlights**

PHA's financial position remained strong with a net position of **\$1,093.2 billion** at March 31, 2019.

- Total assets and deferred outflows exceeded total liabilities (net position) at March 31, 2019, by \$1,093.2 billion compared to \$1,034.9 billion in FY 2018. Of this amount, \$541.2 million is *unrestricted net position*, which includes \$394.5 million of mortgages receivable from PHA's discretely presented component units. The remaining unrestricted net position of \$146.7 million may be used to meet PHA's ongoing obligations to clients and creditors.
- PHA's FY2019 total net position increased by \$58.3 million vs FY2018.
- Total liabilities of \$208.7 million increased by \$8.3 million compared to FY2018 representing a 4.2% increase.
- Total operating revenue for FY2019 was \$432.6 million (vs \$420.7 million in FY2018), representing an increase of \$12 million from prior fiscal year. Total operating revenue was \$62.3 million more than operating expenses (excluding depreciation) compared to \$44.5 million in FY2018.
- Total operating expenses for FY2019 decreased by \$5.9 million or by 1.6% compared to FY2018.

### **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) fiduciary fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

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 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 and can be found on pages 30 through 78 of this report.

**PHILADELPHIA HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2019**

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**Overview of the Financial Statements (Continued)**

The supplemental 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 program activity. A program 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 program accounting to ensure and demonstrate compliance with finance-related legal requirements.

All PHA's programs are considered to be an Enterprise Fund for financial reporting purposes. 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 Generally Accepted Accounting Principles 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 and other supplementary information. The combining statement of net position and other supplementary information can be found beginning on page 147 of this report.

**PHILADELPHIA HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2019**

### 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 PHA, assets exceeded liabilities by \$1,093.2 billion at March 31, 2019. The combined net position of PHA increased by \$58.3 million in FY2019 compared to FY2018. The following table shows a summary of changes from the prior year amounts:

**Philadelphia Housing Authority  
Net Position as of March 31**

			Increase/(Decrease)	
	FY2019	FY2018	Dollar Variance	Percent Variance
		Restated		
<b>Assets</b>				
Cash and Investments	\$ 201,188,605	\$ 191,783,303	\$ 9,405,302	4.9%
Accounts Receivable	77,495,722	67,811,558	9,684,164	14.3%
Other Current Assets	1,170,312	1,458,551	(288,239)	(19.8%)
<b>Total Current Assets</b>	<b>279,854,639</b>	<b>261,053,412</b>	<b>18,801,227</b>	<b>7.2%</b>
Net Program Loans Receivable	394,521,617	376,311,605	18,210,012	4.8%
Restricted Cash & Investments	-	419,714	(419,714)	(100.0%)
Capital Assets	601,520,230	578,287,474	23,232,756	4.0%
Other Assets	6,879,960	8,211,308	(1,331,348)	(16.2%)
<b>Total Noncurrent Assets</b>	<b>1,002,921,807</b>	<b>963,230,101</b>	<b>39,691,706</b>	<b>4.1%</b>
<b>Total Assets</b>	<b>1,282,776,446</b>	<b>1,224,283,513</b>	<b>58,492,933</b>	<b>4.8%</b>
Deferred Outflows	19,073,382	10,948,464	8,124,918	74.2%
<b>Liabilities</b>				
Accounts Payable	15,878,739	15,481,035	397,704	2.6%
Other Current Liabilities	37,070,950	37,044,600	26,350	0.1%
<b>Total Current Liabilities</b>	<b>52,949,689</b>	<b>52,525,635</b>	<b>424,054</b>	<b>0.8%</b>
Noncurrent Liabilities	155,735,798	147,813,256	7,922,542	5.4%
<b>Total Liabilities</b>	<b>208,685,487</b>	<b>200,338,891</b>	<b>8,346,596</b>	<b>4.2%</b>
<b>Net Position</b>				
Net Investment in Capital Assets	545,834,594	527,331,359	18,503,235	3.5%
Restricted	6,123,877	3,293,889	2,829,988	85.9%
Unrestricted	541,205,870	504,267,838	36,938,032	7.3%
<b>Total Net Position</b>	<b>\$ 1,093,164,341</b>	<b>\$ 1,034,893,086</b>	<b>\$ 58,271,255</b>	<b>5.6%</b>

**PHILADELPHIA HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2019**

**Statement of Revenues, Expenses and Changes in Net Position.** The statement shows the sources of PHA's changes in net position as they arise through its various programs and functions. A condensed Statement of Revenues, Expenses and Changes in Net Position comparing FY2019 vs FY2018 is shown in the table below.

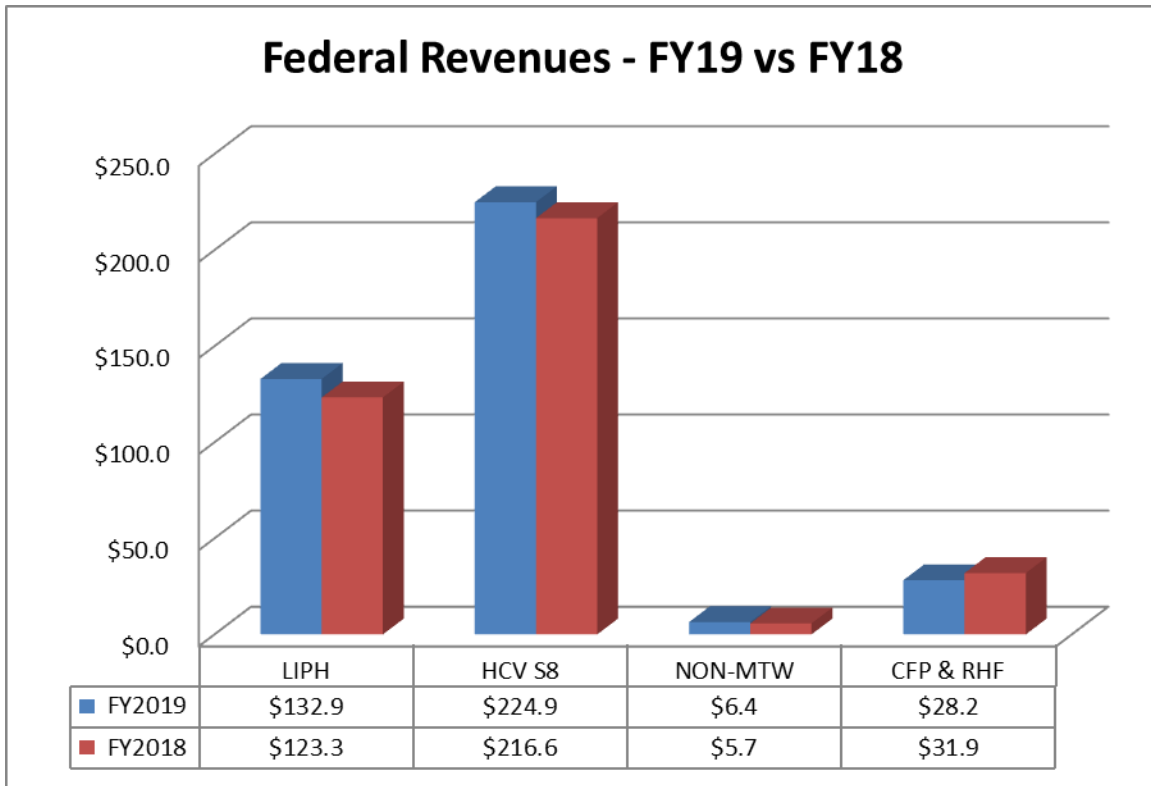
**Philadelphia Housing Authority  
Statements of Revenues, Expenses and Changes in Net Position for the year ended March 31**

			Increase/(Decrease)	
	FY2019	FY2018	Dollar Variance	Percent Variance
<b>Revenue</b>		Restated		
Program Revenue:				
Charges for Services	\$ 28,154,528	\$ 30,102,714	\$ (1,948,186)	(6.5%)
Federal Revenue	392,595,308	377,530,586	15,064,722	4.0%
Other Income	11,883,785	13,050,750	(1,166,965)	(8.9%)
<b>Total Operating Revenue</b>	<b>432,633,621</b>	<b>420,684,050</b>	<b>11,949,571</b>	<b>2.8%</b>
<b>Expenses</b>				
Direct	298,877,759	306,262,321	(7,384,562)	(2.4%)
Administrative	71,451,272	69,945,156	1,506,116	2.2%
Total Operating Expenses	<b>370,329,031</b>	<b>376,207,477</b>	<b>(5,878,446)</b>	<b>(1.6%)</b>
Depreciation	38,002,326	45,186,602	(7,184,276)	(15.9%)
<b>Total Expenses</b>	<b>408,331,357</b>	<b>421,394,079</b>	<b>(13,062,722)</b>	<b>(3.1%)</b>
<b>Operating Income/(Loss)</b>	<b>24,302,264</b>	<b>(710,029)</b>	<b>25,012,293</b>	<b>(3522.7%)</b>
Net Nonoperating Revenue(Expense)	11,541,493	19,618,343	(8,076,850)	(41.2%)
Capital Subsidies	22,427,498	24,072,084	(1,644,586)	(6.8%)
<b>Change in Net Position</b>	<b>\$ 58,271,255</b>	<b>\$ 42,980,398</b>	<b>\$ 15,290,857</b>	<b>35.6%</b>

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 increased by \$15.1 million and capital subsidies decreased by \$1.6 million.

Direct expenses amounted to **\$298.9 million**, representing a year-to-year decrease of **\$7.4 million**. Administrative expenses totaled **\$71.5 million**, which is an increase of approximately **\$1.5 million** or 2.2% from the prior fiscal year.

**PHILADELPHIA HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2019**



**NOTES ON FEDERAL REVENUES**

- **Low Income Public Housing (LIPH)** – PHA recognized LIPH revenues based on the actual cash subsidy provided by HUD. The increase or decrease in the year to year LIPH revenue is mainly driven by HUD approved cash subsidies to PHA.
- **Housing Choice Voucher Program/ Section 8 (HCV S8)** – PHA recognized HCV S8 revenues based on HUD's obligated funds as supported by the Annual Contribution Contract (ACC). The increase in HCV S8 revenue is due to slight increase in funding from HUD due to higher estimated HAP payments.  
  
PHA, as a HUD designated MTW Agency, recognized 100% of the HCV S8 revenue as supported by ACC. Under the MTW Agreement, PHA has the flexibility to combine Federal funds from the Public Housing Operating and Modernization programs and HCV program into a "block grant" to help PHA better meet the purposes of the demonstration and the needs of their communities. In addition, PHA is permitted to combine its Public Housing Operating, Capital funds, and HCV funds and use these funds interchangeably.
- **Non-MTW** – This revenue source mainly consists of Mainstream, Moderate Rehab and Single Occupancy Programs and other resident services grants.
- **CFP/RHF** – PHA recognizes revenue from the HUD Capital Fund Program utilized for activity that was not added to PHA's capital assets, including notes receivable for development sites, expendable equipment purchases, tenant relocation, and program management salaries and benefits. There was a slight decrease in this activity funded from HUD Capital Fund Program.

**PHILADELPHIA HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2019**

**Direct Expense**

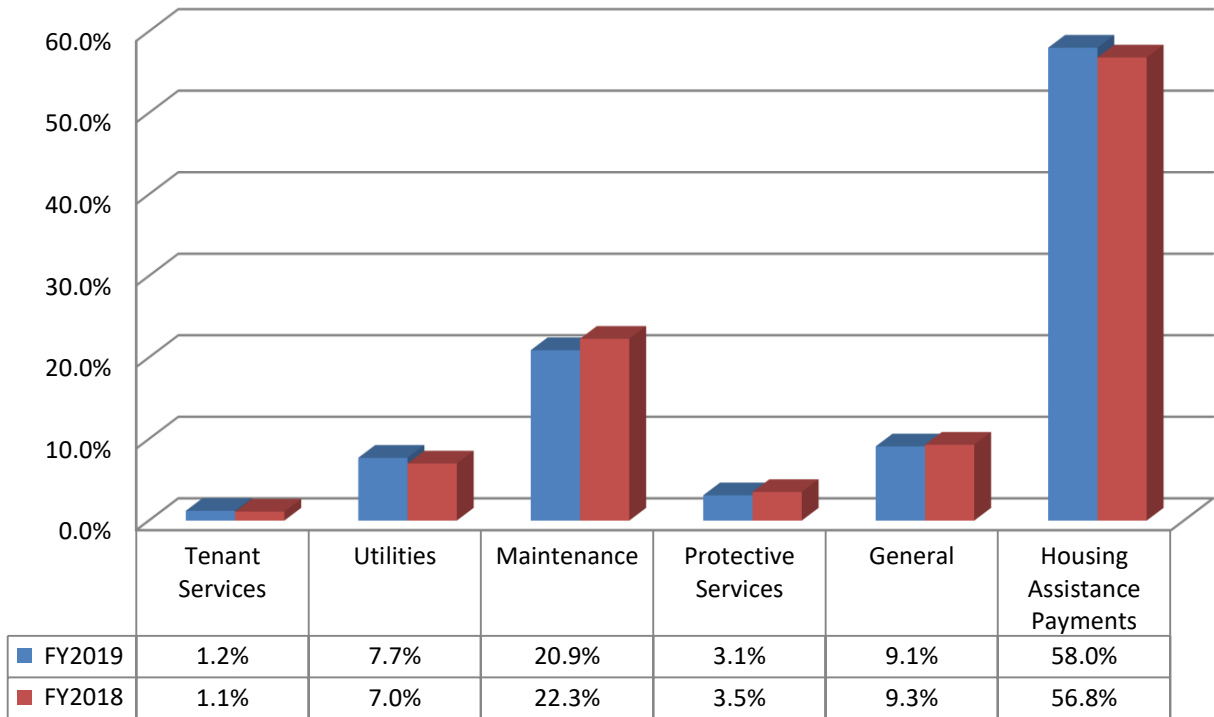
					<u><b>Increase (Decrease)</b></u>	
	<b>FY2019</b>	<b>% of Direct Expenses</b>	<b>FY2018</b>	<b>% of Direct Expenses</b>	<b>\$Δ</b>	<b>%Δ</b>
			Restated			
Tenant services	\$ 3,656,471	1.2%	\$ 3,454,892	1.1%	\$ 201,579	5.8%
Utilities	22,936,698	7.7%	21,562,776	7.0%	1,373,922	6.4%
Maintenance	62,438,488	20.9%	68,212,882	22.3%	(5,774,394)	(8.5%)
Protective services	9,241,372	3.1%	10,587,536	3.5%	(1,346,164)	(12.7%)
General	27,269,831	9.1%	28,470,925	9.3%	(1,201,094)	(4.2%)
Housing assistance payments	173,334,899	58.0%	173,973,310	56.8%	(638,411)	(0.4%)
<b>Total Direct Expenses</b>	<b>\$ 298,877,759</b>	<b>100.0%</b>	<b>\$ 306,262,321</b>	<b>100.0%</b>	<b>\$ (7,384,562)</b>	<b>(2.4%)</b>

**NOTES ON DIRECT EXPENSE**

- **Tenant services** - increased slightly by \$.2 million or 5.8% primarily as a result of increased relocation activities in fiscal year 2019.
- **Utilities** - increased by \$1.4 million or 6.4% primarily because of an increase in water expenses.
- **Maintenance** - decreased by \$5.8 million or 8.5% primarily because of decreases in materials and contract costs.
- **Protective Services** - decreased by \$1.3 million or 12.7% mainly because of reduction in protective services (labor) including overtime expenses.
- **General** - decreased by \$1.2 million or 4.2% primarily because of a decrease in subsidy pass-through payments expenses.
- **Housing Assistance Payments (HAP)** – HAP expenses remains almost the same from previous fiscal year.

**PHILADELPHIA HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2019**

**Direct Expense Breakdown (FY19 vs FY18)**



**NOTES ON THE DIRECT EXPENSE RATIO CHANGES**

- **Tenants Services** – increased in FY2019 compared to FY2018 as a percentage of total direct expense due to an increase in relocation activities.
- **Utilities** – increased in FY2019 compared to FY2018 as a percentage of total direct expense due primarily because of an increase in water expenses.
- **Maintenance** – as a percentage of total direct cost, decreased to 20.9% in FY2019 compared to 22.3% in FY2018 due partly because of a decrease in materials and contract costs.
- **General** – decreased as percentage of total direct expense from FY2018 to FY2019 primarily because of a decrease in subsidy pass-through payments expenses.
- **Housing Assistance Payments (HAP)** – HAP payments increased slightly by 1.2% in FY2019 as a percentage of total direct cost.

**PHILADELPHIA HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2019**

**Capital Assets.** Capital Assets include land, buildings and improvements, equipment and construction in progress. At March 31, 2019 total capital assets totaled **\$1,658.7 billion**. The Authority's total capital assets increased by **\$34.9 million or 2.1%** compared to the prior year. Capital acquisitions totaled **\$65.7 million**.

**Philadelphia Housing Authority  
Capital Assets as of March 31  
(In Millions of Dollars)**

	FY2019	FY2018	Increase/(Decrease)	
			Dollar Variance	Percent Variance
Land	\$ 23.4	\$ 23.5	\$ (0.1)	(0.4%)
Buildings and Improvements	1,486.3	1,464.1	22.2	1.5%
Equipment - Dwelling	1.5	1.4	0.1	7.1%
Equipment - Administration	32.1	28.8	3.3	11.5%
Construction in Progress	115.4	106.0	9.4	8.9%
<b>Total Capital Assets</b>	<b>1,658.7</b>	<b>1,623.8</b>	<b>34.9</b>	<b>2.1%</b>
Accumulated Depreciation	(1,057.1)	(1,045.5)	(11.6)	1.1%
<b>Net Capital Assets</b>	<b>\$ 601.6</b>	<b>\$ 578.3</b>	<b>\$ 23.3</b>	<b>4.0%</b>

**Long-term Debt and Other Long-term Liabilities.** Long-term debt and other long-term liabilities as of March 31, 2019, compared with March 31, 2018, are depicted in the following schedule.

**Philadelphia Housing Authority  
Long-term Debt and Other Long-term Liabilities as of March 31  
(In Millions of Dollars)**

	FY2019	FY2018	Increase/(Decrease)	
			Dollar Variance	Percent Variance
Compensated Absences	\$ 3.3	\$ 3.2	\$ 0.1	3.1%
Long-term Debt	53.1	60.7	(7.6)	(12.5%)
Self Insurance and Other Claims	2.5	2.5	0.0	0.0%
Net Pension Liability	94.4	78.9	15.5	19.6%
Other	2.4	2.5	(0.1)	(4.0%)
<b>Total</b>	<b>\$ 155.7</b>	<b>\$ 147.8</b>	<b>\$ 7.9</b>	<b>5.3%</b>

The decrease in the Long-Term Debt of \$7.6 million pertains to decreases mainly in debt service liabilities. Net Pension Liability represents the unfunded pension liability recognized in compliance with GASB 68.

**PHILADELPHIA HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2019**

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**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 Senior Executive Vice President/Chief Administrative & Financial Officer, 2013 Ridge Avenue, Philadelphia, PA 19121.

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**PHILADELPHIA HOUSING AUTHORITY**  
**STATEMENT OF NET POSITION**  
March 31, 2019

	Primary Government	Discretely Presented Component Units
<b>Current Assets</b>		
Cash and cash equivalents (Note 3)	\$ 181,424,860	\$ 7,945,525
Restricted cash and cash equivalents (Note 3)	19,763,745	32,018,353
Receivables (Note 5)	77,495,722	3,390,561
Other current assets (Note 6)	1,170,312	418,344
<b>Total current assets</b>	<b>279,854,639</b>	<b>43,772,783</b>
<b>Noncurrent assets</b>		
Mortgages receivable (Note 8)	394,521,617	-
Capital assets, net (Note 7)	601,520,230	469,591,972
Equity interest in component units (Note 18)	5,439,943	-
Other assets (Note 6)	1,440,017	1,604,522
<b>Total noncurrent assets</b>	<b>1,002,921,807</b>	<b>471,196,494</b>
<b>TOTAL ASSETS</b>	<b>1,282,776,446</b>	<b>514,969,277</b>
<b>Deferred outflows of resources (Note 13)</b>	<b>19,073,382</b>	<b>-</b>
<b>Current Liabilities</b>		
Accounts payable	15,878,739	657,783
Accrued liabilities	16,986,103	1,818,134
Current portion of long-term debt (Note 10)	9,347,166	23,789,282
Due to other government agencies	426,032	-
Compensated absences (Note 15)	4,970,890	-
Resident security deposits (Note 3)	795,561	503,049
Unearned revenue and other current liabilities (Note 9)	4,545,198	12,103,600
<b>Total current liabilities</b>	<b>52,949,689</b>	<b>38,871,848</b>
<b>Noncurrent Liabilities</b>		
Compensated absences (Note 15)	3,313,928	-
Long-term debt (Note 10)	53,083,673	343,887,713
Net pension liability (Note 13)	94,394,386	-
Other long-term liabilities (Note 11)	4,943,811	87,676,239
<b>Total noncurrent liabilities</b>	<b>155,735,798</b>	<b>431,563,952</b>
<b>TOTAL LIABILITIES</b>	<b>208,685,487</b>	<b>470,435,800</b>
Commitments and contingencies (Notes 14 and 19)		
<b>Net Position</b>		
Net investment in capital assets	545,834,594	101,914,977
Restricted for development	6,123,877	-
Unrestricted (deficit)	541,205,870	(57,381,500)
<b>TOTAL NET POSITION</b>	<b>\$ 1,093,164,341</b>	<b>\$ 44,533,477</b>

See Notes to Financial Statements.

**PHILADELPHIA HOUSING AUTHORITY**  
**STATEMENT OF REVENUES, EXPENSES and CHANGES IN NET POSITION**  
For the Year Ended March 31, 2019

	Primary Government	Discretely Presented Component Units
<b>Operating Revenue</b>		
Tenant revenue	\$ 28,154,528	\$ 28,286,926
Operating subsidies	392,595,308	-
Other income	11,883,785	954,409
<b>Total operating revenue</b>	<b>432,633,621</b>	<b>29,241,335</b>
<b>Operating Expenses</b>		
Administrative	71,451,272	5,628,434
Tenant services	3,656,471	274,457
Utilities	22,936,698	4,050,391
Maintenance	62,438,488	14,556,368
Protective services	9,241,372	-
General	27,269,831	2,941,926
Housing assistance payments	173,334,899	-
Depreciation and amortization	38,002,326	16,751,015
<b>Total operating expenses</b>	<b>408,331,357</b>	<b>44,202,591</b>
<b>OPERATING INCOME (LOSS)</b>	<b>24,302,264</b>	<b>(14,961,256)</b>
<b>Nonoperating Revenue (Expenses)</b>		
Interest and investment earnings	9,347,185	370,021
Interest expense	(1,946,772)	(7,128,359)
Other revenues	4,141,080	-
<b>Net nonoperating revenue (expenses)</b>	<b>11,541,493</b>	<b>(6,758,338)</b>
<b>INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS</b>	<b>35,843,757</b>	<b>(21,719,594)</b>
<b>Capital Contributions</b>		
HUD capital subsidies	22,427,498	-
Partner distributions	-	(165,827)
Partner contributions	-	7,032,287
	<b>22,427,498</b>	<b>6,866,460</b>
<b>CHANGE IN NET POSITION</b>	<b>58,271,255</b>	<b>(14,853,134)</b>
<b>Net Position, beginning</b>		
As previously reported	1,036,658,536	57,621,161
Restatement (Note 21)	(1,765,450)	1,765,450
<b>As restated</b>	<b>1,034,893,086</b>	<b>59,386,611</b>
<b>Net Position, ending</b>	<b>\$ 1,093,164,341</b>	<b>\$ 44,533,477</b>

See Notes to Financial Statements.

**PHILADELPHIA HOUSING AUTHORITY**  
**STATEMENT OF CASH FLOWS**  
**For the Year Ended March 31, 2019**

	Primary Government	Discretely Presented Component Units
Cash Flows from Operating Activities		
Receipt from grants and subsidies	\$ 385,677,975	\$ -
Cash received from tenants	28,102,853	27,879,726
Other cash receipts	41,975	1,004,975
Cash payments to landlords	(173,334,899)	-
Cash payments for other operating expenses	(79,359,633)	(17,370,422)
Payments to and on behalf of employees	(108,282,417)	(7,710,055)
<b>Net cash provided by operating activities</b>	<b>52,845,854</b>	<b>3,804,224</b>
Cash Flows from Capital and Related Financing Activities		
Construction costs paid	(54,576,404)	(49,165,401)
Purchases of capital assets	(8,331,949)	(325,337)
Proceeds from sale of capital assets	16,992,799	-
Proceeds from debt	-	46,141,538
Debt principal payments	(8,270,277)	(4,443,507)
Proceeds from partner contributions	-	7,032,287
Fraud recovery	246,858	-
Partner withdrawals	-	(165,827)
Interest payments on debt	(2,227,425)	(270,520)
Capital contributions component units	(363,171)	-
Capital subsidies	21,584,910	-
<b>Net cash used in capital and related financing activities</b>	<b>(34,944,659)</b>	<b>(1,196,767)</b>
Cash Flows from Investing Activities		
Sale of investments	1,993,620	-
Mortgage receivable advances	(12,586,793)	-
Proceeds from mortgage receivables	788,266	-
Interest income	2,882,920	370,040
<b>Net cash provided by (used in) investing activities</b>	<b>(6,921,987)</b>	<b>370,040</b>
<b>Net increase in cash and cash equivalents</b>	<b>10,979,208</b>	<b>2,977,497</b>
Cash and Cash Equivalents		
Beginning, as previously reported	189,037,821	38,157,957
Restatement (Note 21)	1,171,576	(1,171,576)
Beginning, as restated	190,209,397	36,986,381
Ending	\$ 201,188,605	\$ 39,963,878

(Continued)

**PHILADELPHIA HOUSING AUTHORITY**  
**STATEMENT OF CASH FLOWS**  
For the Year Ended March 31, 2019

	Primary Government	Discretely Presented Component Units
Consists of		
Cash and cash equivalents, current	\$ 181,424,860	\$ 7,945,525
Restricted cash and cash equivalents - current	19,763,745	32,018,353
<b>Total unrestricted and restricted, March 31, 2019</b>	<b>\$ 201,188,605</b>	<b>\$ 39,963,878</b>
Cash Flows from Operating Activities		
Operating income/(loss)	\$ 24,302,264	\$ (14,961,256)
Adjustments made to reconcile net operating income/(loss) to net cash provided by operating activities:		.
Depreciation and amortization	38,002,326	16,751,015
(Increase) decrease in assets and deferred outflows:		
Tenant accounts receivable	493,367	(216,559)
Accounts receivable – subsidy	(6,917,334)	-
Accounts receivable - general	(10,554,854)	31,415
Other current assets	288,239	(127,120)
Deferred outflows of resources	(8,124,918)	-
Increase (decrease) in liabilities:		
Accounts payable and accrued liabilities	(266,366)	(153,882)
Unearned revenue and other current and noncurrent liabilities	225,204	2,480,611
Net pension liability	15,397,926	-
<b>Net cash provided by operating activities</b>	<b>\$ 52,845,854</b>	<b>\$ 3,804,224</b>
<b>SUPPLEMENTAL DISCLOSURE OF NONCASH ACTIVITIES</b>		
Gain on disposal of capital assets	\$ 3,894,222	\$ -
Increase in capital assets from advance to acquire properties	\$ 1,690,087	\$ -
Increase in capital assets from capital lease	\$ 1,915,102	\$ -
Decrease in payable for capital assets purchase	\$ 1,026,016	\$ -
Interest income added to mortgages receivable	\$ 6,305,697	\$ -
Interest expense added to accrued interest payable	\$ -	\$ 6,857,839

See Notes to Financial Statements.

**PHILADELPHIA HOUSING AUTHORITY**  
**STATEMENT OF FIDUCIARY NET POSITION**  
**FIDUCIARY FUND TYPE - PENSION TRUST FUND**  
**October 31, 2018**

<b>A S S E T S</b>	
<b>Cash and cash equivalents</b>	<b>\$ 1,553,161</b>
<b>Investment, at fair value</b>	
Pooled separate accounts	53,898,131
Common/collective trusts	51,716,642
Common stocks	36,352,924
Mutual funds	44,316,047
Total Investments	<b>186,283,744</b>
<b>Receivables</b>	
Contributions	4,110
Pending securities sold	68,858
Interest, dividend and other	9,497
Total Receivables	<b>82,465</b>
<b>TOTAL ASSETS</b>	<b>187,919,370</b>
<b>LIABILITIES</b>	
Pending securities purchased	69,925
Other liabilities	1,616
<b>TOTAL LIABILITIES</b>	<b>71,541</b>
<b>NET POSITION HELD IN TRUST FOR PENSION BENEFITS</b>	<b>\$ 187,847,829</b>

See Notes to Financial Statements.

**PHILADELPHIA HOUSING AUTHORITY**  
**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION**  
**FIDUCIARY FUND TYPE - PENSION TRUST FUND**  
**For the Year Ended October 31, 2018**

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**ADDITIONS TO NET POSITION:**

**Investment Income**

Interest	\$	796,120
Dividends		1,853,098
Net (depreciation) appreciation in fair value of investments		(3,700,950)
Total investment income		(1,051,732)
Investment management and custodial fees		(628,403)
<b>Net investment income</b>		<b>(1,680,135)</b>

**Contributions**

Employer	10,857,898
Employee	108,446
<b>Total contributions</b>	<b>10,966,344</b>

<b>Other income</b>	<b>4,795</b>
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<b>TOTAL ADDITIONS TO NET POSITION</b>	<b>9,291,004</b>
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**DEDUCTIONS FROM NET POSITION:**

Benefit payments	22,962,473
Administrative costs	401,018

<b>TOTAL DEDUCTIONS FROM NET POSITION</b>	<b>23,363,491</b>
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<b>CHANGE IN NET POSITION</b>	<b>(14,072,487)</b>
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<b>NET POSITION, Beginning</b>	<b>201,920,316</b>
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<b>NET POSITION, Ending</b>	<b>\$ 187,847,829</b>
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*See Notes to Financial Statements.*

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 1.      Organization and the Agency**

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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 public housing operations, modernization and rental assistance programs from the federal government. The U.S. Department of Housing and Urban Development (HUD) is the federal oversight entity for all public housing authorities and has the responsibility of allocating federal subsidies to housing authorities, including PHA. PHA owns and/or operates more than 12,800 family and elderly units in 78 developments and/or Asset Management Projects ("AMPs") and administers approximately 19,000 housing choice vouchers.

To meet its operating expenditures, 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 federal Congressional appropriations processes, which establish amounts to be funded by HUD. From time to time, PHA receives additional special purpose grants from HUD and/or other grantor agencies that are generally awarded on a competitive basis.

PHA is governed by a Board of Commissioners ("the Board") whose composition is defined by legislation approved by the Pennsylvania Legislature and signed into law by the Governor in July 2012. Under current Pennsylvania law, the Mayor of Philadelphia appoints a nine-member PHA Board of Commissioners, subject to the approval of the Philadelphia City Council. The Board appoints the President and Chief Executive Officer (the office formerly known as Executive Director) to oversee and direct all of PHA operations. In March 2013, following a national search, the Board appointed Kelvin A. Jeremiah as PHA's President and Chief Executive Officer. Mr. Jeremiah had previously served as PHA's HUD-appointed Administrative Receiver and Interim Executive Director in June 2012.

**Note 2.      Summary of Significant Accounting Policies**

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Reporting Entity

PHA is a component unit of the City of Philadelphia due to a change in the Pennsylvania Housing Authorities law, under the following criteria: The Mayor of Philadelphia can remove a majority of PHA's board of Commissioners without cause. The City is not financially accountable for the operations of PHA, has no responsibility to fund its deficits or receive its surpluses, and has not guaranteed PHA's debt. The Mayor of the City of Philadelphia appoints, subject to City Council approval, seven of PHA's nine commissioners. The remaining two members are PHA residents who are chosen in a process agreed to by the Mayor, the City Council President, and PHA's Executive Director (President & CEO).

In evaluating how to define PHA for financial reporting purposes, management has considered all potential component units. The decision to include any potential component units in the financial reporting entity was made by applying the criteria set forth in GASB Statements No. 14, The Financial Reporting Entity, as amended by GASB Statement No. 39, Determining Whether Certain Organizations are Component Units, and GASB Statement No. 61, The Financial Reporting Entity: Omnibus - An Amendment of GASB Statements No. 14 and No. 34. Blended component units, although legally separate entities, are in-substance part of the government's operations. Each discretely presented component unit would be or is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government. All component units issue financial reports.

One significant criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The ability to exercise oversight responsibility includes, but is not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations, and accountability for fiscal matters.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 2. Summary of Significant Accounting Policies (Continued)**

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Reporting Entity (Continued)

PHA's financial statements include nine (9) blended component units in compliance with GASB. These are legally separate entities for which PHA has operational responsibility and are controlled by PHA. There is a financial benefit/burden relationship between PHA, and the component units and the services provided are entirely or almost entirely to the benefit of PHA. The blended component units are fully described in Note 18.

PHA's financial statements also include 41 discrete component units which consist of Limited Partnerships, Limited Liability Corporations and Alternate Managed Entities and fully described in Note 18. The discrete component units follow the Financial Accounting Standards Board (FASB) pronouncements.

Seven blended and most of the discrete component units are reported on a three-month time lag as of December 31, 2018. The blended component units and discretely presented units are listed in Note 18. The component units also issue stand-alone financial reports. These reports can be obtained from the office of the Senior Executive Vice President/Chief Administrative & Financial Officer of the Authority located at 2013 Ridge Avenue, Philadelphia, PA 19121.

PHA's financial statements also includes the fiduciary fund type-pension trust fund. The pension trust fund is reported as of October 31, 2018.

Description of Financial Statements

The basic financial statements include the accounts of PHA ("primary government"), the fiduciary fund type – pension trust fund and PHA's discretely presented component units.

All PHA's programs are accounted for as a single enterprise fund, which is a type of proprietary fund. Enterprise funds are 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 position, financial position and cash flows. The generally accepted accounting principles ("GAAP") applicable are those similar to businesses in the private sector.

The notes to the financial statements are an integral part of the financial statements.

Basis of Accounting

Proprietary funds and fiduciary funds are presented on the accrual basis of accounting. Non-exchange 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.

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 **90%** of its fiscal 2019 operating subsidies from HUD under the Low-Rent Housing and Section 8 Programs. Descriptions of the primary PHA programs follow:

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, 2019 were **\$132,902,847** and are included in operating subsidies in the statement of revenues, expenses and changes in net position.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 2. Summary of Significant Accounting Policies (Continued)**

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Federal Programs (Continued)

Section 8 Programs: The Section 8 Programs - Housing Choice Voucher Programs - include Moving to Work, Substantial Rehabilitation, Moderate Rehabilitation, Project Based, Rental Assistance Demonstration (RAD), 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 statement of revenues, expenses and changes in net position as follows:

Housing Choice Voucher Program	\$ 224,943,833
Mainstream	1,287,282
Moderate Rehabilitation	1,845,097
Single Room Occupancy	1,381,934
	<hr/>
	\$ 229,458,146
	<hr/>

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 furnishes convenient and comprehensive services to families to assist them in reaching their full potential, with an emphasis on education, job training and placement, self-sufficiency, and preparation for homeownership. In addition, MTW promotes the revitalization of neighborhoods where MTW and MTW-eligible families live.

Substantial Rehabilitation Programs: The Section 8 Substantial Rehabilitation programs allow for construction of low-income housing units to be subsidized for a contracted period. Both for-profit and not-for-profit developers may provide low-income housing under this program. Developers must obtain their own financing and HUD subsidizes rents once the units are occupied.

Moderate Rehabilitation Program: This program provides for the rehabilitation of housing units, which then must be rented to low-income individuals for a contracted period. 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.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 2. Summary of Significant Accounting Policies (Continued)**

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In addition to the above primary programs, PHA administers the following:

- Senior Program
- Summer Food Program
- Congregate Housing Services Program
- Summer Youth Program
- Homeownership
- Nursing Home Assistance
- Jobs-Plus Pilot Initiative
- Juvenile Reentry Assistance Program
- Resident Opportunity and Supportive Services
- Family Self-Sufficiency

**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” basis. Beginning with the budget prepared for the year ending March 31, 2015, budgets are subject to approval by PHA’s Board of Commissioners.

**Cash and Cash Equivalents**

PHA considers all securities, including certificates of deposit, and short-term investments, with original maturities of three months or less to be cash equivalents. Portions of PHA’s cash, cash equivalents and investments are restricted by “use” limitations externally imposed by creditors, funding source agreements, or legislation.

**Investments**

Investments are accounted for at either amortized cost or at fair value, which is the price that would be received to sell the investment in an orderly transaction between market participants at the measurement date. Fair value of actively traded securities is determined by the reported market value of securities and mutual funds trading on national exchanges. Values of securities not actively traded are based on observable inputs of similar financial instruments or on the fair value of the underlying assets. Realized gains and losses are determined on the specific-identification method. Accrued income on investments is recorded as earned, since it is both measurable and available. Investment transactions are recorded on the settlement date.

**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. Capital assets also include interest incurred during the construction phase, which is included as part of the capitalized amount of construction in progress. Assets capitalized generally have an original cost of five hundred dollars (\$500) or more, and a useful life in excess of one year. 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

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 2. Summary of Significant Accounting Policies (Continued)**

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Maintenance and Repairs

Maintenance and repair costs considered necessary to maintain facilities in good operating condition are charged to operations as incurred.

Impairment of long-lived assets

PHA and its component units review events or circumstances affecting their capital assets that may indicate a significant or unexpected decline in capital assets may have occurred. These events or circumstances affecting their capital assets, once identified by PHA and its component units, are tested to determine if the related capital assets are impaired. Accordingly, for assets determined to be impaired, as having a significant and unexpected decline in service utility, PHA and its component units use various methods to measure impairment based on the type of impairment.

Accounts Receivable

Management reviews the collectability of all accounts receivable on a periodic basis. An allowance for doubtful accounts has been established based on the history of past write-offs and collections, and current credit conditions.

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 Revenue 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.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 2. Summary of Significant Accounting Policies (Continued)**

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Net Position Classifications

Net position is reported in three components:

- a. **Net investment in capital assets** – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. **Restricted** – Consists of net position restricted to specific uses either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. **Unrestricted** – All other net position that does not meet the definition of “restricted” or “net investment in capital assets”. In instances where unrestricted or restricted resources may be used to fund expenditure, the Authority will initially use restricted assets.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the 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.

New Accounting Standards Adopted

**GASB Statement No. 75 (“GASB 75”)**, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, was issued in June 2015 and establishes new accounting and financial reporting requirements for governments whose employees are provided with OPEB, as well as for certain non-employer governments that have a legal obligation to provide financial support for OPEB provided to the employees of other entities. This Statement replaces the requirements of Statements No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, as amended, and No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans*. The provisions of this Statement are effective for periods beginning after June 15, 2017. Adoption of GASB 75 did not have a significant impact on PHA’s financial statements.

**GASB Statement No. 85 (“GASB 85”)**, *Omnibus 2017*, was issued in March 2017 to address issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits (pensions and OPEB). The provisions of this Statement are effective for periods beginning after June 15, 2017. Adoption of GASB 85 did not have a significant impact on PHA’s financial statements.

**GASB Statement No. 86 (“GASB 86”)**, *Certain Debt Extinguishment Issues*, was issued in May 2017 to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources—resources other than the proceeds of refunding debt—are placed in an irrevocable trust for the sole purpose of extinguishing debt. The provisions of this Statement are effective for reporting periods beginning after June 15, 2017. Adoption of GASB 86 did not have a significant impact on PHA’s financial statements.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 2. Summary of Significant Accounting Policies (Continued)**

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Accounting Standards Issued But Not Yet Adopted

**GASB Statement No. 83 (“GASB 83”),** *Certain Asset Retirement Obligations*, was issued November 2016 addresses accounting and financial reporting for certain asset retirement obligations (AROs). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability based on the guidance in this Statement. The requirements of this Statement are effective for reporting periods beginning after June 15, 2018 and is effective for PHA for year ending March 31, 2020.

**GASB Statement No. 84 (“GASB 84”),** *Fiduciary Activities*, was issued January 2017 to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The requirements of this Statement are effective for reporting periods beginning after December 15, 2018, and is effective for PHA for year ending March 31, 2020

**GASB Statement No. 87 (“GASB 87”),** *Leases*, was issued in June 2017 to improve accounting and finance reporting for leases by governments. This Statement increases the usefulness of governments’ financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. The requirements of this Statement are effective for periods beginning after December 15, 2019 and are effective for PHA for year ending March 31, 2021.

**GASB Statement No. 88 (“GASB 88”),** *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*, was issued in April 2018. This Statement was issued to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. The Statement defines debt for purposes of disclosure in notes to financial statements, and requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses. The requirements of this Statement are effective for reporting periods beginning after June 15, 2018 and are effective for PHA for year ending March 31, 2020.

**GASB Statement No. 89 (“GASB 89”),** *Accounting for Interest Costs Incurred Before the End of a Construction Period*, was issued in June 2018. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. GASB 89 also reiterates that in financial statements prepared using the current financial resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles. GASB 89 is effective for reporting periods beginning after December 15, 2019 and is effective for PHA for year ending March 31, 2021.

**GASB Statement No. 90 (“GASB 90”),** *Majority Equity Interests - an Amendment of GASB Statements No. 14 and No. 61*, was issued in August 2018. This Statement defines a majority equity interest and requires a majority equity interest that meets the definition of an investment be measured using the equity method. For all other holdings of a majority equity interest in a legally separate organization, a government should report it as a component unit. This Statement also requires that a component unit in which a government has a 100 percent equity interest, account for its assets, deferred outflows of resources, liabilities, and deferred inflows of resources at acquisition value at the date the government acquired a 100 percent equity interest in the component unit. GASB 90 is effective for reporting periods beginning after December 15, 2018 and is effective for PHA for year ending March 31, 2020.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 2. Summary of Significant Accounting Policies (Continued)**

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*Accounting Standards Issued But Not Yet Adopted (Continued)*

**GASB Statement No. 91 ("GASB 91")**, *Conduit Debt Obligations* was issued in May 2019. This Statement clarifies the existing definition of a conduit debt obligation; establishes that a conduit debt obligation is not a liability of the issuer; establishes standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improves required note disclosures. An issuer should not recognize a conduit debt obligation as a liability. However, an issuer should recognize a liability associated with an additional commitment or a voluntary commitment to support debt service if certain recognition criteria are met. This Statement also addresses arrangements—often characterized as leases—that are associated with conduit debt obligations. In those arrangements, capital assets are constructed or acquired with the proceeds of a conduit debt obligation and used by third-party obligors in the course of their activities. Issuers should not report those arrangements as leases, nor should they recognize a liability for the related conduit debt obligations or a receivable for the payments related to those arrangements. GASB 91 is effective for reporting periods beginning after December 15, 2020 and is effective for PHA for year ending March 31, 2022. Earlier application is encouraged.

PHA's management is currently evaluating these new standards to determine what impact they will have on the Authority.

**Note 3. Cash and Investments**

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PHA's investment policies are designed to ensure compliance with Federal and State regulations including, but not limited to requirements set forth by HUD and Commonwealth of Pennsylvania guidelines (The Pennsylvania Public Funds Act). These policies restrict PHA's investments to obligations of the U.S. Treasury, U.S. Government agencies, and their instrumentalities. PHA's current investment strategy involves a consideration of the basic risks of fixed-income investing, including interest rate risk, market risk, credit risk and re-investment risk. In managing these risks, the primary factors considered are safety of principal, yield, liquidity, maturity and administrative costs.

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 or quoted values of similar securities.

It is PHA's policy to maintain a tri-party collateralization arrangement in accordance with the requirements of both HUD and the Commonwealth of Pennsylvania.

HUD defines three custodial credit risk categories for deposits 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.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 3. Cash and Investments (Continued)**

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At March 31, 2019, cash and cash equivalents consisted of the following:

	<b>Carrying Amount</b>
Primary Government - Cash and cash equivalents	
Money market funds - Government Obligations	\$ 169,838,847
Money market funds - Banks	1,683,800
Demand deposits	23,585,043
Workman's compensation escrow fund held by third party	6,078,265
Petty cash	2,650
	<hr/>
<b>Total cash and cash equivalents</b>	<b><u><u>\$ 201,188,605</u></u></b>

Reconciliation of detail to statement of net position:

	<b>Primary Government</b>	<b>Discrete Component Units</b>
Cash and cash equivalents	\$ 181,424,860	\$ 7,945,525
Restricted cash and cash equivalents	19,763,745	32,018,353
	<hr/>	<hr/>
	<b><u><u>\$ 201,188,605</u></u></b>	<b><u><u>\$ 39,963,878</u></u></b>

Unrestricted cash and cash equivalents consist mainly of demand deposits which are earmarked towards the funding of certain liabilities and future obligations and used for day-to-day operations. All funds on deposit are FDIC insured up to \$250,000 per institution or are fully collateralized in accordance with guidance recommended by HUD. Depository accounts maintaining federal funds are fully collateralized by Treasury and/or Federal Agency securities.

Securities are held with a third-party custodian financial institution. The collateral for the securities must be held in an account separate and apart from the assets of the financial institution.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 3. Cash and Investments (Continued)**

Restricted cash and cash equivalents at March 31, 2019 pertain to the following:

	<b>Primary Government</b>	<b>Discrete Component Units</b>
Cash and cash equivalents		
Resident security deposits	\$ 792,111	\$ 503,049
Affordability reserves	3,141,964	1,552,581
Replacement reserves	2,297,301	12,137,705
Investment equity reserves	-	314,740
Operating reserve	684,612	11,978,701
Bond proceeds	6,745,203	-
Workman's compensation escrow fund held by third party	6,078,265	-
Other reserves	24,289	5,531,577
<b>Total restricted cash and cash equivalents</b>	<b>\$ 19,763,745</b>	<b>\$ 32,018,353</b>

Total bank balances for primary government and component units as of March 31, 2019 were \$22.8 million and \$13.7 million, respectively.

Additional information about PHA's investment portfolio is presented below:

	<b>AMOUNT</b>	<b>MATURITY</b>		<b>RATING</b>	
		<b>0 - 12 Months</b>	<b>1 - 2 Years</b>	<b>S&amp;P</b>	<b>Moody</b>
First American Government Obligations Fund	\$ 169,838,847	\$ 169,838,847	\$ -	N/A	N/A
Wells Fargo - Executive Health Protection Plan	1,683,800	1,683,800	-	N/A	N/A
	<b>\$ 171,522,647</b>	<b>\$ 171,522,647</b>	<b>\$ -</b>		

The First American Government Obligations Fund invests primarily in short-term, high quality fixed-income securities such as U.S. Government Agency debt, U.S. Government Agency repurchase agreements, U.S. Treasury debt and U.S. Treasury repurchase agreements. The First American Government Obligations Fund is managed to meet the requirements of Rule 2a-7 under the Investment Company Act of 1940, as amended. It can be reasonably expected to have a fair value that will be unaffected by interest rate changes. As such, the government obligations fund uses amortized cost to approximate fair value.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 3. Cash and Investments (Continued)**

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*Credit Risk*

Credit risk is defined as the risk associated with an issuer of an investment who may not fulfill its obligation to the holder of the investment. PHA's policy is to mitigate this credit risk by investing only in approved securities rated in the highest category of at least one of the following three national rating agencies (Standard & Poor's, Moody's and Fitch).

*Concentration of Credit Risks*

PHA's policy is to mitigate concentration risk by permitting no more than 10 percent of the operating portfolio value to be invested in securities issued by a single entity. This limit shall not apply to cash or cash equivalents or investments guaranteed by the full faith and credit of the United States of America. PHA strives to invest only in AA and AAA rated Federal Agency and/or US Treasury securities. Therefore, PHA's policy does not place a limit on investments with any one issuer. PHA's demand deposits are maintained in fully collateralized Money Market and interest-bearing accounts. Consequently, PHA does not limit deposits to any one bank. Nevertheless, PHA strives to diversify holdings in cash and cash equivalents, whenever possible, to further minimize any potential concentration of credit risk.

*Interest Rate Risk*

Interest rate risk is the risk that changes in interest will adversely affect the fair value of PHA's investment portfolio. In accordance with PHA's investment policy, interest rate risk is mitigated by investing mostly in US Treasury securities, or securities issued by the US Government and their instrumentalities. To further mitigate this risk, the PHA ensures at least 40% of its aggregate portfolio matures within one year.

*Custodial Credit Risk*

Custodial credit risk is contingent on the health of a depository financial institution. In the event of the failure of a depository financial institution that holds PHA funds or investments, PHA may not be able to recover its deposits, or be able to recover collateral securities that are in the possession of an outside party. PHA's policy is to mitigate the risk by monitoring the financial stability of such depository banks and trust agents holding said collateral. In order to protect against this risk, PHA prohibits custodial banks from holding securities purchased for the PHA and purchasing such securities from brokers or dealers related to the custodial bank, unless a provision to the contrary is negotiated with and agreed to by PHA as part of a credit or borrowing program.

*Restricted Funds*

PHA and Component units maintain funds that are restricted in use either by contractual agreement or at the specific direction of HUD. Some of these restricted funds are held by third-party trustees. These restricted funds are available for disbursement for their intended uses.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 3. Cash and Investments (Continued)**

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***For the Fiduciary Fund:***

**Method Used to Value Investments**

Investments are reported at fair value based on quoted market prices. Short-term investments are reported at cost, which approximates fair value. Securities traded on national or international exchanges are valued at the last reported sales price at current exchange rates. All plan assets are managed by outside fund managers.

The fair value of the Plan's investments by fund manager, including short-term investments of \$1,553,161 for 2018, included in cash and cash equivalents on the Statement of Fiduciary Net Position are as follows:

<b>Cash and Cash Equivalents</b>	<b>\$ 1,553,161</b>
<b>Equity Fund Managers:</b>	
Morgan Stanley	\$ 28,728,917
Waddell & Reed Investment Management Company	15,682,312
Grantham Mayo Van Otterloo & Co., LLC (GMO)	15,587,130
Chartwell Investments	9,849,656
Westfield Capital	10,820,956
<b>Total equities</b>	<b><u>80,668,971</u></b>
<b>Fixed Income Fund Managers:</b>	
Prudential Retirement	63,545,377
City of London Investment Management Company	18,139,246
Loomis, Sayles & Company L.P.	23,930,150
<b>Total fixed income</b>	<b><u>105,614,773</u></b>
<b>Total investments by fund managers</b>	<b><u>186,283,744</u></b>
<b>Total Cash &amp; Investments</b>	<b><u>\$ 187,836,905</u></b>

**Deposits and Investments**

Accounting Standards require that deposits and investment risks that have a potential for loss be disclosed. These investments and deposits are uninsured, and not registered in the name of the Plan, and are held by either (a) the counterparty or (b) the counterparty's Trust Department agent, but not in the Plan's name. No such investments or deposits were noted under the Plan.

Pursuant to the Plan's investment policy, the Plan may invest in the following types of investments: domestic and international equities, domestic debt, global debt, global fixed income, private equity and real estate.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 3. Cash and Investments (Continued)**

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Investments that represent five (5) percent or more of fair value of the Plan's assets available for benefits at October 31, 2018 are as follows:

Morgan Stanley	\$ 28,728,917
Waddell & Reed Investment Management Company	15,682,312
Grantham Mayo Van Otterloo & Co., LLC (GMO)	15,587,130
Chartwell Investments	9,849,656
Westfield Capital	10,820,956
Prudential Retirement	63,545,377
City of London Investment Management Company	18,139,246
Loomis, Sayles & Company L.P.	23,930,150

**Note 4. Fair Value Measurements**

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Investments measured and reported at fair value are classified according to the following hierarchy in which the levels are based on the type of inputs used to measure the fair value of the investment:

- Level 1 – Investments' fair values based on prices quoted in active markets for identical assets.
- Level 2 – Investments' fair values based on observable inputs for the assets either directly or indirectly, other than those considered Level 1 inputs, which may include quoted prices for identical assets in markets that are not considered to be active, and quoted prices of similar assets in active or inactive markets.
- Level 3 – Investments' fair values based upon unobservable inputs.

Investment categories within the hierarchy are based on the objectivity of the inputs used in measuring the fair value of investments. Investments classified in Level 1 of the fair value hierarchy are valued from external pricing vendors or primary dealers who source quoted prices in active markets which are readily attainable exit values of these securities. Investments classified in Level 2 are subject to alternative pricing sources, including a combination of price sources, descriptive data and pricing models based on attributes such as spread data, sector, quality, duration, and prepayment characteristics.

Investments classified as Level 3 are valued using best available sources such as property appraisals, discounted cash flow models and public market comparable of similar assets where applicable. The values are supplied by advisors or general partners who hold those or similar assets in investments vehicles they oversee.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 4. Fair Value Measurements (Continued)**

***Fair Value – Authority's Investments***

As indicated earlier, the Authority's investments are primarily in obligations of the U. S. Treasury, U.S Government agencies, and their instrumentalities. The investment categories follow:

Money market funds: This investment category consists of highly liquid investments such as money market funds. These investments are rendered Level 1 in the fair value hierarchy.

Short-term investments: These investments are classified in Level 2 of the fair value hierarchy. To determine the estimated fair values of these investment securities, one or more of the following methodologies were used: 1) a market approach using prices from third-party pricing vendor; and 2) an income approach based on a market-observable interest rate curve adjusted for a spread. Market-observable interest rate curves used and the related financial instrument they measure are as follows:

- *Treasury Curve*: U.S. Treasury obligations
- *LIBOR Swap Curve*: Certificates of deposit, promissory notes, and Federal Family Education Loan Program ABS
- *U.S. Government Agency Fair Value Curve*: Government-sponsored enterprises and Tennessee Valley Authority obligations

The Philadelphia Housing Authority's investments and securities have the following fair value measurements as of March 31, 2019:

	<b>Totals</b>	<b>Quoted Prices in Active Markets For Identical Assets (Level 1)</b>	<b>Significant Other Observable Inputs (Level 2)</b>	<b>Significant Other Unobservable Inputs (Level 3)</b>
Money Market Funds	\$ 1,683,800	\$ 1,683,800	\$ -	\$ -
<b>Total Investments at Fair Value Level</b>	1,683,800	<b>\$ 1,683,800</b>	<b>\$ -</b>	<b>\$ -</b>
Government Obligations Fund, at Amortized Cost	169,838,847			
	<b>\$ 171,522,647</b>			

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 4. Fair Value Measurements (Continued)**

***Fair Value - Fiduciary Fund***

The Pension Trust Fund (the "Plan") applies the accounting provisions related to fair value measurements. These provisions define fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, establish a hierarchy that prioritizes the information used in developing fair value estimates and require disclosure of fair value measurements by level within the fair value hierarchy. The hierarchy gives the highest priority to quoted prices in active markets (Level 1 measurements) and the lowest priority to unobservable data (Level 3 measurements), such as the reporting entity's own data.

These provisions also provide valuation techniques, such as the market approach (comparable market prices), the income approach (present value of future income or cash flows), and the cost approach (cost to replace the service capacity of an asset or replacement cost). The Plan's investment categories are:

**Cash and cash equivalents:** This investment category consists of highly liquid investments having a maturity of 90 days or less, with minimal risk of a change in value due to their frequent pricing and ease of converting to cash. As such, these investments are rendered Level 1 in the fair value hierarchy.

**Common stocks and mutual funds:** These investment categories are classified in Level 1 of the fair value hierarchy and are valued using automated pricing method from external pricing groups or secondary vendors who obtain quoted prices in active markets/exchanges which provide daily pricing frequencies and values of these securities.

**Investments measured at net asset value:** Certain investments that were measured at net asset value per share (or its equivalent) have not been classified in the fair value hierarchy. The fair value amounts presented in the tables are intended to permit reconciliation of the fair value hierarchy to the line items presented in the Statement of Net Position.

The following table represents the Plan's investments and securities recognized at fair value on a recurring basis classified under the appropriate level of the fair value hierarchy as of October 31, 2018.

	<b>October 31, 2018</b>			
	<b>Quoted Prices in Active Markets For Identical Assets</b>	<b>Significant Other Observable Inputs</b>	<b>Significant Other Unobservable Inputs</b>	<b>Fair Value Measurements</b>
	<b>(Level 1)</b>	<b>(Level 2)</b>	<b>(Level 3)</b>	
Cash and Cash Equivalents	\$ 1,553,161	\$ -	\$ -	\$ 1,553,161
Common Stocks	36,352,924	-	-	36,352,924
Mutual Funds	44,316,047	-	-	44,316,047
<b>Total Investments by Fair Value Level</b>	<b>\$ 82,222,132</b>	<b>\$ -</b>	<b>\$ -</b>	<b>82,222,132</b>
<b>Investments Measured at Net Asset Value (NAV)</b>				
Dryden S&P 500 Index Fund				30,902,791
Core Bond Enhanced Index/PGIM				16,977,168
Prudential Absolute Return Bond Fund				9,647,247
Prudential Short Term Fund				6,018,172
Emerging (Free) Markets Country Fund				18,139,246
NHIT: Multisector Full Discretion Trust				23,930,149
<b>Total investments measured at NAV</b>				<b>105,614,773</b>
<b>Total</b>				<b>\$ 187,836,905</b>

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 4. Fair Value Measurements (Continued)**

***Fair Value - Fiduciary Fund***

The following table represents the Plan's investments and securities recognized at the Net Asset Value (NAV) as of October 31, 2018:

<b>Investments Measured at the NAV</b>	<b>10/31/2018</b>	<b>Unfunded Commitments</b>	<b>Redemption Frequency</b>	<b>Redemption Notice Period</b>
Dryden S&P 500 Index Fund	\$ 30,902,791	\$ -	Daily	60 days
Core Bond Enhanced Index/PGIM	16,977,168	-	Daily	30 days
Prudential Absolute Return Bond Fund	9,647,247	-	Daily	60 days
Prudential Short Term Fund	6,018,172	-	Daily	7 days
Emerging (Free) Markets Country Fund	18,139,246	-	7 - 30 days	2 - 30 days
NHIT: Multisector Full Discretion Trust	23,930,149	-	Daily	1 day
<b>Total investments measured at the NAV</b>	<b>\$ 105,614,773</b>	<b>\$ -</b>		

1. Dryden S&P 500 Index Fund primarily invests in domestic equities. The investment is valued at the net asset value of units held at the end of the period based upon the fair value of the underlying investments.
2. Core Bond Enhanced Index/PGIM primarily invests in domestic fixed income securities. The investment is valued at the net asset value of units held at the end of the period based upon the fair value of the underlying investments.
3. Prudential Absolute Total Return Bond Fund invests in a wide range of fixed income sectors and securities. The investment is valued at the net asset value of units held at the end of the period based upon the fair value of the underlying investments.
4. Prudential Short-Term Fund is comprised of short-term securities. Securities are valued initially at cost and then adjusted for amortization of any discount or premium.
5. Emerging (Free) Markets Country Fund aims to achieve long-term capital growth by investing in emerging markets. The investment is valued at the net asset value of units held at the end of the period based upon the fair value of the underlying investments.
6. NHIT: Multisector Full Discretion Trust invests in equities, corporate bonds, and other various derivative investments. The investment is valued at the net asset value of units held at the end of the period based upon the fair value of the underlying investments.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 5. 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, 2019 was comprised of the following:

	<b>Primary Government</b>	<b>Discrete Component Units</b>
Tenant receivables	\$ 3,145,778	\$ 3,799,156
Due from HUD	56,764,744	-
Accrued interest	334,416	-
Development fees	10,378,144	-
Due from affiliates	10,848,164	21,032
Miscellaneous	2,538,496	597,136
	84,009,742	4,417,324
Less allowance for doubtful accounts	(6,514,020)	(1,026,763)
	<b>\$ 77,495,722</b>	<b>\$ 3,390,561</b>

Due from HUD mainly represents MTW Revenues from HCV Section 8 Programs held by HUD under the Cash Management System. Under the MTW Agreement, PHA has recognized related revenue because PHA has legal claims on the funds which are available to be requested from HUD upon submission of the allowable expenditures under the MTW Agreement.

**Note 6. Other Current Assets and Other Assets**

Other assets at March 31, 2019 were comprised of the following:

	<b>Primary Government</b>	<b>Discrete Component Units</b>
Current		
Prepaid expenses	\$ 333,427	\$ 418,344
Materials and supplies, net	836,885	-
	<b>\$ 1,170,312</b>	<b>\$ 418,344</b>
Noncurrent		
Turnkey homes held for resale	\$ 88,012	-
Advances to acquire property	1,352,005	-
Other	-	1,604,522
	<b>\$ 1,440,017</b>	<b>\$ 1,604,522</b>

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 6. Other Current Assets and Other Assets (Continued)**

PHA entered into an agreement with the Philadelphia Redevelopment Authority (PRA) to use PHA's powers of eminent domain to condemn privately and publicly owned properties in the Blumberg/Sharswood area of Philadelphia for redevelopment. The initial condemnation plan forecast is approximately \$44 million dollars for the acquisition of over 1,000 properties. This amount may be adjusted based on the final property appraisals and valuation. The valuation includes the market rate cost to purchase residential lots, commercial lots, residential structures, commercial structures, and related administrative costs.

The redevelopment plan will encompass developing 1,200 new units, including affordable rental units and affordable homeownership units. PHA also plans to build market rate units for rent and for sale. Develop retail space, relocate PHA headquarters, and renovate a neighborhood school. The transformations will double the number of PHA affordable housing units in Blumberg/Sharswood area. PHA has transferred \$25,000,000 to PRA to cover costs associated with the initial property acquisition and condemnation undertakings. As of March 31, 2019, PRA acquired properties amounting to \$23,647,995 included in the Construction in Progress.

**Note 7. Capital Assets**

Capital assets for the year ended March 31, 2019 were as follows:

Primary Government	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
<b>Capital assets not being depreciated</b>					
Land	\$ 23,498,066	\$ -	\$ (114,688)	\$ -	\$ 23,383,378
Construction in progress	105,952,227	55,240,474	(287,413)	(45,491,062)	115,414,226
<b>Capital assets being depreciated</b>					
Building and improvements	1,464,081,740	6,384,293	(29,647,737)	45,491,062	1,486,309,358
Equipment - dwelling	1,403,413	84,815	(12,724)	-	1,475,504
Equipment - administration	28,869,405	4,039,335	(841,389)	-	32,067,351
<b>Total Capital Assets</b>	1,623,804,851	65,748,917	(30,903,951)	-	1,658,649,817
Less: accumulated depreciation	(1,045,517,377)	(38,002,327)	26,390,117	-	(1,057,129,587)
<b>Net Capital Assets</b>	\$ 578,287,474	\$ 27,746,590	\$ (4,513,834)	\$ -	\$ 601,520,230

Discrete Component Units	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
<b>Capital assets not being depreciated</b>					
Land	\$ 1,700,874	\$ -	\$ -	\$ -	\$ 1,700,874
Construction in progress	25,921,783	49,165,401	-	(32,410,551)	42,676,633
<b>Capital assets being depreciated</b>					
Building and improvements	569,920,652	175,793	-	32,410,551	602,506,996
Equipment - dwelling	359,558	8,029	-	-	367,587
Equipment - administration	3,654,830	141,515	-	-	3,796,345
<b>Total Capital Assets</b>	601,557,697	49,490,738	-	-	651,048,435
Less: accumulated depreciation	(164,705,448)	(16,751,015)	-	-	(181,456,463)
<b>Net Capital Assets</b>	\$ 436,852,249	\$ 32,739,723	\$ -	\$ -	\$ 469,591,972

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 7. Capital Assets (Continued)**

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Construction in progress represents costs incurred on open development projects or on major improvement projects. PHA recognizes Construction in Progress on the accompanying statement of net position until such time as the assets are placed in service and transferred to the applicable capital asset class on a development by development basis. Interest incurred during the construction phase is also included as part of the capitalized amount of construction in progress. Interest incurred of \$755,357 less interest income of \$287,402 for net interest of \$467,955 was capitalized during the year ended March 31, 2019. These projects were at various stages of completion at March 31, 2019. Upon transfer to the proper capital asset class, these capital assets will be depreciated over their estimated useful lives.

**Note 8. Mortgages Receivable**

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Mortgages receivable are summarized as follows:

Mortgage note due from a third party with interest rate of 3.65% and maturity date of December 2061	\$ 21,826,903
Mortgage note due from a third party with interest rate of 3.00% and maturity date of December 2057	1,200,000
Amounts due from PHA component units, at interest rates ranging from -0%- to 8% (Note 10)	<u>307,767,667</u>
Mortgage receivable from third party and component units	330,794,570
Accrued interest from third party and component units	<u>63,727,047</u>
	<u><u><b>\$ 394,521,617</b></u></u>

The amount of \$21.8 million due from Courtyard Preservation, LP, is in connection with the sale of the rental housing project "*The Courtyard Apartments at Riverview*," by Southwark Plaza Limited Partnership ("Southwark"), a previous component unit of PHA, to Courtyard Preservation, LP; a Pennsylvania limited partnership ("Courtyard"), on December 28, 2016.

At closing under the purchase contract, PRA and Southwark as legal and beneficial owner of the property conveyed their interest in land to PHA and transferred the improvements to Courtyard, and PHA leased the land to Courtyard. Southwark paid PHA the sum of \$12 million because of the PHA mortgages, and Courtyard assumed the outstanding balance of PHA's mortgage. At closing, Courtyard executed a replacement promissory note in the remaining principal amount of \$21,826,903. The balance, including accrued interest, was \$23,547,572 at March 31, 2019. The remaining principal, if unpaid, plus accrued interest shall be due and payable on December 30, 2061 and limited to Courtyard's interest in the land and the property.

PHA issued a loan to Roberto Clemente Homes, L.P in the amount of \$1.2 million for the purpose of providing funds for the substantial rehabilitation of a building to include 38 units of permanent rental housing for low-income residents located at Roberto Clemente Condominium. The Loan Note was executed on May 31, 2017. The balance, including accrued interest, was \$1,200,000 at March 31, 2019. The remaining principal, if unpaid, plus accrued interest shall be due and payable on May 31, 2057.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 8. Mortgages Receivable (Continued)**

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 (Note 10). The mortgage and interest receivable and the respective liabilities net to zero except for \$2,649,839 in advances made to component units and timing differences of interest receivables and payables between December 31, 2018 and March 31, 2019.

The repayment schedule is as follows:

Year Ending March 31	
2020-2024	\$ -
2025-2039	662,204
2040-2044	100,575,181
2045-2049	51,451,887
2050-2054	27,835,009
2055-2059	36,142,218
2060-2064	118,224,490
2065-2069	46,339,539
2070-2074	13,291,089
	<b><u>\$ 394,521,617</u></b>

**Note 9. Unearned Revenue and Other Current Liabilities**

Unearned revenue and other current liabilities at March 31, 2019 consisted of the following:

	<b>Primary Government</b>	<b>Discrete Component Units</b>
Accrual for workers' compensation claim (Notes 11 and 12)	\$ 2,940,939	\$ -
Unearned revenues	693,108	209,130
Escrow accounts	880,145	-
Other payables	31,006	11,894,470
	<b><u>\$ 4,545,198</u></b>	<b><u>\$ 12,103,600</u></b>

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 10. Long-Term Debt**

Long-term debt is summarized as follows:

	Beginning Balance	Additions	Repayments	Amortization	Ending Balance	Due within 1 year
Primary Government						
Bonds	\$ 64,215,000	\$ -	\$ (7,615,000)	\$ -	\$ 56,600,000	\$ 8,525,000
Capital lease payable	2,044,551	1,915,102	(655,277)	-	3,304,376	822,166
Unamortized bond premium	2,493,577	182,802	-	(149,916)	2,526,463	-
	<u>\$ 68,753,128</u>	<u>\$ 2,097,904</u>	<u>\$ (8,270,277)</u>	<u>\$ (149,916)</u>	<u>\$ 62,430,839</u>	<u>\$ 9,347,166</u>
Discrete Component Units						
Notes due to PHA	\$ 294,487,149	\$ 12,126,616	\$ -	\$ -	\$ 306,613,765	\$ -
Other notes	32,624,677	34,031,077	(4,443,507)	-	62,212,247	23,789,282
Debt issuance costs	(1,011,958)	(168,196)	-	31,137	(1,149,017)	-
	<u>\$ 326,099,868</u>	<u>\$ 45,989,497</u>	<u>\$ (4,443,507)</u>	<u>\$ 31,137</u>	<u>\$ 367,676,995</u>	<u>\$ 23,789,282</u>

Primary Government	Due Third Parties	Due PHA
Tasker Capital Fund Revenue Bonds, Series A of 2002; interest at rates ranging from 5.0% to 5.5% payable each June 1 and December 1; annual principal payments due each December 1 through 2021	\$ 18,740,000	\$ -
Tasker II Capital Fund Revenue Bonds, Series D of 2003; 4.75% interest payable each June 1 and December 1; annual principal payments due through 2022	8,990,000	-
PHA Headquarters Project General Revenue Bonds, Series 2017; interest at rates ranging from 3.0% to 5.0% payable each May 1 and November 1; annual principal payments due May 1, 2019 through 2047	28,870,000	-
Capital lease for the vehicles; monthly payments of approximately \$65,400 through February 2024	3,304,376	-
	<u>59,904,376</u>	<u>-</u>
Add: unamortized bond premium	2,526,463	-
	<u>\$ 62,430,839</u>	<u>\$ -</u>

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 10. Long-Term Debt (Continued)**

Discrete Component Units	Due Third Parties	Due PHA
2.0% mortgage note collateralized by <i>1952 Allegheny Associates Limited Partnership</i> property; principal and interest; due in 2056	\$ -	\$ 577,851
6.0% mortgage note collateralized by <i>1952 Allegheny Associates Limited Partnership</i> property; principal and interest; due in 2056	315,000	-
6.0% mortgage note collateralized by <i>1952 Allegheny Associates Limited Partnership</i> property; principal and interest; due in 2056	100,000	-
Non-interest-bearing mortgage note collateralized by <i>1952 Allegheny Associates Limited Partnership</i> property; due in 2056	500,000	-
Non-interest-bearing mortgage note collateralized by <i>1952 Allegheny Associates Limited Partnership</i> property; due in 2056	250,000	-
0.5% mortgage note collateralized by <i>8 Diamonds Townhouses</i> property; principal and interest; due in 2040	-	15,968,970
1.0% mortgage note collateralized by <i>Blumberg Apartments Phase I LP</i> property; principal and interest; due in 2047	-	5,466,394
Non-interest-bearing mortgage note collateralized by <i>Blumberg Apartments Phase I LP</i> property; due in 2050	1,500,000	-
5.93% mortgage note collateralized by <i>Blumberg Apartments Phase I LP</i> property; principal and interest paid monthly; matures in 2037	2,620,000	-
1-month LIBOR Rate loan collateralized by <i>Blumberg Apartments Phase III Limited Partnership</i> property; interest paid monthly; principal due in 2021	100,000	-
1.0% mortgage note collateralized by <i>Blumberg Apartments Phase III Limited Partnership</i> property; principal and interest; due in 2051		1,402,052
1% mortgage note collateralized by <i>Blumberg Senior Apartments LP</i> property; principal and interest; due in 2064 or from available net cash flow anticipated in 2019	-	8,633,464
1-month LIBOR Rate loan collateralized by <i>Blumberg Senior Apartments LP</i> property; principal and interest; due in 2019	6,368,089	-
5.23% mortgage note collateralized by <i>Cambridge Plaza II, L.P.</i> property; principal and interest due in 2058	-	3,593,093
5.23% mortgage note collateralized by <i>Cambridge III, L.P.</i> property; principal and interest due in 2059	-	3,041,325
Applicable federal rate mortgage note collateralized by <i>Germantown House, L.P.</i> property; principal and interest due in 2061	-	5,687,912
Non-interest-bearing mortgage note collateralized by <i>Germantown House, L.P.</i> property; due in 2059	-	2,500,000
Applicable federal rate mortgage note collateralized by <i>Lucien E. Blackwell Homes Phase II, L.P.</i> property; principal and interest due in 2060	-	4,201,075
4.93% mortgage note collateralized by <i>Lucien E. Blackwell Homes Phase III, L.P.</i> property; principal and interest due in 2061	-	2,944,341
1% mortgage note collateralized by <i>Ludlow Scattered Sites Phase III, L.P.</i> property; principal and interest due in 2052	-	6,050,000
Applicable federal rate mortgage note collateralized by <i>Ludlow Scattered Sites Phase III, L.P.</i> property; principal and interest due in 2062	-	5,495,499
Non-interest-bearing mortgage note collateralized by <i>Mantua Phase I, L.P.</i> property; maximum loan amount is \$3,427,110; due in 2059	-	3,427,110
4.17% mortgage note collateralized by <i>Mantua Phase I, L.P.</i> property; maximum loan amount is \$4,972,070; due in 2059	-	4,972,070

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
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**Note 10. Long-Term Debt (Continued)**

Discrete Component Units	Due Third Parties	Due PHA
Non-interest bearing mortgage notes due 2060; collateralized by <i>Mantua Phase II, L.P.</i> property	\$ -	\$ 9,685,589
Non-interest-bearing mortgage note due 2060; collateralized by <i>Mantua Phase II, L.P.</i> property	2,000,000	-
3% mortgage note collateralized by <i>Marshall Shepard Village, L.P.</i> property; principal and interest due in 2062	-	14,395,705
Mortgage note collateralized by <i>Mill Creek I, L.P.</i> property; interest at Applicable Federal Rate of 4.66%, principal and interest due in 2049	-	6,103,752
5.12% mortgage note collateralized by <i>Mt. Olivet, L.P.</i> property; due in 2055	-	6,492,641
0.01% mortgage note collateralized by <i>Mt. Olivet, L.P.</i> property; due in 2058	-	3,247,525
5.15% mortgage note collateralized by <i>Nellie Reynolds Gardens, L.P.</i> property; principal and interest due in 2062	-	2,848,291
Non-interest bearing mortgage note collateralized by <i>Neumann North, L.P.</i> property; due in 2035	1,665,000	-
4.83% mortgage note collateralized by <i>Neumann North, L.P.</i> property; principal and interest due in 2060	-	2,000,000
Non-interest bearing mortgage note collateralized by <i>Newcourtland Apartment at Allegheny, LP</i> property; due in 2044	2,750,000	-
Non-interest bearing mortgage note collateralized by <i>Newcourtland Apartment at Allegheny, LP</i> property; due in 2045	600,000	-
2.00% mortgage note collateralized by <i>Newcourtland Apartment at Allegheny, LP</i> property; principal and interest due in 2047	378,510	-
2% mortgage note collateralized by the <i>Norris Apartments, L.P.</i> property; principal and interest due in 2066	-	12,207,241
1% mortgage note collateralized by <i>North Central CNI Phase II LP</i> property; principal and interest due in 2057	-	4,727,783
LIBOR bond collateralized by <i>North Central CNI Phase II LP</i> property; interest due monthly and principal due 2019	7,648,289	-
1% mortgage note collateralized by <i>North Central CNI Phase II LP</i> property; principal and interest due in 2057	7,767,538	-
1% mortgage note collateralized by <i>North Central CNI Phase III LP</i> property; principal and interest due in 2061	-	1,143,029
2% mortgage note collateralized by <i>Paschall Phase I, L.P.</i> property; due 2065	-	10,657,385
2% mortgage note collateralized by <i>Paschall Phase II, L.P.</i> property; due 2065	-	14,698,348
2% mortgage note payable collateralized by <i>Queen Lane Apartments, LP</i> ; due in 2069	-	12,494,750
0.1% mortgage note collateralized by <i>Richard Allen Phase III, L.P.</i> property; Principal and interest due in 2041	-	22,190,978
0.10% mortgage note collateralized by <i>Ridge Avenue Housing, L.P.</i> property; principal and interest due in 2041	-	18,187,838
Non-interest-bearing advance payable <i>Ridge Avenue Housing, L.P.</i>	-	181,439

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 10. Long-Term Debt (Continued)**

Discrete Component Units	Due Third Parties	Due PHA
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Development Associates, LP</i> property; due in 2039	\$ 1,812,625	\$ -
6% mortgage note collateralized by <i>Spring Garden Development Associates, LP</i> property; due in 2063	-	1,900,000
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Development Associates, LP</i> property; due in 2041	2,700,000	-
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Development Associates, LP</i> property; due in 2048	2,000,000	-
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Development Associates, LP</i> property; due in 2038	429,800	-
3.0% mortgage note collateralized by <i>Spring Garden Housing Limited Partnership</i> property; due in 2045	500,000	-
6.55% mortgage note collateralized by <i>Spring Garden Housing Limited Partnership</i> property; due in 2045	1,290,000	-
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Housing Limited Partnership</i> property; due in 2045	209,534	-
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Housing Limited Partnership</i> property; due in 2045	1,861,700	-
6.55% mortgage note collateralized by <i>Spring Garden Housing Limited Partnership</i> property; due in 2045	180,000	-
6.55% mortgage note collateralized by <i>Spring Garden Housing Limited Partnership</i> property; due in 2045	-	1,900,000
5.12% mortgage note collateralized by <i>Spring Garden Housing Limited Partnership</i> property; due in 2045	-	1,039,083
6.55% note payable; <i>Spring Garden Housing Limited Partnership</i> principal and interest due in 2031	51,000	-
Non-interest bearing unsecured note payable <i>Spring Garden Housing Limited Partnership</i>	15,000	-
Non-interest-bearing mortgage note collateralized by <i>St. Anthony's Senior Residences, L.P.</i> property; due in annual installments from 2030 through 2039	1,500,000	-
5.67% mortgage note collateralized by <i>St. Anthony's Senior Residences, L.P.</i> property; due in annual installments from 2030 to 2039	150,000	-
8.0% note payable; <i>St. Francis Villa Senior Housing, L.P.</i> property; principal and interest due in 2061		1,800,000
Non-interest-bearing mortgage note collateralized by <i>St. Francis Villa Senior Housing, L.P.</i> property; due in 2031	443,991	
Non-interest-bearing note collateralized by <i>St. Ignatius Senior Housing I, L.P.</i> property; due in 2033	823,335	-
5.43% mortgage note collateralized by <i>St. Ignatius Senior Housing I, L.P.</i> property; principal and interest due in 2033	315,000	-

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
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**Note 10. Long-Term Debt (Continued)**

Discrete Component Units	Due Third Parties	Due PHA
5.43% mortgage note collateralized by <i>St. Ignatius Senior Housing I, L.P.</i> property; principal and interest due in 2033	\$ 350,000	\$ -
Non-interest-bearing note collateralized by <i>St. Ignatius Senior Housing I, L.P.</i> property; due in 2033	500,755	-
5.2% mortgage note collateralized by <i>St. Ignatius Senior Housing I, L.P.</i> property; principal and interest due in 2044	-	362,000
4.46% mortgage note collateralized by <i>St. Ignatius Senior Housing II, L.P.</i> property; principal and interest due in 2038	450,000	-
10% mortgage note collateralized by <i>St. Ignatius Senior Housing II, L.P.</i> property; principal and interest due in 2048	-	300,000
Note payable under subsidy agreement for <i>St. Ignatius Senior Housing II, L.P.</i> property; no repayment if meet AHP regulations for 15 years	350,000	-
10% mortgage note collateralized by <i>St. Ignatius Senior Housing II, L.P.</i> principal and interest due in 2038	50,000	-
1% mortgage note collateralized by <i>Strawberry Mansion LP</i> ; due in annual installments commencing in 2033	-	7,519,852
1-month LIBOR Rate times Statutory Reserve Rate plus 2.5% loan collateralized by <i>Strawberry Mansion LP</i> ; interest paid monthly; principal due in 2019	9,708,432	-
2.81% mortgage note collateralized by <i>Strawberry Mansion LP</i> ; due in annual installments commencing in 2033	1,052,249	-
principal due in 2042 Series B	-	32,370,784
Series C 0.1% mortgage note collateralized by <i>Tasker II, L.P.</i> property; due in 2043 Series C	-	20,983,881
6.09% mortgage note collateralized by <i>Uni-Penn Housing Partnership I</i> property; principal and interest due in 2032	188,400	-
6.09% mortgage note collateralized by <i>Uni-Penn Housing Partnership I</i> property; principal and interest due in 2041	-	2,271,039
0.00% mortgage note collateralized by <i>Uni-Penn Housing Partnership II</i> property; principal and interest due in 2042	718,000	-
5.23% mortgage note collateralized by <i>Uni-Penn Housing Partnership II</i> property; principal and interest due in 2042	-	2,495,383
4.52% mortgage note collateralized by <i>Uni-Penn Housing Partnership IV</i> property; principal and interest due in 2045	-	3,351,430
Non-interest-bearing mortgage note collateralized by <i>Warnock Phase I, L.P.</i> property; due in 2053	-	4,842,724
4.58% mortgage note collateralized by <i>Warnock Phase I, L.P.</i> property; principal and interest due in 2053	-	3,000,000
4.32% mortgage note collateralized by <i>Warnock Phase II, L.P.</i> property; principal and interest due in 2053	-	7,254,139
	62,212,247	\$ 306,613,765
Total debt for discrete component units	368,826,012	
Less: unamortized debt issuance costs	(1,149,017)	
	<u>\$ 367,676,995</u>	

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
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**Note 10. Long-Term Debt (Continued)**

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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. (now Wells Fargo Bank), 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 2014 are subject to optional redemption at prices stated in the indentures. In addition, \$15.6 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.

On June 1, 2017, PHA on behalf of the Philadelphia Housing Authority Development Corporation ("PHADC") issued General Revenue Bonds (PHA Headquarters Project) Series 2017 with an aggregate principal amount of \$28,870,000. The Bonds are limited obligations of PHA payable solely from (i) amounts to be paid by PHADC, which amounts consist of project revenues, which include payments of base rent to be paid by PHA under the lease and (ii) other funds available to the Trustee under the Indenture. The obligation to pay the base rent is a general obligation of PHA secured by a pledge of its general revenues under the lease. PHA approved the appointment of U.S. Bank National Association as the Trustee under the Indenture.

Bonds maturing on or after May 1, 2028 are subject to optional redemption by PHA, as a whole or in part at any time on or after May 1, 2027 at a redemption price equal to the principal amount plus accrued interest to the redemption date. The bonds maturing in 2030, 2033, 2035, 2037, 2039, 2042, and 2047 are subject to mandatory sinking fund redemption on the dates and in the amounts specified in the Official Statement.

*Capital Lease Obligation*

On April 7, 2017, PHA and Enterprise Fleet Management, Inc. ("Enterprise") executed a contract whereby PHA will commence leasing vehicles from Enterprise. PHA leased 71 vehicles from Enterprise in fiscal year 2018, and 69 vehicles in fiscal year 2019. At the end of the lease terms, the vehicles will be returned to Enterprise. The cost of vehicles acquired under the capital lease was \$3,910,979 and accumulated depreciation was \$865,462 as of March 31, 2019. The net amount is included in capital assets in the statement of net position. The depreciation expense on assets recorded under the capital lease for the year ended March 31, 2019 was \$641,472. The balance of capital lease obligation was \$3,304,376 as of March 31, 2019. The future minimum capital lease payments are as follow:

2020	\$	822,166
2021		822,166
2022		822,167
2023		682,117
2024		155,760
	<u>\$</u>	<u>3,304,376</u>

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
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**Note 10. Long-Term Debt (Continued)**

The amortization schedule for the long-term debt of PHA and its component units is as follows:

Year Ending March 31,	Primary Government			Year Ending December 31,	Component Units		
	Principal	Interest	Debt Service Requirements		Principal	Interest	Debt Service Requirements
2020	\$ 9,347,166	\$ 2,690,326	\$ 12,037,492	2019	\$ 23,789,282	\$ 381,658	\$ 24,170,940
2021	9,792,166	2,244,339	12,036,505	2020	74,437	149,541	223,978
2022	10,232,167	1,806,076	12,038,243	2021	78,973	145,005	223,978
2023	3,662,117	1,343,439	5,005,556	2022	183,785	148,267	332,052
2024	760,760	1,199,701	1,960,461	2023	438,891	135,087	573,978
2025-2029	3,510,000	5,501,630	9,011,630	2024-2028	532,621	587,271	1,119,892
2030-2034	4,330,000	4,680,172	9,010,172	2029-2033	4,138,408	2,961,812	7,100,220
2035-2039	5,195,000	3,820,325	9,015,325	2034-2038	3,557,121	1,022,763	4,579,884
2040-2044	6,535,000	2,484,375	9,019,375	2039-2043	121,911,510	18,115,317	140,026,827
2045-2049	6,540,000	674,500	7,214,500	2044-2048	21,841,651	28,352,191	50,193,842
2050-2054	-	-	-	2049-2053	38,724,768	39,670,407	78,395,175
2055-2059	-	-	-	2054-2058	26,821,431	36,854,065	63,675,496
2060-2064	-	-	-	2059-2063	68,041,946	117,881,648	185,923,594
2065-2069	-	-	-	2064-2068	34,422,078	32,176,496	66,598,574
2070-2074	-	-	-	2069-2073	24,269,110	27,488,685	51,757,795
	59,904,376	\$ 26,444,883	\$ 86,349,259		368,826,012	\$ 306,070,213	\$ 674,896,225
Less current portion	9,347,166				23,789,282		
	50,557,210				345,036,730		
			Unamortized Debt				
Premium on Bonds	2,526,463		Issuance Costs		(1,149,017)		
	\$ 53,083,673				\$ 343,887,713		

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 11. Changes in Long-Term Liabilities**

Changes in other long-term liabilities for the year ended March 31, 2019 are as follows:

Primary Government	Beginning Balance	Increases	Decreases	Ending Balance	Due within 1 year
Other liabilities					
Estimated liability for self insurance and other claims	\$ 2,478,710	\$ -	\$ (3,071)	\$ 2,475,639	\$ -
Workers' compensation payable	3,514,542	8,628,712	(8,417,943)	3,725,311	2,940,939
Health trust escrow	1,744,271	28,517	(88,988)	1,683,800	-
Total long-term liabilities	\$ 7,737,523	\$ 8,657,229	\$ (8,510,002)	\$ 7,884,750	\$ 2,940,939

Discrete Component Units	Beginning Balance	Increases	Decreases	Ending Balance	Due within 1 year
Other liabilities					
Development fees payable	\$ 10,039,123	\$ 3,019,766	\$ (50,761)	\$ 13,008,128	\$ -
Interest due PHA	54,743,141	5,780,730	(13,434)	60,510,437	-
Interest due to third parties	4,893,801	683,813	-	5,577,614	-
Other liabilities	500,025	66,010	-	566,035	-
Due to partners	6,614,999	1,548,350	(149,324)	8,014,025	-
Total long-term liabilities	\$ 76,791,089	\$ 11,098,669	\$ (213,519)	\$ 87,676,239	\$ -

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 12. Workers' Compensation Insurance**

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PHA maintains a loss-sensitive Workers' Compensation & Employer's Liability insurance policy whereby PHA has responsibility to pay a significant portion of claims. For the policy periods which incepted from October 15, 2008 through October 15, 2015, PHA was insured under a large-deductible Workers Compensation program whereby PHA was responsible to pay the first \$350,000 of Workers Compensation & Employers Liability claims for each and every occurrence. Losses are accrued based on the insurance carrier's estimate of losses attributable to the claims filed in each policy year, and the estimated losses for each policy year are updated periodically by the insurance carrier. For the policy periods from October 15, 2008 through October 15, 2015, PHA was required to fund the estimated losses into an escrow account held by the insurance carrier, and claims incurred prior to October 15, 2015 are paid out of the escrow fund on a recurring basis until all claims from those policy terms are closed. (See below for information on the 10/15/2015 to 10/15/2016 Workers Compensation policy.) For the October 15, 2016 to October 15, 2017 year, and the October 15, 2017 to October 15, 2018 year, and October 15, 2018 to October 15, 2019 year, PHA purchased a large-deductible Workers Compensation policy whereby PHA is responsible for the first \$350,000 of Workers Compensation & Employers Liability claims for each occurrence.

At March 31, 2019 the balance in the escrow fund related to the large deductible policies which incepted in October 15, 2008 through October 15, 2018 was \$6.1 million and is included in restricted cash in the statement of net position. The estimated future amounts payable against the escrow fund based on anticipated development of existing open claims is \$3.7 million. This amount is recorded as other liabilities. See Note 11.

For the policy period from October 15, 2015 to October 15, 2016, PHA renewed its Workers' Compensation & Employer's Liability insurance under an Incurred Loss Retrospective Program. Under such a Retro program, PHA maintains responsibility to pay for the first \$350,000 of each claim arising out of an occurrence during the policy term, but the calculation of the final Retro program cost is slightly different. Based on claims values as of March 31, 2019, and applying the insurance company program factors, PHA owes approximately \$31,000 (but this is an insurer estimate) for the Retro program as of March 31, 2019, which is essentially a break-even status for the Retro program.

**Note 13. Employees' Retirement Plans**

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**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, a copy of which may be obtained by contacting PHA's office. 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.

Plan participants at November 1, 2017 were as follows:

Active	357
Vested terminations	226
Retiree and beneficiary currently receiving benefits	1,486
<b>Total</b>	<b><u>2,069</u></b>

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 13. Employees' Retirement Plans (Continued)**

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**Defined Benefit Pension Plan (Continued)**

Covered employees	As of March 31, 2019, the Plan covered non-represented employees hired before October 1, 2005.  <i>In April 2014, non-represented employees' benefits were frozen.</i>
Current annual covered payroll	\$1,991,393
Normal retirement date	65 <sup>th</sup> birthday
Normal retirement benefit	2.5 percent of average earnings, as defined in the Plan, multiplied by the years of service not to exceed 25 years, plus 1.25 percent of average earnings multiplied by years of service in excess of 25 years.
Death benefit	The Plan contains provisions for the payment of benefits to surviving spouses of employees.

**Actuarially Determined Contribution Requirements and Contributions Made**

Actuarially determined contributions are required to provide enough 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 everyone 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 7.50 percent per year
- b) projected salary increases of 3.00 percent per year
- c) no post-retirement benefit increase

**Funding Policy**

PHA's funding policy is determined by the Plan design and collective bargaining agreements. All participants are required to pay into the pension fund an amount equal to 5.5 percent of compensation. At a minimum, the employer contributes 5.5 percent of the participant's annual compensation. Additional employer contributions are discretionary and based upon actuarial computations.

The Plan's assets are placed in custodial Plan accounts, all reported at fair value. The Plan's investments are stated at fair value, if available, quoted market prices are used to value investments. Any investments with the Plan custodian which have no quoted market price are valued by the Plan's custodian at estimated fair value. Several factors are considered in arriving at fair value.

The PHA Pension Board has the authority for establishing and amending the Plan provisions.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 13. Employees' Retirement Plans (Continued)**

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**Defined Benefit Pension Plan (Continued)**

**Net Pension Liability**

At March 31, 2019, PHA reported a net position liability of \$94,394,386. The components of the net pension liability of the Plan were measured at October 31, 2018, and were as follows:

Total Pension Liability	\$ 282,242,215
Plan Fiduciary Net Position	187,847,829
Authority's Net Pension Liability	<b><u>\$ 94,394,386</u></b>
Plan fiduciary net position as a percentage of the total pension liability	66.6%

**Actuarial Assumptions**

The total pension liability was determined by an actuarial valuation for the October 31, 2018 measurement period, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation rate	2.50 percent
Salary increases	3.00 percent
Investment rate of return	7.50 percent

At October 31, 2018 measurement date, the basis for mortality rates were based on the RP-2014 Blue-Collar Mortality Tables for Males and Females, projected using Scale MP-2017 on a generational basis.

The actuarial assumptions used in the valuation for the October 31, 2018 measurement period were based on past experience under the Plan and reasonable future expectations which represent the Plan's best estimate of anticipated experience.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
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**Note 13. Employees' Retirement Plans (Continued)**

**Defined Benefit Pension Plan (Continued)**

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of October 31, 2018 are summarized in the following table:

<b>Asset Class</b>	<b>Target Allocation</b>	<b>Long-Term Expected Real Rate of Return</b>
Domestic equity	35.0%	5.4 - 6.4%
International equity	25.0%	5.5 - 6.5%
Fixed income	28.0%	1.3 - 3.3%
Real estate	10.0%	4.5 - 5.5%
Cash	2.0%	0.0 - 1.0%

**Discount Rate**

The discount rate used to measure the total pension liability was 7.5%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that Plan contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the Net Pension Liability to Changes in the Discount Rate**

The following presents the net pension liability of the Plan, calculated using the discount rate of 7.5%, as well as what the Plan's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.5%) or 1-percentage point higher (8.5%) than the current rate:

	<b>1% Decrease (6.5%)</b>	<b>Current Discount Rate (7.5%)</b>	<b>1% Increase (8.5%)</b>
Authority's Net Position Liability	\$120,131,336	\$94,394,386	\$72,365,472

The following represents the changes in the PHA's net pension liability, components thereof, deferred outflows and inflows of resources. The information is presented as part of the current year reporting under GASB 68, *Accounting and Financial Reporting for Pensions*. Detailed information relating to the plan description, funding policy, actuarial methods and assumptions, expected rate of return on investment rate of return on investments and discount rate are reported above.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 13. Employees' Retirement Plans (Continued)**

**Defined Benefit Pension Plan (Continued)**

The November 1, 2017 actuarial valuation was used to determine the net pension liability. Updated procedures were used to roll-forward the net pension liability to the measurement date of October 31, 2018.

	Increase/(Decrease) For the Fiscal Year Ended October 31, 2018		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
BALANCES, as of October 31, 2017	\$ 280,856,325	\$ 201,920,337	\$ 78,935,988
CHANGES FOR THE YEAR			
Service cost	148,869	-	148,869
Interest	20,506,815	-	20,506,815
Differences between expected and the actual experience	3,692,679	-	3,692,679
Change of assumptions	-	-	-
Employer contributions	-	10,857,898	(10,857,898)
Employee contributions	-	108,446	(108,446)
Net investment income	-	(1,680,156)	1,680,156
Benefit payments, net	(22,962,473)	(22,962,473)	-
Plan administrative expenses	-	(401,018)	401,018
Other	-	4,795	(4,795)
NET CHANGES	1,385,890	(14,072,508)	15,458,398
<b>BALANCES, as of October 31, 2018</b>	<b>\$ 282,242,215</b>	<b>\$ 187,847,829</b>	<b>\$ 94,394,386</b>

At March 31, 2019, the deferred outflows of resources and deferred inflows of resources related to the pension are:

	Deferred Outflow of Resources	Deferred Inflow of Resources
Deferred Outflows of Resources as of 4/1/2018	\$ 10,948,464	\$ -
Nov 1 to March 31, 2018 Subsequent Contributions	(4,049,926)	-
Nov 1 to March 31, 2019 Subsequent Contributions	4,571,158	-
Nov 1 to October 31, 2018 Change in Deferred Outflows	7,603,686	-
Ending Deferred Outflows of Resources 3/31/2019	<b>\$ 19,073,382</b>	<b>\$ -</b>

Deferred outflows of resources and deferred inflows of resources related to pension will be recognized as a component of pension expense as follows:

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
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**Note 13. Employees' Retirement Plans (Continued)**

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**Defined Benefit Pension Plan (Continued)**

**Year Ending:**

2020	\$	13,969,193
2021		2,037,893
2022		(207,241)
2023		3,273,537

**Defined Contribution Plan**

On April 1, 2001, PHA (Plan Sponsor) established a defined contribution plan for 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.

In April 2011, most union employees who had their benefits frozen in the PHA Retirement Income Pension Plan began participating in the Plan. Beginning in April 2012, the employees that were members of the Fraternal Order of Housing Police began participating in the Plan. The Plan contains additional employer contributions and employee saving features. Participants may "roll over" distributions received from the Philadelphia Housing Authority Retirement Income Pension Plan or from an eligible retirement as defined in the Plan Document.

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. 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 most of the administrative expenses. Administrative expenses, such as Investment and Trustee Fees, are paid out of Plan assets.

PHA made contributions of about \$3.6 million to the Plan for the year ended March 31, 2019.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
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**Note 14. Commitments**

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Purchase Commitment

In FY2016, PHA entered into a Master Retail Natural Gas Agreement effective June 4, 2015 for the purchase and sale of natural gas and related products and services to one or more of PHA's accounts and facilities as agreed to from time to time. The delivery period was from November 1, 2017 to June 30, 2020 (inclusive). In accordance with the agreements, PHA executed transaction confirmations to purchase fixed volumes of gas at fixed prices.

As of March 31, 2019, the total purchase commitments for natural gas amounted to \$2.4 million.

Energy Performance Contract (EPI)

On September 14, 2018, PHA executed an EPI contract for a five-year term with Johnson Controls Inc. for a total amount not to exceed \$31.5 million. Phase 1 commenced on September 24, 2018 for lighting and water improvements and will cost approximately \$8 million. As of March 31, 2019, approximately \$.8 million was expended.

Sharswood/Blumberg Roberts Vaux School – Phase 3 (3<sup>rd</sup> and 4<sup>th</sup> Floor)

On May 19, 2017, PHADC completed the purchase of the historic Vaux High School building in North Philadelphia from the School District of Philadelphia for \$2 million. The school opened in September 2017. Phase 3 of this project commenced in April 2019. Total estimated costs including design and construction for phase 3 is approximately \$2.8 million.

Blumberg Senior Tower Rehabilitation

This project commenced in November 2017, and projected completion time is in 2019. The total estimated design and construction costs are \$20.3 million. As of March 31, 2019, approximately \$8.7 million was expended.

Blumberg 83 Modular

Blumberg 83 Modular project commenced in January 2019 for total cost of approximately \$29 million. As of March 31, 2019, approximately \$1.9 million was expended.

Blumberg Streets

Site work started on January 29, 2018 and is projected to be completed in May 2020. The estimated cost is \$8.9 million. As of March 31, 2019, approximately \$8.4 million was expended.

North Central/Norris Choice Neighborhood Implementation Grant ("North Central")

Project entails phases 2, and 3 as follows:

- Phase 2 - 89 rental units construction commenced in July 2017 and projected completion date is May 2019. Total cost of the project was estimated at \$30.5 million. As of March 31, 2019, approximately \$16.6 million was expended.
- Phase 3 - 51 rental units construction commenced February 2018 and projected completion date is to be determined. Estimated cost is \$26.5 million, As of March 31, 2019, approximately \$2.7 million was expended.

Susquehanna Square

The proposed Susquehanna Square is a thirty-seven (37) unit new construction housing development. The unit mix will include seventeen one-bedroom units, fourteen two-bedroom units, three-bedroom units, and three four-bedroom units. PHA's commitment is \$2.4 million and 37 RAD vouchers. The project was closed on September 27, 2019.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
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**Note 15. Accrued Compensated Absence**

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 funding source that has paid the applicable employee's regular salaries and fringe benefits.

Summary of Accrued Compensation Absences				
	Beginning Balance	Net Increases	Net Decreases	Ending Balance
Current portion	\$ 4,731,028	\$ 2,254,101	\$ (2,014,239)	\$ 4,970,890
Long-term portion	3,154,021	1,463,214	(1,303,307)	3,313,928
	<u>\$ 7,885,049</u>	<u>\$ 3,717,315</u>	<u>\$ (3,317,546)</u>	<u>\$ 8,284,818</u>

**Note 16. Other Post-Employment Benefits (OPEB)**

PHA had administered Executive Health Protection Plan ("EHPP" or "Plan") which 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 and could be terminated by PHA at any time.

Eligibility and Termination

Eligible Employees were automatically enrolled in the Plan upon the later of the Effective Date of this Plan or date they become an Eligible Employee. Upon the earlier of termination of employment with the Employer or a Participant's ceasing to be an Eligible Employee, the Participant would cease to accrue a benefit under the Plan.

Contributions

PHA contributed to the Trust for each Participant in the Plan of \$20,000 for each year of Credited Service as an Eligible Employee completed after the Effective Date of the Plan. The maximum total contribution that may be allocated to a Participant is \$100,000. Amounts allocated for a Participant shall not be credited with any earnings or losses on contributions made to the Plan.

Vesting

A Participant would fully vest in the contributions he or she had earned under the Plan upon separation from Employment and the completion of three (3) years of Continuous Service as an Eligible Employee completed after the Effective Date of the Plan. No Participant should vest prior to separation from employment.

Plan Status

The Plan eligibility was frozen in 2011 and no employees have since been added to the Plan. As of March 31, 2019, PHA had segregated cash of \$1.7 million for the payment of the remaining plan benefits to the 24 previous and current executive employees included in the plan. This amount is recorded as other liabilities. See Note 11.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 17. Risk Management**

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PHA is subject to risk of loss from fire, property damage, personal injury, auto, employment practices etc. PHA covers these risks through the purchase of commercial insurance. PHA has initiated a loss control program utilizing insurer and broker resources to improve safety at PHA. Six loss control sessions were held in fiscal year 2019. These trainings were done by Loss Control representatives from Conner Strong & Buckelew (PHA's Broker) and HARRG Insurance Co. (PHA's liability carrier). Risk Management and Human Resources work together to support these efforts.

The PHA Board of Commissioners passed a Risk Management Framework in Resolution 11721 at the July 17, 2014 Board meeting. Pursuant to that Risk Management Framework, a Risk Management Committee at PHA meets quarterly to identify and evaluate risks facing PHA. There were four meetings of the Committee in fiscal year 2019. The Risk Management Committee provides updates to the PHA Audit Committee of the Board of Commissioners in conjunction with the Office of Audit and Compliance (OAC). The Risk Management Committee provides an annual report to the Board of Commissioners. The Risk Management Committee also provides input to OAC (when requested) in the formulation of its risk survey to PHA departments as part of its risk identification function.

**Note 18. Component Units**

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*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.

**Philly Seeds (PHA-Tenant Support Services, Inc. or TSSI)** - a Pennsylvania nonprofit corporation formed by PHA to promote the welfare of public housing residents and recipients of housing assistance.

**Oakdale Street LLC** - a Pennsylvania Limited Liability Corporation which operates 12 residential rental units. It has a 30-year ground lease with PHA at a nominal rent. The project was financed with \$4.7 million in PHA mortgage funds. PHA is sole member of Oakdale Street LLC.

**Gordon Street LLC** - a Pennsylvania Limited Liability Corporation which operates 21 residential rental units. It has a 30-year ground lease with PHA at a nominal rent. The project was financed with \$8.3 million in PHA mortgage funds. PHA is sole member of Gordon Street LLC.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 18. Component Units (Continued)**

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*Blended Component Units (Continued)*

**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. On August 31, 2018, PHA acquired the Tax Credit Investor's, John Hancock Realty Advisors, Inc., limited partnership interest in Cambridge Plaza L.P. of 99.99% for \$1, assuming responsibility for the annual Tax Credit Investor's transaction costs of \$5,000 and any other costs of transferring the Partnership interest to become the sole member of the new entity CPLPI 1100 Poplar LLC. Prior to PHA becoming the sole member of the newly created entity, Cambridge Plaza L.P. was reported as a discretely presented component unit. With the acquisition of the 99.99% limited partnership interests, Cambridge Plaza L.P. is now considered a blended component unit of PHA. The beginning net position of (\$223,347) was transferred from the discrete component unit into the blended component unit. See Note 21.

**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. On August 31, 2018, PHA acquired the Tax Credit Investor's, John Hancock Realty Advisors, Inc., limited partnership interest in Suffolk Manor Apartments, L.P. of 99.99% for \$1, assuming responsibility for the annual Tax Credit Investor's transaction costs of \$5,000 and any other costs of transferring the Partnership interest to become the sole member of the new entity SMLP 1416 Clearview LLC. Prior to PHA becoming the sole member of the newly created entity, Suffolk Manor Apartments, L.P. was reported as a discretely presented component unit. With the acquisition of the 99.99% limited partnership interests, Suffolk Manor Apartments, L.P. is now considered a blended component unit of PHA. The beginning net position of (\$1,542,103) was transferred from the discrete component unit into the blended component unit. See Note 21.

**PHA Plymouth Hall, LLC.** - a Pennsylvania limited partnership which operates 53 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project is a RAD conversion that was financed with \$1.8 million in PHA mortgage funds. PHA is the sole member of PHA Plymouth Hall LLC.

PHA also formed other Blended Component Units namely, Elderly and Disabled Services, LLC, Philadelphia Urban Revitalization Enterprise, LLC, Reynolds School, LLC, and Walton School, LLC. As of March 31, 2019, these component units have no significant activities.

In connection with each of the developments involving PHA benefitting from investment arising from the low-income housing tax credit, PHA or its component unit, PHADC, or both provide various guaranties of payment and performance. No payment has ever been requested of or made by either PHA or PHADC pursuant to such guaranties, and PHA considers the likelihood of any such demand to be remote.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 18. Component Units (Continued)**

*Blended Component Units (Continued)*

The blended component units are included in the primary government column in the face of the financial statements. Selected financial data for these blended component units for the years ended as indicated are presented below:

	PHADC	PAPMC	PHAHC	Gordon Street LLC	Oakdale Street LLC	Suffolk Manor LP	Cambridge Plaza LP	PHA Plymouth Hall, LLC	Philly Seeds, Inc.	BCU	PHA		Primary Government Total
	3/31/19	12/31/18	3/31/19	12/31/18	12/31/18	12/31/18	12/31/18	12/31/18	12/31/18	Total	3/31/2019	Eliminations	
<b>ASSETS</b>													
Cash and cash equivalents	\$ 63,812,232	\$ 1,035,576	\$ 12,432	\$ 114,425	\$ 127,472	\$ 507,736	\$ 76,059	\$ 193,043	\$ 408,224	\$ 66,287,199	\$ 115,137,661	\$ -	\$ 181,424,860
Restricted cash	3,141,964	-	-	156,961	78,232	656,299	356,657	1,758,280	-	6,148,393	13,615,352	-	19,763,745
Receivables	7,343,109	528,361	36,378	2,331	2,953	210,570	27,139	4,547	175,000	8,330,388	84,337,910	(15,172,576)	77,495,722
Other current assets	71,346	26,491	-	-	4,449	-	-	8,306	-	110,592	1,059,720	-	1,170,312
Mortgage receivable	-	-	-	-	-	-	-	-	-	-	460,283,592	(65,761,975)	394,521,617
Capital assets, net of depreciation	57,340,366	7,178	-	7,197,429	4,097,978	14,889,060	3,982,953	65,418	-	87,580,382	513,939,848	-	601,520,230
Noncurrent assets	-	-	-	-	-	-	-	-	-	-	6,879,960	-	6,879,960
Total Assets	131,709,017	1,597,606	48,810	7,471,146	4,311,084	16,263,665	4,442,808	2,029,594	583,224	168,456,954	1,195,254,043	(80,934,551)	1,282,776,446
Deferred outflows of resources	-	-	-	-	-	-	-	-	-	-	19,073,382	-	19,073,382
<b>LIABILITIES</b>													
Current liabilities	7,045,595	404,730	48,810	135,494	131,562	248,958	176,447	197,260	62,341	8,451,197	59,296,681	(14,798,189)	52,949,689
Noncurrent liabilities	-	38,238	-	-	-	8,131,321	2,232,904	28,103	-	10,430,566	102,613,887	(10,392,328)	102,652,125
Long-term debt	28,365,000	-	-	8,013,193	4,577,115	10,453,027	2,564,603	1,771,096	-	55,744,034	53,083,673	(55,744,034)	53,083,673
Total Liabilities	35,410,595	442,968	48,810	8,148,687	4,708,677	18,833,306	4,973,954	1,996,459	62,341	74,625,797	214,994,241	(80,934,551)	208,685,487
<b>NET POSITION</b>													
Net investment in capital assets	57,340,366	7,178	-	7,197,429	4,097,978	14,889,060	3,982,953	65,418	-	87,580,382	458,254,212	-	545,834,594
Restricted	3,141,964	-	-	154,783	77,044	643,429	353,450	1,753,207	-	6,123,877	-	-	6,123,877
Unrestricted (deficit)	35,816,092	1,147,460	-	(8,029,753)	(4,572,615)	(18,102,130)	(4,867,549)	(1,785,490)	520,883	126,898	541,078,972	-	541,205,870
Total Net Position	\$ 96,298,422	\$ 1,154,638	\$ -	\$ (677,541)	\$ (397,593)	\$ (2,569,641)	\$ (531,146)	\$ 33,135	\$ 520,883	\$ 93,831,157	\$ 999,333,184	\$ -	\$ 1,093,164,341

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 18. Component Units (Continued)**

Blended Component Units (Continued)

	PHADC	PAPMC	PHAHC	Gordon Street LLC	Oakdale Street LLC	Suffolk Manor LP	Cambridge Plaza LP	PHA Plymouth Hall, LLC	Philly Seeds, Inc.	BCU	PHA		Primary Government Total
	3/31/19	12/31/18	3/31/19	12/31/18	12/31/18	12/31/18	12/31/18	12/31/18	12/31/18	Total	3/31/2019	Eliminations	
<b>OPERATING REVENUES</b>													
Total tenant revenue	\$ -	\$ -	\$ -	\$ 281,318	\$ 136,779	\$ 1,551,551	\$ 479,621	\$ 324,349	\$ -	\$ 2,773,618	\$ 27,283,198	\$ (1,902,288)	\$ 28,154,528
Operating subsidies	-	-	-	-	-	-	-	-	175,000	175,000	392,420,308	-	392,595,308
Other income	5,645,594	1,535,440	-	5	5	9,403	-	2,688	437,733	7,630,868	6,061,948	(1,809,031)	11,883,785
Total operating revenue	5,645,594	1,535,440	-	281,323	136,784	1,560,954	479,621	327,037	612,733	10,579,486	425,765,454	(3,711,319)	432,633,621
<b>OPERATING EXPENSES</b>													
Administrative	39,437	1,084,929	9,990	41,871	27,861	312,872	93,020	17,197	310,098	1,937,275	71,323,028	(1,809,031)	71,451,272
Tenant services	-	-	-	-	1,164	-	-	-	195,159	196,323	3,460,148	-	3,656,471
Utilities	258,870	-	-	16,410	14,010	250,786	48,392	53,932	-	642,400	22,294,298	-	22,936,698
Maintenance	70,018	20	-	70,464	57,441	847,513	253,393	91,745	-	1,390,594	61,047,894	-	62,438,488
Protective services	-	-	-	-	-	-	-	91,348	-	91,348	9,150,024	-	9,241,372
General	130,947	131,753	-	14,646	8,185	87,380	64,488	26,003	-	463,402	28,133,758	(1,327,329)	27,269,831
Housing assistance programs	-	-	-	-	-	-	-	-	-	-	173,909,858	(574,959)	173,334,899
Depreciation and amortization	350,942	12,472	-	261,887	152,158	597,546	191,588	137	-	1,566,730	36,435,596	-	38,002,326
Total operating expenses	850,214	1,229,174	9,990	405,278	260,819	2,096,097	650,881	280,362	505,257	6,288,072	405,754,604	(3,711,319)	408,331,357
Operating income (loss)	4,795,380	306,266	(9,990)	(123,955)	(124,035)	(535,143)	(171,260)	46,675	107,476	4,291,414	20,010,850	-	24,302,264
Net nonoperating revenue (expenses)	1,483,031	-	-	(84,066)	(29,793)	(492,395)	(136,539)	(13,540)	-	726,698	10,814,795	-	11,541,493
Income (loss) before capital contributions	6,278,411	306,266	(9,990)	(208,021)	(153,828)	(1,027,538)	(307,799)	33,135	107,476	5,018,112	30,825,645	-	35,843,757
Capital contributions (distributions)	9,059,506	-	9,990	-	-	-	-	-	-	9,069,496	13,358,002	-	22,427,498
Change in net position	15,337,917	306,266	-	(208,021)	(153,828)	(1,027,538)	(307,799)	33,135	107,476	14,087,608	44,183,647	-	58,271,255
Net position, beginning													
As previously reported	80,960,505	848,372	-	(469,520)	(243,765)	-	-	-	413,407	81,508,999	955,149,537	-	1,036,658,536
Prior period adjustments and equity transfers	-	-	-	-	-	(1,542,103)	(223,347)	-	-	(1,765,450)	-	-	(1,765,450)
As restated	80,960,505	848,372	-	(469,520)	(243,765)	(1,542,103)	(223,347)	-	413,407	79,743,549	955,149,537	-	1,034,893,086
Net position, ending	\$ 96,298,422	\$ 1,154,638	\$ -	\$ (677,541)	\$ (397,593)	\$ (2,569,641)	\$ (531,146)	\$ 33,135	\$ 520,883	\$ 93,831,157	\$ 999,333,184	\$ -	\$ 1,093,164,341

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
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**Note 18. Component Units (Continued)**

Blended Component Units (Continued)

	PHADC	PAPMC	PHAHC	Gordon Street LLC	Oakdale Street LLC	Suffolk Manor LP	Cambridge Plaza LP	PHA Plymouth Hall, LLC	Philly Seeds, Inc.	BCU	PHA		Primary Government Total
	3/31/19	12/31/18	3/31/19	12/31/18	12/31/18	12/31/18	12/31/18	12/31/18	12/31/18	Total	3/31/2019	Eliminations	
Net cash provided (used) by													
Operating activities	\$ 4,998,599	\$ 225,999	\$ (9,990)	\$ (53,157)	\$ (24,370)	\$ 382,642	\$ 42,177	\$ 218,078	\$ (195,096)	\$ 5,584,882	\$ 47,260,972	\$ -	\$ 52,845,854
Financing activities	(6,261,025)	-	-	(27,680)	(10,214)	-	-	1,793,684	-	(4,505,235)	(30,439,424)	-	(34,944,659)
Investing activities	1,207,716	-	-	(13,500)	(7,532)	(73,287)	(26,010)	(1,818,762)	-	(731,375)	(6,190,612)	-	(6,921,987)
Net increases (decreases) in cash	\$ (54,710)	\$ 225,999	\$ (9,990)	\$ (94,337)	\$ (42,116)	\$ 309,355	\$ 16,167	\$ 193,000	\$ (195,096)	\$ 348,272	\$ 10,630,936	\$ -	\$ 10,979,208

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 18. Component Units (Continued)**

Discrete Component Units:	Number of Housing Units
<u><i>Limited Partnerships</i></u>	
Blumberg Apartments Phase I LP	57
Blumberg Senior Apartments LP	94
Blumberg Apartments Phase III LP	83
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 L.P.	161
Nellie Reynolds Gardens, L.P.	64
Norris Apartments, L.P.	51
North Central CNI Phase II, L.P.	89
North Central CNI Phase III, L.P.	50
Paschall Phase I, L.P.	50
Paschall Phase II, L.P.	50
Queen Lane Apartments, L.P.	55
Richard Allen Phase III, L.P.	178
Strawberry Mansion LP	55
Tasker I, L.P.	245
Tasker II, L.P.	184
Uni-Penn Housing Partnership IV	42
Warnock Phase I, L.P.	50
Warnock Phase II, L.P.	45
<u><i>Alternate Managed Entities</i></u>	
1952 Allegheny Associates Limited Partnership	18
Neuman North, L.P.	67
NewCourtland Apartments at Allegheny, L.P.	56
Raymond Rosen Associates, L.P.	152
Ridge Avenue Housing, L.P.	135
Spring Garden Development Associates, LP	58
Spring Garden Housing Limited Partnership	97
St. Anthony's Senior Residences Associates, L.P.	38
St. Francis Villa Senior Housing L.P.	40
St. Ignatius Senior Housing I, L.P.	67
St. Ignatius Senior Housing II, L.P.	54
Uni-Penn Housing Partnership I	49
Uni-Penn Housing Partnership II	45

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 18. Component Units (Continued)**

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*Discrete Component Units (Continued)*

In most instances, the component units 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 PRA and PHA as mortgagees.

**LIMITED PARTNERSHIPS (LPs)**

LPs are component units where PHA serves as General Partner and owns 1/10 of 1% of the Partnership. PHA's equity interest in the component units was \$5,439,943 as reported on the Statement of Net Position. PHA provides operation and financial services to the LPs via Operating Subsidy (Operating) and Regulatory and Operating (R&O) Agreements and directly managed by PAPMC.

PHA reports the ownership of its equity interest in the component units as an asset.

- **Blumberg Apartments Phase I LP** – a Pennsylvania limited partnership formed to develop 57 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$10.7 million of investor capital, \$5.5 million in PHA mortgage debt, and \$1.5 million in HOME funds. The project has qualified for federal low-income housing credits.
- **Blumberg Senior Apartments LP** - a Pennsylvania limited partnership formed to develop 94 residential rental units. It has a ninety-nine-year ground lease with PHA, the land was sold to the partnership for a cost of \$494,000 (tax basis) of which the carrying value of \$268,630 is a prepaid ground lease to be amortized over the life of the lease. The project was financed by \$9.6 million of investor capital (\$.7 million paid as of December 31, 2018), \$13.2 million in Wells Fargo mortgage debt, and \$4.9 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Blumberg Apartments Phase III LP** – a Pennsylvania limited partnership formed to develop 83 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$18.0 million in PHA mortgage debt (\$1.4 million paid as of December 31, 2018), \$10.2 million of investor capital (\$1.5 million paid as of December 31, 2018), \$16.8 million from Citizens Bank Construction Loan (\$.1 paid as of December 31, 2018), and \$.9 million paid from deferred fees & rebates. This project has qualified for federal low-income housing 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 \$11.9 million of investor capital and \$8.2 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 18. Component Units (Continued)**

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*Discrete Component Units (Continued)*

- **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 \$14.1 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 \$12.8 million of investor capital and \$11.5 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Mantua Phase I, L.P.** - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$9.5 million of investor capital 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 which operates 51 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$4.8 million of investor capital and \$9.7 million in PHA mortgage debt and \$2.0 million in PHFA TCAP funds. 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. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$8.9 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 \$12.6 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 \$9.7 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 \$11.2 million of investor capital and \$7.5 million in PHA mortgage debt. As required by the amended 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. The partnership maintains \$2.8 million in PHA debt. The project has qualified for federal low-income housing credits.
- **Norris Apartments, L.P.** - a Pennsylvania limited partnership which operates 51 residential housing units. The project is being financed by \$9.1 million of investor capital and \$12.4 million in PHA debt. The project has qualified for federal low-income housing credits.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 18. Component Units (Continued)**

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Discrete Component Units (Continued)

- **North Central CNI Phase II LP** - a Pennsylvania limited partnership formed to develop 89 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.3 million of investor capital (\$7 million paid as of December 31, 2018), \$18 million bonds payable (\$7.6 million outstanding as of December 31, 2018), \$9 million in PRA loan (\$7.7 million outstanding as of December 31, 2018), and \$9.4 million in PHA mortgage debt (\$4.7 million paid as of December 31, 2018). The project has qualified for federal low-income housing credits.
- **North Central CNI Phase III LP** - 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 was financed by \$11.7 million of investor capital (\$.3 million paid as of December 31, 2018), \$7.9 million in PHA mortgage debt (\$1.1 million paid as of December 31, 2018), \$7.0 million in PRA loan (no funds paid as of December 31, 2018), \$1.7 million from Wells Fargo mortgage funds (no funds paid as of December 31, 2018), and \$.1 million from deferred developer fees. This project has qualified for federal low-income housing credits.
- **Paschall Phase I, L.P.** - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$8.8 million of investor capital (\$8.6 million paid as of December 31, 2018), and \$10.8 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Paschall Phase II, L.P.** - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$4.8 million of investor capital (\$4.8 million paid as of December 31, 2018) and \$15.3 million in PHA debt. The project has qualified for federal low-income housing credits.
- **Queen Lane Apartments, L.P.** - a Pennsylvania limited partnership which operates 55 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$7.7 million of investor capital (\$6.2 million paid as of December 31, 2018) and \$12.5 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **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 \$11.1 million of investor capital and a \$22.2 million mortgage loan from PHA. The project has qualified for federal low-income housing tax credits.
- **Strawberry Mansion, LP** - a Pennsylvania limited partnership which operates 55 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$11.7 million of investor capital (\$1.7 million paid as of December 31, 2018) and \$8.6 million in PHA mortgage debt. The project has qualified for federal low-income housing 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 \$12.5 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 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.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 18. Component Units (Continued)**

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*Discrete Component Units (Continued)*

- **Warnock Phase I, L.P.** - a Pennsylvania limited partnership which operates 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 \$10.6 million of investor capital 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 which operates 45 senior residential rental units within a three-story building. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project began operations in March 2010 and is financed by \$8.0 million of investor capital and \$7.3 million in PHA mortgage debt. The project has qualified for federal low-income housing.

**ALTERNATIVE MANAGED ENTITIES (AMEs)**

AMEs are component units that are not managed by PAPMC. PHA provides operation services and financial subsidies through Operating and R&O Agreements.

- **1952 Allegheny Associates Limited Partnership also known as Impact Veterans Family Housing Center** - a Pennsylvania limited partnership formed to develop 26 residential units, of which 18 are public housing units. The project was financed by \$7.3 million of investor capital and \$6.5 million in PHA and another mortgage debt. 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 \$6.0 million of investor capital and \$4.3 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **NewCourtland Apartments at Allegheny L.P.** - a Pennsylvania limited partnership formed to develop 60 senior rental units, of which 56 are public housing units. The project was financed by \$12.3 million of investor capital and \$3.3 million in another 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 \$9.9 million of investor capital, a \$16 million first mortgage from PHA and other financing.
- **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 \$6.0 million of investor capital and \$18.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Spring Garden Development Associates, LP** - a Pennsylvania limited partnership formed to develop and operate a 58-unit apartment complex. The partnership was financed by \$7.2 million of investor capital, \$1.9 million of PHA mortgage debt and \$6.9 million of other debt. The project has qualified for federal low-income housing tax credits.
- **Spring Garden Housing Limited Partnership** - a Pennsylvania limited partnership which operates 86 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project is being financed by \$7.1 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 38-unit rental housing project. The project was financed by \$1.7 million of mortgages from the PRA, and \$5.0 million of investor capital. The project has qualified for federal low-income housing tax credits.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 18. Component Units (Continued)**

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*Discrete Component Units (Continued)*

- **St. Francis Villa Senior Housing, L.P.** - a Pennsylvania limited partnership formed to develop 40 residential units. The project was financed by \$10.6 million of investor capital and \$1.8 million in mortgage debt. The project has qualified for federal low-income housing 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 \$7.4 million of investor capital and \$2.5 million in PHA and another 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 \$6.4 million of investor capital and \$1.2 million in PHA and another mortgage debt. The project has qualified for federal low-income housing 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 \$2.4 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **Uni-Penn Housing Partnership II** - a Pennsylvania limited partnership which operates 45 residential rental units. The project was financed by \$5.7 million of investor capital and \$3.2 million in mortgage debt. The project has qualified for federal low-income housing credits.

**Note 19. Contingencies**

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**Claims and Litigation**

From time to time claims are asserted against the Authority and in some cases, lawsuits have been initiated. The Authority is defending and will defend vigorously each of these actions. The Authority may become liable if these claims are reduced to judgment or otherwise settled in a manner requiring payment by the Authority. Claims against the Authority are paid out of (1) insurance and, if judgments or settlements exceed insurance limits, (2) General Revenues of the Authority.

As an Agency of the Commonwealth, the Authority is covered by the Sovereign Immunity Act, 42 Pa. C.S. sec. 8521, et seq., (the "Immunity Act"), which provides that the Commonwealth and its agencies are immune from suit except where expressly permitted by one of nine exceptions. The exception most frequently applicable to the Authority generally permits suits against the Authority arising out of a dangerous condition of real estate owned by the Authority. The Immunity Act limits recovery against the Authority to a maximum of \$250,000 in favor of any plaintiff. The damages cap applies to negligence, personal injury and other tort claims, which comprise most claims against the Authority. The liability insurance limit for the Authority's policy is \$15,000,000 per occurrence. A \$50,000 deductible applies to claims under that policy alleging wrongful acts after March 31, 2014.

PHA, through its insurance carrier, is defending against multiple claims. As of March 31, 2019, PHA is defending one claim where a potential judgment may approach the statutory damages cap of \$250,000, however, it is anticipated that claim will be settled using insurance proceeds without any contribution from PHA. Although PHA is vigorously defending each of the other pending claims, the parties' respective liability currently remains uncertain. Of the other pending claims, PHA's liability cannot be determined with any certainty, although any damages will likely be well below \$250,000 in each individual case and cumulatively represent potential liability within the budgeted amount.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 20. Related Party Transactions**

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PHA, a component unit of the City of Philadelphia, engaged in various transactions with the City such as trash collection services and other services. In fiscal year 2019, PHA made payments of approximately \$18.4 million to the City and its component units for various services as summarized below.

	<b>Amount</b>
City of Philadelphia	\$ 13,269,893
PGW	5,124,466
Community College of Philadelphia	20,210
<b>Total</b>	<b>\$ 18,414,569</b>

*City of Philadelphia* – PHA paid the City approximately \$13.3 million for water, trash collection and other miscellaneous expenses during the year ended March 31, 2019. Approximately \$11.6 million was for water, and \$.9 million was accrued at March 31, 2019.

*Philadelphia Gas Works (PGW)* – PHA paid PGW \$5.1 million for gas, approximately \$.6 million was accrued at March 31, 2019.

*Community College of Philadelphia* – PHA paid less than \$50,000 to the Community College of Philadelphia to provide educational and training opportunities to PHA's residents.

Other Transactions

*Blumberg Streets* - This project includes the installation of three new streets costing approximately \$8.9 million. Upon completion of the streets, PHA plans to dedicate the new streets back to the City of Philadelphia to be placed on the City's street plan. PHA expended approximately \$8.4 as of March 31, 2019.

**PHILADELPHIA HOUSING AUTHORITY**  
**Notes to Financial Statements**  
**March 31, 2019**

**Note 21. Restatement**

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As discussed in Note 18, on August 31, 2018, PHA acquired the Tax Credit Investor's, John Hancock Realty Advisors, Inc., limited partnership interests in Suffolk Manor Apartments, L.P. and Cambridge Plaza L.P. of 99.99% for \$1 each, assuming responsibility for the annual Tax Credit Investor's transaction costs of \$5,000 each and any other costs of transferring the Partnership interests. PHA became the sole member of the newly created entities of SMLP 1416 Clearview LLC, assignee limited partner in Suffolk Manor Apartments, L.P., and CPLPI 1100 Poplar LLC, assignee limited partner in Cambridge Plaza L.P. Prior to PHA becoming the sole member of the newly created entities, Suffolk Manor Apartments, L.P. and Cambridge Plaza L.P. were reported as discretely presented component units. With the acquisition of the 99.99% limited partnership interests, Suffolk Manor Apartments, L.P. and Cambridge Plaza L.P. are now considered blended component units of PHA.

PHA recognized the following changes in beginning net positions as restatements:

	<u>Primary Government</u>	<u>Discrete Component Unit</u>
Suffolk Manor Apartments, L.P.	\$ (1,542,103)	\$ 1,542,103
Cambridge Plaza, L.P.	(223,347)	223,347
Total restatements - net position	<u>\$ (1,765,450)</u>	<u>\$ 1,765,450</u>

Also, as a result, the following changes in beginning cash and cash equivalents were recognized as restatements.

Suffolk Manor Apartments, L.P.	\$ 781,119	\$ (781,119)
Cambridge Plaza, L.P.	390,457	(390,457)
Total restatements - cash and cash equivalents	<u>\$ 1,171,576</u>	<u>\$ (1,171,576)</u>

**Note 22. Subsequent Events**

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The following subsequent events occurred after March 31, 2019.

Vehicle Lease

PHA and Enterprise executed a lease agreement whereby Enterprise will lease additional 66 vehicles to PHA during the year ending March 31, 2020. PHA will pay Enterprise approximately \$2.1 million for the vehicles.

Acquisition of Limited Partnership Interest

On October 4, 2019, PHA acquired the partnership interest of the limited partner investor in Richard Allen Phase III, L.P., a discrete component unit of PHA. Pursuant to the terms of the Purchase and Sale agreement, the Partnership Interest was purchased by PHA's affiliate for aggregate purchase price of approximately \$1.1 million.

# **Required Supplementary Information**

(Unaudited)

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**Philadelphia Housing Authority**  
**Schedule of Changes in Net Pension Liability and Related Ratios**  
**For the Years Ended October 31, 2018, 2017, 2016, and 2015**  
**(Unaudited)**

	2018	2017	2016	2015
<b>TOTAL PENSION LIABILITY</b>				
Service cost	\$ 148,869	\$ 157,512	\$ 178,654	\$ 184,493
Interest	20,506,815	19,963,239	20,043,321	19,513,695
Differences between expected and actual experience	3,692,679	1,473,397	(2,520,157)	5,599,939
Changes of assumptions	-	6,489,361	-	6,421,293
Benefit payments	(22,962,473)	(23,127,536)	(22,370,128)	(21,901,820)
<b>Net change in total pension liability</b>	<b>1,385,890</b>	<b>4,955,973</b>	<b>(4,668,310)</b>	<b>9,817,600</b>
Total pension liability, beginning of year	280,856,325	275,900,332	280,568,642	270,751,042
<b>Total pension liability, end of year</b>	<b>282,242,215</b>	<b>280,856,305</b>	<b>275,900,332</b>	<b>280,568,642</b>
<b>PLAN FIDUCIARY NET POSITION</b>				
Employer contributions	\$ 10,857,898	\$ 9,607,310	\$ 7,972,427	\$ 6,776,109
Employee contributions	108,446	108,414	127,250	142,957
Net investment (loss) income	(1,680,135)	30,779,444	2,107,065	(90,357)
Benefit payments	(22,962,473)	(23,127,536)	(22,370,128)	(21,901,820)
Administrative expense	(401,018)	(746,115)	(517,456)	(842,624)
Other	4,795	6,929	1,220,911	47,292
<b>Net change in plan fiduciary net position</b>	<b>(14,072,487)</b>	<b>16,628,446</b>	<b>(11,459,931)</b>	<b>(15,868,443)</b>
Plan fiduciary net position, beginning of year	201,920,316	185,291,870	196,751,800	212,620,243
<b>Plan fiduciary net position, end of year</b>	<b>187,847,829</b>	<b>201,920,316</b>	<b>185,291,869</b>	<b>196,751,800</b>
<b>NET PENSION LIABILITY</b>	<b>\$ 94,394,386</b>	<b>\$ 78,935,989</b>	<b>\$ 90,608,463</b>	<b>\$ 83,816,842</b>
Plan fiduciary net position as a percentage of total pension liability	66.56%	71.89%	67.16%	70.13%
Covered employee payroll	\$ 1,991,393	\$ 1,967,400	\$ 2,442,033	\$ 2,357,230
Net pension liability as a percentage of covered employee payroll	4740.12%	4012.20%	3710.37%	3555.73%

**Note:** GASB 68 was implemented in FY2016. This schedule is being prepared prospectively. Ultimately, 10 years of data will be presented.

**Philadelphia Housing Authority  
Schedule of Plan Contributions  
(Unaudited)**

	October 31,			
	2018	2017	2016	2015
Actuarially Determined Contribution	\$ 10,749,452	\$ 11,557,544	\$ 13,068,032	\$ 11,731,727
Contributions in relation to the actuarially determined contribution	10,857,898	9,607,310	7,972,427	6,776,109
Contributions deficiency (excess)	<u>\$ (108,446)</u>	<u>\$ 1,950,234</u>	<u>\$ 5,095,605</u>	<u>\$ 4,955,618</u>
Covered employee payroll	<u>\$ 1,991,393</u>	<u>\$ 1,967,400</u>	<u>\$ 2,442,033</u>	<u>\$ 2,357,230</u>
Contributions as a percentage of covered employee payroll	545%	488%	326%	287%

Actuarially determined contribution rates are calculated as of November 1, one year prior to the end of the fiscal year in which contributions are reported.

**Methods and assumptions used to determine contribution rates:**

Actuarial cost method	Entry age
Amortization method	Level dollar
Remaining amortization period	20 years
Asset valuation method	Market value
Inflation	2.50%
Salary increases	3.00% average, including inflation
Investment rate of return	7.50%, including inflation and expenses
Retirement age	Age 55 with 10 years' service
Mortality	RP-2014 Blue Collar Mortality Tables with Scale MP-2017 For males and females, projected using Scale MP-2017 on a generational basis.

**Note:** GASB 68 was implemented in FY2016. This schedule is being prepared prospectively. Ultimately, 10 years of data will be presented.

## **Supplementary Information**

**Philadelphia Housing Authority**  
**Statement of Net Position for the City of Philadelphia Financial Statements**  
**March 31, 2019**

<b><u>Assets</u></b>	<b><u>PHA</u></b>	<b><u>Discrete</u></b>	<b><u>Eliminations</u></b>	<b><u>Total</u></b>
Cash on Deposit and on Hand	\$ 181,424,860	\$ 7,945,525	\$ -	\$ 189,370,385
Notes Receivable	394,521,617	-	(367,124,202)	27,397,415
Accounts Receivable-Net	20,396,562	3,390,561	(21,032)	23,766,091
Interest and Dividends Receivable	334,416	-	-	334,416
Due from Other Governments	56,764,744	-	-	56,764,744
Inventories	836,885	-	-	836,885
Equity Interest in Component Units	5,439,943			5,439,943
Other Assets	333,427	418,344	-	751,771
Restricted Assets:				
Cash and Cash Equivalents	19,763,745	32,018,353	-	51,782,098
Other Assets	1,440,017	1,604,522	-	3,044,539
Capital Assets:				
Land and Other Non-Depreciated Assets	138,797,604	44,377,507	-	183,175,111
Other Capital Assets (Net of Depreciation)	462,722,626	425,214,465	-	887,937,091
Total Capital Assets	601,520,230	469,591,972	-	1,071,112,202
Total Assets	1,282,776,446	514,969,277	(367,145,234)	1,430,600,489
<b><u>Deferred Outflows of Resources</u></b>	19,073,382	-	-	19,073,382
<b><u>Liabilities</u></b>				
Accounts Payable	15,878,739	657,783	-	16,536,522
Salaries and Wages Payable	3,299,598	-	-	3,299,598
Accrued Expenses	13,686,505	1,818,134	-	15,504,639
Funds Held in Escrow	1,675,706	503,049	-	2,178,755
Due to Other Governments	426,032	-	-	426,032
Unearned Revenue	693,108	209,130	-	902,238
Other Current Liabilities	2,971,945	11,894,470	(21,032)	14,845,383
Net OPEB Liability	1,683,800	-	-	1,683,800
Net Pension Liability	94,394,386	-	-	94,394,386
Non-Current Liabilities:				
Due within one year	14,318,056	23,789,282	-	38,107,338
Due in more than one year	59,657,612	431,563,952	(367,124,202)	124,097,362
Total Liabilities	208,685,487	470,435,800	(367,145,234)	311,976,053
<b><u>Net Position</u></b>				
Net Investment in Capital Assets	545,834,594	101,914,977	-	647,749,571
Restricted For:				
Other	6,123,877	-	-	6,123,877
Unrestricted	541,205,870	(57,381,500)	-	483,824,370
Total Net Position	\$ 1,093,164,341	\$ 44,533,477	\$ -	\$ 1,137,697,818

**Philadelphia Housing Authority**  
**Statement of Activities for the City of Philadelphia Financial Statements**  
**For the Year Ended March 31, 2019**

<b>Program Revenues</b>					
	<b>Expenses</b>	<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	<b>Philadelphia Housing Authority</b>
PHA	\$ 408,331,357	\$ 40,038,313	\$ 392,595,308	\$ 22,427,498	\$ 46,729,762
Discrete	44,202,591	29,241,335	-	-	(14,961,256)
Eliminations	(17,589,063)	(17,589,063)	-	-	-
Total	<u>434,944,885</u>	<u>51,690,585</u>	<u>392,595,308</u>	<u>22,427,498</u>	<u>31,768,506</u>
		<b>PHA</b>	<b>Discrete</b>	<b>Eliminations</b>	
General Revenues:					
Interest and investment earnings		9,347,185	370,021	(5,780,730)	3,936,476
Interest expenses		(1,946,772)	(7,128,359)	5,780,730	(3,294,401)
Partner distributions		-	(165,827)	-	(165,827)
Partner contributions		-	7,032,287	-	7,032,287
Miscellaneous		4,141,080	-	-	4,141,080
Total General Revenue					<u>11,649,615</u>
Change in Net Position					43,418,121
Net position, beginning					
As previously reported		1,036,658,536	57,621,161		1,094,279,697
Restatement		(1,765,450)	1,765,450		-
As restated		<u>1,034,893,086</u>	<u>59,386,611</u>		<u>1,094,279,697</u>
Net Position, ending					<u><u>\$ 1,137,697,818</u></u>

**PHILADELPHIA HOUSING AUTHORITY**  
**CONTRACT NUMBER: 1820603**  
**STATEMENT OF SOURCE AND STATUS OF FUNDS**  
**FOR THE FISCAL YEAR ENDING MARCH 31, 2019**

	Choice Neighborhood Initiatives	Non- City Funds	Total
Total Contract (Final Authorized Budget)	\$ 323,400	\$ 175,280	\$ 498,680
Less:			
Funds Drawn Down - Prior Fiscal Year	-	-	-
Funds Drawn Down - Current Fiscal Year	80,405	-	80,405
Total Funds Drawn Down	80,405	-	80,405
Funds Still Available for Draw Down	\$ 242,995	\$ 175,280	\$ 418,275
Total Funds Drawn Down	\$ 80,405	\$ -	\$ 80,405
Add:			
Program Income	-	-	-
Total Funds Received	80,405	-	80,405
Less:			
Program Income Expended	-	-	-
Funds Applied - Prior Fiscal Years	-	-	-
Funds Applied - Current Fiscal Year	127,201	-	127,201
Total Funds Applied	127,201	-	127,201
Total Funds Due From Funding Source	\$ (46,796)	\$ -	\$ (46,796)
Total Funds Available For Disposition	\$ 196,199	\$ 175,280	\$ 371,479

**PHILADELPHIA HOUSING AUTHORITY**  
**CONTRACT NUMBER: 1820603**  
**STATEMENT OF PROGRAM EXPENDITURES**  
**FOR THE FISCAL YEAR ENDING MARCH 31, 2019**

	Project Budget			Accrued Expenditures 3/31/2018			Accrued Expenditures 4/1/2019 to 3/31/2019			Accrued Expenditures Cumulative to 3/31/2019			Questioned Costs
	Choice Neighborhood Initiatives	Non-City Funds	Total	Choice Neighborhood Initiatives	Non-City Funds	Total	Choice Neighborhood Initiatives	Non-City Funds	Total	Choice Neighborhood Initiatives	Non-City Funds	Total	
<u>Contract Categories</u>													
Personnel	\$ 323,400	\$ 175,280	\$ 498,680	\$ -	\$ -	\$ -	\$ 85,755	\$ -	\$ 85,755	\$ 85,755	\$ -	\$ 85,755	\$ -
Fringe Benefits	-	-	-	-	-	-	33,439	-	33,439	33,439	-	33,439	-
Travel/Transportation	-	-	-	-	-	-	1,056	-	1,056	1,056	-	1,056	-
Client Program Costs/Barrier Removal Funds	-	-	-	-	-	-	360	-	360	360	-	360	-
Accounting/Grant Mangement	-	-	-	-	-	-	-	-	-	-	-	-	-
Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	-
Consumable Supplies	-	-	-	-	-	-	591	-	591	591	-	591	-
Equipment	-	-	-	-	-	-	6,000	-	6,000	6,000	-	6,000	-
Contract Total	<u>\$ 323,400</u>	<u>\$ 175,280</u>	<u>\$ 498,680</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 127,201</u>	<u>\$ -</u>	<u>\$ 127,201</u>	<u>\$ 127,201</u>	<u>\$ -</u>	<u>\$ 127,201</u>	<u>\$ -</u>

**PHILADELPHIA HOUSING AUTHORITY**  
**CONTRACT NUMBER: 1820603**  
**SCHEDULE OF PROGRAM INCOME**  
**FOR THE FISCAL YEAR ENDING MARCH 31, 2019**

	Sale Proceeds	Other	Total
Program Income (Cumulative to March 31, 2019)	\$ -	\$ -	\$ -
Less: Program Income Expended in Prior Years	-	-	-
Beginning Balance April 1, 2018	-	-	-
Add: Program Income Received in Current Fiscal Year	-	-	-
Less: Program Income Expended in Current Fiscal Year	-	-	-
Ending Balance March 31, 2019	\$ -	\$ -	\$ -

**PHILADELPHIA HOUSING AUTHORITY**  
**CONTRACT NUMBER: 1820603**  
**RECONCILIATION SCHEDULE**  
**FOR THE FISCAL YEAR ENDING MARCH 31, 2019**

	Amount Per 3/31/2019 Books and Records	Amount Per 3/31/2019 Subrecipient Invoices	Differences
Contract	\$ 323,400	\$ 323,400	\$ -
Program Costs			
Current Year	127,201	80,405	46,796
Cumulative	127,201	80,405	46,796
Program Costs			
Current Year	80,405	80,405	-
Cumulative	80,405	80,405	-
Balance of Advance	\$ -	\$ -	\$ -

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.881 Moving to Work Demonstration Program	14.870 Resident Opportunity and Supportive Services	14.170 Congregate Housing Service Program	14.889 Choice Neighborhoods Implementation Grants
111 Cash - Unrestricted	\$70,719,865	\$30,143,018	\$0	\$6,401	\$0
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0	\$0	\$0
113 Cash - Other Restricted	\$0	\$6,078,265	\$0	\$0	\$0
114 Cash - Tenant Security Deposits	\$767,595	\$0	\$0	\$0	\$0
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$0	\$0	\$0
100 Total Cash	\$71,487,460	\$36,221,283	\$0	\$6,401	\$0
121 Accounts Receivable - PHA Projects	\$0	\$1,362,289	\$0	\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$2,810,915	\$52,681,573	\$215,118	\$73,420	\$255,821
124 Accounts Receivable - Other Government	\$0	\$61,427	\$0	\$0	\$0
125 Accounts Receivable - Miscellaneous	\$2,941,628	\$12,953,326	\$0	\$0	\$0
126 Accounts Receivable - Tenants	\$3,045,175	\$0	\$0	\$0	\$0
126.1 Allowance for Doubtful Accounts - Tenants	-\$1,964,095	\$0	\$0	\$0	\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	-\$1,269,540	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0	\$0	\$0
128 Fraud Recovery	\$0	\$0	\$0	\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	\$0
129 Accrued Interest Receivable	\$0	\$187,507	\$0	\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$6,833,623	\$65,976,582	\$215,118	\$73,420	\$255,821
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	\$0
132 Investments - Restricted	\$0	\$0	\$0	\$0	\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$186,767	\$36,068	\$0	\$0	\$0
143 Inventories	\$929,876	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.881 Moving to Work Demonstration Program	14.870 Resident Opportunity and Supportive Services	14.170 Congregate Housing Service Program	14.889 Choice Neighborhoods Implementation Grants
143.1 Allowance for Obsolete Inventories	-\$92,991	\$0	\$0	\$0	\$0
144 Inter Program Due From	\$0	\$6,873,605	\$0	\$0	\$0
145 Assets Held for Sale		\$0	\$0	\$0	\$0
150 Total Current Assets	\$79,344,735	\$109,107,538	\$215,118	\$79,821	\$255,821
161 Land	\$22,886,974	\$149,460	\$0	\$0	\$0
162 Buildings	\$1,100,503,270	\$281,410,818	\$0	\$0	\$0
163 Furniture, Equipment & Machinery - Dwellings	\$216,769	\$1,257,416	\$0	\$0	\$0
164 Furniture, Equipment & Machinery - Administration	\$970,176	\$30,103,189	\$85,755	\$0	\$792
165 Leasehold Improvements	\$0	\$0	\$0	\$0	\$0
166 Accumulated Depreciation	-\$857,379,027	-\$183,628,098	-\$85,755	\$0	-\$726
167 Construction in Progress	\$63,907,560	\$34,513,991	\$0	\$0	\$0
168 Infrastructure	\$0	\$0	\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$331,105,722	\$163,806,776	\$0	\$0	\$66
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$0	\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	\$0	\$0	\$0	\$0	\$0
173 Grants Receivable - Non Current		\$0	\$0	\$0	\$0
174 Other Assets	\$0	\$1,352,005	\$0	\$0	\$0
176 Investments in Joint Ventures	\$530	\$471,304	\$0	\$0	\$0
180 Total Non-Current Assets	\$331,106,252	\$165,630,085	\$0	\$0	\$66
200 Deferred Outflow of Resources		\$19,073,382	\$0	\$0	\$0
290 Total Assets and Deferred Outflow of Resources	\$410,450,987	\$293,811,005	\$215,118	\$79,821	\$255,887

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.881 Moving to Work Demonstration Program	14.870 Resident Opportunity and Supportive Services	14.170 Congregate Housing Service Program	14.889 Choice Neighborhoods Implementation Grants
311 Bank Overdraft	\$0	\$0	\$0	\$0	\$0
312 Accounts Payable <= 90 Days	\$2,803,583	\$10,532,184	\$92,147	\$3,129	\$77,890
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$336,098	\$2,950,766	\$0	\$0	\$0
322 Accrued Compensated Absences - Current Portion	\$3,801,188	\$1,112,345	\$0	\$0	\$0
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	\$0
325 Accrued Interest Payable	\$0	\$0	\$0	\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$0
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	\$0
333 Accounts Payable - Other Government	\$419,498	\$6,534	\$0	\$0	\$0
341 Tenant Security Deposits	\$767,595	\$0	\$0	\$0	\$0
342 Unearned Revenue	\$0	\$0	\$0	\$0	\$0
343 Current Portion of Long-term Debt - Capital	\$0	\$822,166	\$0	\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings		\$0	\$0	\$0	\$0
345 Other Current Liabilities	\$0	\$3,764,208	\$0	\$0	\$0
346 Accrued Liabilities - Other	\$6,359,881	\$4,632,182	\$0	\$0	\$0
347 Inter Program - Due To	\$5,495,872	\$0	\$122,971	\$76,692	\$177,931
348 Loan Liability - Current	\$0	\$0	\$0	\$0	\$0
310 Total Current Liabilities	\$19,983,715	\$23,820,385	\$215,118	\$79,821	\$255,821
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$0	\$2,482,210	\$0	\$0	\$0
352 Long-term Debt, Net of Current - Operating Borrowings		\$0	\$0	\$0	\$0
353 Non-current Liabilities - Other	\$370,773	\$2,889,238	\$0	\$0	\$0
354 Accrued Compensated Absences - Non Current	\$2,534,127	\$741,563	\$0	\$0	\$0
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	\$0
356 FASB 5 Liabilities		\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.881 Moving to Work Demonstration Program	14.870 Resident Opportunity and Supportive Services	14.170 Congregate Housing Service Program	14.889 Choice Neighborhoods Implementation Grants
357 Accrued Pension and OPEB Liabilities	\$1,683,800	\$94,394,386	\$0	\$0	\$0
350 Total Non-Current Liabilities	\$4,588,700	\$100,507,397	\$0	\$0	\$0
300 Total Liabilities	\$24,572,415	\$124,327,782	\$215,118	\$79,821	\$255,821
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$331,105,722	\$160,502,400	\$0	\$0	\$66
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$0	\$0			
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$54,772,850	\$8,980,823	\$0	\$0	\$0
513 Total Equity - Net Assets / Position	\$385,878,572	\$169,483,223	\$0	\$0	\$66
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$410,450,987	\$293,811,005	\$215,118	\$79,821	\$255,887

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	10.559 Summer Food Service Program for Children	97.109 Disaster Housing Assistance Grant	14.879 Mainstream Vouchers	6.2 Component Unit - Blended
111 Cash - Unrestricted	\$1,900,589	\$0	\$0	\$865,999	\$66,287,199
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0	\$0	\$0
113 Cash - Other Restricted	\$0	\$0	\$0	\$0	\$6,123,877
114 Cash - Tenant Security Deposits	\$0	\$0	\$0	\$0	\$24,516
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$0	\$0	\$0
100 Total Cash	\$1,900,589	\$0	\$0	\$865,999	\$72,435,592
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$0	\$0	\$0	\$100,024	\$0
124 Accounts Receivable - Other Government	\$0	\$0	\$0	\$0	\$175,000
125 Accounts Receivable - Miscellaneous	\$0	\$591,487	\$0	\$0	\$11,201,750
126 Accounts Receivable - Tenants	\$0	\$0	\$0	\$0	\$100,603
126.1 Allowance for Doubtful Accounts -Tenants	\$0	\$0	\$0	\$0	-\$75,321
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	-\$3,205,064
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0	\$0	\$0
128 Fraud Recovery	\$0	\$0	\$0	\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	\$0
129 Accrued Interest Receivable	\$0	\$0	\$0	\$0	\$133,420
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$591,487	\$0	\$100,024	\$8,330,388
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	\$0
132 Investments - Restricted	\$0	\$0	\$0	\$0	\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$0	\$0	\$0	\$0	\$110,592
143 Inventories	\$0	\$0	\$0	\$0	\$0
143.1 Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	10.559 Summer Food Service Program for Children	97.109 Disaster Housing Assistance Grant	14.879 Mainstream Vouchers	6.2 Component Unit - Blended
144 Inter Program Due From	\$0	\$0	\$0	\$0	\$0
145 Assets Held for Sale	\$0	\$0	\$0	\$0	\$0
150 Total Current Assets	\$1,900,589	\$591,487	\$0	\$966,023	\$80,876,572
161 Land	\$0	\$0	\$0	\$0	\$306,658
162 Buildings	\$0	\$0	\$0	\$0	\$91,976,192
163 Furniture, Equipment & Machinery - Dwellings	\$0	\$0	\$0	\$0	\$0
164 Furniture, Equipment & Machinery - Administration	\$0	\$0	\$0	\$0	\$302,741
165 Leasehold Improvements	\$0	\$0	\$0	\$0	\$65,555
166 Accumulated Depreciation	\$0	\$0	\$0	\$0	-\$14,299,816
167 Construction in Progress	\$0	\$0	\$0	\$0	\$9,229,052
168 Infrastructure	\$0	\$0	\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$0	\$87,580,382
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$0	\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	\$0	\$0	\$0	\$0	\$0
173 Grants Receivable - Non Current	\$0	\$0	\$0	\$0	\$0
174 Other Assets	\$0	\$0	\$0	\$0	\$0
176 Investments in Joint Ventures	\$0	\$0	\$0	\$0	\$0
180 Total Non-Current Assets	\$0	\$0	\$0	\$0	\$87,580,382
200 Deferred Outflow of Resources	\$0	\$0	\$0	\$0	
290 Total Assets and Deferred Outflow of Resources	\$1,900,589	\$591,487	\$0	\$966,023	\$168,456,954
311 Bank Overdraft	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	10.559 Summer Food Service Program for Children	97.109 Disaster Housing Assistance Grant	14.879 Mainstream Vouchers	6.2 Component Unit - Blended
312 Accounts Payable <= 90 Days	\$0	\$0	\$0	\$0	\$82,489
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$0	\$0	\$0	\$0	\$12,734
322 Accrued Compensated Absences - Current Portion	\$0	\$0	\$0	\$0	\$57,357
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	\$0
325 Accrued Interest Payable	\$0	\$0	\$0	\$0	\$150,613
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$0
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	\$0
333 Accounts Payable - Other Government	\$0	\$0	\$0	\$0	\$0
341 Tenant Security Deposits	\$0	\$0	\$0	\$0	\$24,516
342 Unearned Revenue	\$444,328	\$0	\$0	\$0	\$156,475
343 Current Portion of Long-term Debt - Capital	\$0	\$0	\$0	\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	\$62,523
345 Other Current Liabilities	\$0	\$0	\$0	\$0	\$17,121
346 Accrued Liabilities - Other	\$0	\$0	\$0	\$0	\$7,887,369
347 Inter Program - Due To	\$0	\$591,487	\$0	\$0	\$0
348 Loan Liability - Current	\$0	\$0	\$0	\$0	\$0
310 Total Current Liabilities	\$444,328	\$591,487	\$0	\$0	\$8,451,197
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$0	\$0	\$0	\$0	\$0
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0	\$0	\$55,744,034
353 Non-current Liabilities - Other	\$0	\$0	\$0	\$0	\$10,392,328
354 Accrued Compensated Absences - Non Current	\$0	\$0	\$0	\$0	\$38,238
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	\$0
356 FASB 5 Liabilities	\$0	\$0	\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	10.559 Summer Food Service Program for Children	97.109 Disaster Housing Assistance Grant	14.879 Mainstream Vouchers	6.2 Component Unit - Blended
350 Total Non-Current Liabilities	\$0	\$0	\$0	\$0	\$66,174,600
300 Total Liabilities	\$444,328	\$591,487	\$0	\$0	\$74,625,797
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$0	\$0	\$0	\$0	\$87,580,382
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position					\$6,123,877
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$1,456,261	\$0	\$0	\$966,023	\$126,898
513 Total Equity - Net Assets / Position	\$1,456,261	\$0	\$0	\$966,023	\$93,831,157
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$1,900,589	\$591,487	\$0	\$966,023	\$168,456,954

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	93.602 New Assets for Independence Demonstration Program	2 State/Local	1 Business Activities	14.895 Jobs-Plus Pilot Initiative	93.044 Special Programs for the Aging Title III, Part B Grants for Supportive
111 Cash - Unrestricted	\$78,647	\$172,651	\$9,224,833	\$0	\$0
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$6,745,203	\$0	\$0
113 Cash - Other Restricted	\$0	\$0	\$0	\$0	\$0
114 Cash - Tenant Security Deposits	\$0	\$0	\$0	\$0	\$0
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$24,289	\$0	\$0
100 Total Cash	\$78,647	\$172,651	\$15,994,325	\$0	\$0
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$16,000	\$0	\$0	\$395,083	\$0
124 Accounts Receivable - Other Government	\$0	\$0	\$0	\$0	\$0
125 Accounts Receivable - Miscellaneous	\$0	\$55,727	\$2,147,003	\$0	\$0
126 Accounts Receivable - Tenants	\$0	\$0	\$0	\$0	\$0
126.1 Allowance for Doubtful Accounts -Tenants	\$0	\$0	\$0	\$0	\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$574,138	\$0	\$0
128 Fraud Recovery	\$0	\$0	\$0	\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	\$0
129 Accrued Interest Receivable	\$402	\$96	\$10,824	\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$16,402	\$55,823	\$2,731,965	\$395,083	\$0
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	\$0
132 Investments - Restricted	\$0	\$0	\$0	\$0	\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$0	\$0	\$0	\$0	\$0
143 Inventories	\$0	\$0	\$0	\$0	\$0
143.1 Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	93.602 New Assets for Independence Demonstration Program	2 State/Local	1 Business Activities	14.895 Jobs-Plus Pilot Initiative	93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive
144 Inter Program Due From	\$0	\$0	\$0	\$0	\$0
145 Assets Held for Sale	\$0	\$0	\$0	\$0	\$0
150 Total Current Assets	\$95,049	\$228,474	\$18,726,290	\$395,083	\$0
161 Land	\$0	\$0	\$40,286	\$0	\$0
162 Buildings	\$0	\$250,000	\$11,469,773	\$0	\$0
163 Furniture, Equipment & Machinery - Dwellings	\$0	\$1,319	\$0	\$0	\$0
164 Furniture, Equipment & Machinery - Administration	\$0	\$502,289	\$27,758	\$74,045	\$606
165 Leasehold Improvements	\$0	\$0	\$0	\$0	\$0
166 Accumulated Depreciation	\$0	-\$479,878	-\$1,002,730	-\$41,701	-\$606
167 Construction in Progress	\$0	\$0	\$7,763,623	\$0	\$0
168 Infrastructure	\$0	\$0	\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$273,730	\$18,298,710	\$32,344	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$460,283,592	\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	\$0	\$0	\$0	\$0	\$0
173 Grants Receivable - Non Current	\$0	\$0	\$0	\$0	\$0
174 Other Assets	\$0	\$0	\$88,012	\$0	\$0
176 Investments in Joint Ventures	\$0	\$0	\$4,968,109	\$0	\$0
180 Total Non-Current Assets	\$0	\$273,730	\$483,638,423	\$32,344	\$0
200 Deferred Outflow of Resources	\$0	\$0	\$0	\$0	\$0
290 Total Assets and Deferred Outflow of Resources	\$95,049	\$502,204	\$502,364,713	\$427,427	\$0
311 Bank Overdraft	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	93.602 New Assets for Independence Demonstration Program	2 State/Local	1 Business Activities	14.895 Jobs-Plus Pilot Initiative	93.044 Special Programs for the Aging Title III, Part B Grants for Supportive
312 Accounts Payable <= 90 Days	\$0	\$1,120	\$2,283,766	\$2,431	\$0
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$0	\$0	\$0	\$0	\$0
322 Accrued Compensated Absences - Current Portion	\$0	\$0	\$0	\$0	\$0
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	\$0
325 Accrued Interest Payable	\$0	\$0	\$1,009,040	\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$0
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	\$0
333 Accounts Payable - Other Government	\$0	\$0	\$0	\$0	\$0
341 Tenant Security Deposits	\$0	\$0	\$3,450	\$0	\$0
342 Unearned Revenue	\$0	\$0	\$20,500	\$0	\$0
343 Current Portion of Long-term Debt - Capital	\$0	\$0	\$8,525,000	\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	\$0
345 Other Current Liabilities	\$0	\$0	\$56,876	\$0	\$0
346 Accrued Liabilities - Other	\$0	\$643	\$1,514,345	\$0	\$0
347 Inter Program - Due To	\$0	\$0	\$0	\$392,652	\$0
348 Loan Liability - Current	\$0	\$0	\$0	\$0	\$0
310 Total Current Liabilities	\$0	\$1,763	\$13,412,977	\$395,083	\$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$0	\$0	\$50,601,463	\$0	\$0
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0	\$0	\$0
353 Non-current Liabilities - Other	\$0	\$0	\$0	\$0	\$0
354 Accrued Compensated Absences - Non Current	\$0	\$0	\$0	\$0	\$0
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	\$0
356 FASB 5 Liabilities	\$0	\$0	\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	93.602 New Assets for Independence Demonstration Program	2 State/Local	1 Business Activities	14.895 Jobs-Plus Pilot Initiative	93.044 Special Programs for the Aging Title III, Part B Grants for Supportive
350 Total Non-Current Liabilities	\$0	\$0	\$50,601,463	\$0	\$0
300 Total Liabilities	\$0	\$1,763	\$64,014,440	\$395,083	\$0
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$0	\$273,730	-\$34,082,550	\$32,344	\$0
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position			\$0		
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$95,049	\$226,711	\$472,432,823	\$0	\$0
513 Total Equity - Net Assets / Position	\$95,049	\$500,441	\$438,350,273	\$32,344	\$0
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$95,049	\$502,204	\$502,364,713	\$427,427	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.182 N/C S/R Section 8 Programs	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	6.1 Component Unit - Discretely Presented
111 Cash - Unrestricted	\$0				\$7,945,525
112 Cash - Restricted - Modernization and Development	\$0				
113 Cash - Other Restricted	\$0				\$31,515,304
114 Cash - Tenant Security Deposits	\$0				\$503,049
115 Cash - Restricted for Payment of Current Liabilities	\$0				
100 Total Cash	\$0	\$0	\$0	\$0	\$39,963,878
121 Accounts Receivable - PHA Projects	\$0				
122 Accounts Receivable - HUD Other Projects	\$0				
124 Accounts Receivable - Other Government	\$0				\$2,674
125 Accounts Receivable - Miscellaneous	\$0				\$615,494
126 Accounts Receivable - Tenants	\$0				\$3,799,156
126.1 Allowance for Doubtful Accounts -Tenants	\$0				-\$1,026,763
126.2 Allowance for Doubtful Accounts - Other	\$0				\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0				
128 Fraud Recovery	\$0				
128.1 Allowance for Doubtful Accounts - Fraud	\$0				
129 Accrued Interest Receivable	\$0				
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$0	\$0	\$0	\$3,390,561
131 Investments - Unrestricted	\$0				
132 Investments - Restricted	\$0				
135 Investments - Restricted for Payment of Current Liability	\$0				
142 Prepaid Expenses and Other Assets	\$0				\$418,344
143 Inventories	\$0				
143.1 Allowance for Obsolete Inventories	\$0				

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.182 N/C S/R Section 8 Programs	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	6.1 Component Unit - Discretely Presented
144 Inter Program Due From	\$0				
145 Assets Held for Sale	\$0				
150 Total Current Assets	\$0	\$0	\$0	\$0	\$43,772,783
161 Land	\$0				\$1,700,874
162 Buildings	\$0				\$602,506,996
163 Furniture, Equipment & Machinery - Dwellings	\$0				\$367,587
164 Furniture, Equipment & Machinery - Administration	\$0				\$3,796,345
165 Leasehold Improvements	\$0				
166 Accumulated Depreciation	\$0				-\$181,456,463
167 Construction in Progress	\$0				\$42,676,633
168 Infrastructure	\$0				
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$0	\$469,591,972
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	\$0				
173 Grants Receivable - Non Current	\$0				
174 Other Assets	\$0				\$1,604,522
176 Investments in Joint Ventures	\$0				
180 Total Non-Current Assets	\$0	\$0	\$0	\$0	\$471,196,494
200 Deferred Outflow of Resources	\$0				
290 Total Assets and Deferred Outflow of Resources	\$0	\$0	\$0	\$0	\$514,969,277
311 Bank Overdraft	\$0				

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.182 N/C S/R Section 8 Programs	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	6.1 Component Unit - Discretely Presented
312 Accounts Payable <= 90 Days	\$0				\$657,783
313 Accounts Payable >90 Days Past Due	\$0				
321 Accrued Wage/Payroll Taxes Payable	\$0				
322 Accrued Compensated Absences - Current Portion	\$0				
324 Accrued Contingency Liability	\$0				
325 Accrued Interest Payable	\$0				\$74
331 Accounts Payable - HUD PHA Programs	\$0				
332 Account Payable - PHA Projects	\$0				
333 Accounts Payable - Other Government	\$0				
341 Tenant Security Deposits	\$0				\$503,049
342 Unearned Revenue	\$0				\$209,130
343 Current Portion of Long-term Debt - Capital	\$0				\$23,789,282
344 Current Portion of Long-term Debt - Operating Borrowings	\$0				
345 Other Current Liabilities	\$0				\$11,894,470
346 Accrued Liabilities - Other	\$0				\$1,818,060
347 Inter Program - Due To	\$0				
348 Loan Liability - Current	\$0				
310 Total Current Liabilities	\$0	\$0	\$0	\$0	\$38,871,848
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$0				\$343,887,713
352 Long-term Debt, Net of Current - Operating Borrowings	\$0				
353 Non-current Liabilities - Other	\$0				\$87,676,239
354 Accrued Compensated Absences - Non Current	\$0				
355 Loan Liability - Non Current	\$0				
356 FASB 5 Liabilities	\$0				
357 Accrued Pension and OPEB Liabilities	\$0				

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.182 N/C S/R Section 8 Programs	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	6.1 Component Unit - Discretely Presented
350 Total Non-Current Liabilities	\$0	\$0	\$0	\$0	\$431,563,952
300 Total Liabilities	\$0	\$0	\$0	\$0	\$470,435,800
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$0				\$101,914,977
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position					
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$0	\$0	\$0	\$0	-\$57,381,500
513 Total Equity - Net Assets / Position	\$0	\$0	\$0	\$0	\$44,533,477
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$0	\$0	\$0	\$0	\$514,969,277

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	5 Fiduciary	8 Other Federal Program 1	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
111 Cash - Unrestricted			\$2,025,658	\$189,370,385	
112 Cash - Restricted - Modernization and Development			\$0	\$6,745,203	
113 Cash - Other Restricted	\$1,553,161		\$0	\$45,270,607	
114 Cash - Tenant Security Deposits			\$0	\$1,295,160	
115 Cash - Restricted for Payment of Current Liabilities			\$0	\$24,289	
100 Total Cash	\$1,553,161	\$0	\$2,025,658	\$242,705,644	\$0
121 Accounts Receivable - PHA Projects			\$0	\$1,362,289	
122 Accounts Receivable - HUD Other Projects		\$16,000	\$200,790	\$56,764,744	
124 Accounts Receivable - Other Government			\$0	\$239,101	
125 Accounts Receivable - Miscellaneous	\$72,968		\$0	\$30,579,383	-\$7,725,333
126 Accounts Receivable - Tenants			\$0	\$6,944,934	
126.1 Allowance for Doubtful Accounts -Tenants			\$0	-\$3,066,179	
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	-\$4,474,604	
127 Notes, Loans, & Mortgages Receivable - Current			\$0	\$574,138	-\$573,638
128 Fraud Recovery			\$0	\$0	
128.1 Allowance for Doubtful Accounts - Fraud			\$0	\$0	
129 Accrued Interest Receivable	\$9,497		\$2,167	\$343,913	
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$82,465	\$16,000	\$202,957	\$89,267,719	-\$8,298,971
131 Investments - Unrestricted			\$0	\$0	
132 Investments - Restricted	\$186,283,744		\$0	\$186,283,744	
135 Investments - Restricted for Payment of Current Liability			\$0	\$0	
142 Prepaid Expenses and Other Assets			\$0	\$751,771	
143 Inventories			\$0	\$929,876	
143.1 Allowance for Obsolete Inventories			\$0	-\$92,991	

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	5 Fiduciary	8 Other Federal Program 1	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
144 Inter Program Due From			\$0	\$6,873,605	-\$6,873,605
145 Assets Held for Sale			\$0	\$0	
150 Total Current Assets	\$187,919,370	\$16,000	\$2,228,615	\$526,719,368	-\$15,172,576
161 Land			\$0	\$25,084,252	
162 Buildings			\$633,750	\$2,088,750,799	
163 Furniture, Equipment & Machinery - Dwellings			\$0	\$1,843,091	
164 Furniture, Equipment & Machinery - Administration			\$0	\$35,863,696	
165 Leasehold Improvements			\$0	\$65,555	
166 Accumulated Depreciation			-\$211,250	-\$1,238,586,050	
167 Construction in Progress			\$0	\$158,090,859	
168 Infrastructure			\$0	\$0	
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$422,500	\$1,071,112,202	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current			\$0	\$460,283,592	-\$65,761,975
172 Notes, Loans, & Mortgages Receivable - Non Current - Past			\$0	\$0	
173 Grants Receivable - Non Current			\$0	\$0	
174 Other Assets			\$0	\$3,044,539	
176 Investments in Joint Ventures			\$0	\$5,439,943	
180 Total Non-Current Assets	\$0	\$0	\$422,500	\$1,539,880,276	-\$65,761,975
200 Deferred Outflow of Resources			\$0	\$19,073,382	\$0
290 Total Assets and Deferred Outflow of Resources	\$187,919,370	\$16,000	\$2,651,115	\$2,085,673,026	-\$80,934,551
311 Bank Overdraft			\$0	\$0	

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	5 Fiduciary	8 Other Federal Program 1	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
312 Accounts Payable <= 90 Days			\$0	\$16,536,522	
313 Accounts Payable >90 Days Past Due			\$0	\$0	
321 Accrued Wage/Payroll Taxes Payable			\$0	\$3,299,598	
322 Accrued Compensated Absences - Current Portion			\$0	\$4,970,890	
324 Accrued Contingency Liability			\$0	\$0	
325 Accrued Interest Payable			\$0	\$1,159,727	-\$150,613
331 Accounts Payable - HUD PHA Programs			\$0	\$0	
332 Account Payable - PHA Projects			\$0	\$0	
333 Accounts Payable - Other Government			\$0	\$426,032	
341 Tenant Security Deposits			\$0	\$1,298,610	
342 Unearned Revenue			\$71,805	\$902,238	
343 Current Portion of Long-term Debt - Capital			\$0	\$33,136,448	
344 Current Portion of Long-term Debt - Operating Borrowings			\$0	\$62,523	-\$48,638
345 Other Current Liabilities	\$71,541		\$0	\$15,804,216	
346 Accrued Liabilities - Other			\$8,378	\$22,220,858	-\$7,725,333
347 Inter Program - Due To		\$16,000	\$0	\$6,873,605	-\$6,873,605
348 Loan Liability - Current			\$0	\$0	
310 Total Current Liabilities	\$71,541	\$16,000	\$80,183	\$106,691,267	-\$14,798,189
351 Long-term Debt, Net of Current - Capital Projects/Mortgage			\$0	\$396,971,386	
352 Long-term Debt, Net of Current - Operating Borrowings			\$0	\$55,744,034	-\$55,744,034
353 Non-current Liabilities - Other			\$0	\$101,328,578	-\$10,392,328
354 Accrued Compensated Absences - Non Current			\$0	\$3,313,928	
355 Loan Liability - Non Current			\$0	\$0	
356 FASB 5 Liabilities			\$0	\$0	
357 Accrued Pension and OPEB Liabilities			\$0	\$96,078,186	

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	5 Fiduciary	8 Other Federal Program 1	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
350 Total Non-Current Liabilities	\$0	\$0	\$0	\$653,436,112	-\$66,136,362
300 Total Liabilities	\$71,541	\$16,000	\$80,183	\$760,127,379	-\$80,934,551
400 Deferred Inflow of Resources			\$0	\$0	\$0
508.3 Nonspendable Fund Balance			\$0		
508.4 Net Investment in Capital Assets			\$422,500	\$647,749,571	
509.3 Restricted Fund Balance			\$0		
510.3 Committed Fund Balance			\$0		
511.3 Assigned Fund Balance			\$0		
511.4 Restricted Net Position	\$187,847,829		\$0	\$193,971,706	
512.3 Unassigned Fund Balance			\$0		
512.4 Unrestricted Net Position	\$0	\$0	\$2,148,432	\$483,824,370	
513 Total Equity - Net Assets / Position	\$187,847,829	\$0	\$2,570,932	\$1,325,545,647	\$0
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$187,919,370	\$16,000	\$2,651,115	\$2,085,673,026	-\$80,934,551

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Total
111 Cash - Unrestricted	\$189,370,385
112 Cash - Restricted - Modernization and Development	\$6,745,203
113 Cash - Other Restricted	\$45,270,607
114 Cash - Tenant Security Deposits	\$1,295,160
115 Cash - Restricted for Payment of Current Liabilities	\$24,289
100 Total Cash	\$242,705,644
121 Accounts Receivable - PHA Projects	\$1,362,289
122 Accounts Receivable - HUD Other Projects	\$56,764,744
124 Accounts Receivable - Other Government	\$239,101
125 Accounts Receivable - Miscellaneous	\$22,854,050
126 Accounts Receivable - Tenants	\$6,944,934
126.1 Allowance for Doubtful Accounts -Tenants	-\$3,066,179
126.2 Allowance for Doubtful Accounts - Other	-\$4,474,604
127 Notes, Loans, & Mortgages Receivable - Current	\$500
128 Fraud Recovery	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0
129 Accrued Interest Receivable	\$343,913
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$80,968,748
131 Investments - Unrestricted	\$0
132 Investments - Restricted	\$186,283,744
135 Investments - Restricted for Payment of Current Liability	\$0
142 Prepaid Expenses and Other Assets	\$751,771
143 Inventories	\$929,876
143.1 Allowance for Obsolete Inventories	-\$92,991

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Total
144 Inter Program Due From	\$0
145 Assets Held for Sale	\$0
150 Total Current Assets	\$511,546,792
161 Land	\$25,084,252
162 Buildings	\$2,088,750,799
163 Furniture, Equipment & Machinery - Dwellings	\$1,843,091
164 Furniture, Equipment & Machinery - Administration	\$35,863,696
165 Leasehold Improvements	\$65,555
166 Accumulated Depreciation	-\$1,238,586,050
167 Construction in Progress	\$158,090,859
168 Infrastructure	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,071,112,202
171 Notes, Loans and Mortgages Receivable - Non-Current	\$394,521,617
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	\$0
173 Grants Receivable - Non Current	\$0
174 Other Assets	\$3,044,539
176 Investments in Joint Ventures	\$5,439,943
180 Total Non-Current Assets	\$1,474,118,301
200 Deferred Outflow of Resources	\$19,073,382
290 Total Assets and Deferred Outflow of Resources	\$2,004,738,475
311 Bank Overdraft	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Total
312 Accounts Payable <= 90 Days	\$16,536,522
313 Accounts Payable >90 Days Past Due	\$0
321 Accrued Wage/Payroll Taxes Payable	\$3,299,598
322 Accrued Compensated Absences - Current Portion	\$4,970,890
324 Accrued Contingency Liability	\$0
325 Accrued Interest Payable	\$1,009,114
331 Accounts Payable - HUD PHA Programs	\$0
332 Account Payable - PHA Projects	\$0
333 Accounts Payable - Other Government	\$426,032
341 Tenant Security Deposits	\$1,298,610
342 Unearned Revenue	\$902,238
343 Current Portion of Long-term Debt - Capital	\$33,136,448
344 Current Portion of Long-term Debt - Operating Borrowings	\$13,885
345 Other Current Liabilities	\$15,804,216
346 Accrued Liabilities - Other	\$14,495,525
347 Inter Program - Due To	\$0
348 Loan Liability - Current	\$0
310 Total Current Liabilities	\$91,893,078
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$396,971,386
352 Long-term Debt, Net of Current - Operating Borrowings	\$0
353 Non-current Liabilities - Other	\$90,936,250
354 Accrued Compensated Absences - Non Current	\$3,313,928
355 Loan Liability - Non Current	\$0
356 FASB 5 Liabilities	\$0
357 Accrued Pension and OPEB Liabilities	\$96,078,186

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Total
350 Total Non-Current Liabilities	\$587,299,750
300 Total Liabilities	\$679,192,828
400 Deferred Inflow of Resources	\$0
508.3 Nonspendable Fund Balance	
508.4 Net Investment in Capital Assets	\$647,749,571
509.3 Restricted Fund Balance	
510.3 Committed Fund Balance	
511.3 Assigned Fund Balance	
511.4 Restricted Net Position	\$193,971,706
512.3 Unassigned Fund Balance	
512.4 Unrestricted Net Position	\$483,824,370
513 Total Equity - Net Assets / Position	\$1,325,545,647
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$2,004,738,475

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.881 Moving to Work Demonstration Program	14.870 Resident Opportunity and Supportive Services	14.170 Congregate Housing Service Program	14.889 Choice Neighborhoods Implementation Grants
70300 Net Tenant Rental Revenue	\$26,577,996	\$0	\$0	\$0	\$0
70400 Tenant Revenue - Other	\$662,291	\$0	\$0	\$0	\$0
70500 Total Tenant Revenue	\$27,240,287	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$0	\$0	\$608,143	\$62,090	\$233,323
70610 Capital Grants	\$0	\$0			
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		\$0	\$0	\$0	\$0
71100 Investment Income - Unrestricted	\$325,479	\$1,138,048	\$0	\$0	\$0
71200 Mortgage Interest Income		\$0	\$0	\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale		\$0	\$0	\$0	\$0
71310 Cost of Sale of Assets		\$0	\$0	\$0	\$0
71400 Fraud Recovery	\$106,050	\$140,808	\$0	\$0	\$0
71500 Other Revenue	\$200	\$5,248,894	\$0	\$30,291	\$0
71600 Gain or Loss on Sale of Capital Assets	\$5,626,307	-\$2,890,572	\$0	\$0	\$0
72000 Investment Income - Restricted		\$0	\$0	\$0	\$0
70000 Total Revenue	\$33,298,323	\$3,637,178	\$608,143	\$92,381	\$233,323
91100 Administrative Salaries	\$6,970,835	\$18,878,835	\$0	\$0	\$10,792

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.881 Moving to Work Demonstration Program	14.870 Resident Opportunity and Supportive Services	14.170 Congregate Housing Service Program	14.889 Choice Neighborhoods Implementation Grants
91200 Auditing Fees	\$0	\$346,129	\$0	\$0	\$0
91300 Management Fee	\$0	\$0	\$0	\$0	\$0
91310 Book-keeping Fee	\$0				
91400 Advertising and Marketing	\$0	\$33,999	\$0	\$0	\$0
91500 Employee Benefit contributions - Administrative	\$2,832,005	\$26,425,894	\$12,463	\$10,562	\$7,195
91600 Office Expenses	\$1,040,212	\$3,822,639	\$1,403	\$0	\$0
91700 Legal Expense	\$1,935,017	\$1,228	\$0	\$0	\$0
91800 Travel	\$34,758	\$90,585	\$3,709	\$0	\$0
91810 Allocated Overhead	\$19,827,886	-\$19,827,886	\$0	\$0	\$0
91900 Other	\$752,863	\$7,417,304	\$217,593	\$0	\$215,336
91000 Total Operating - Administrative	\$33,393,576	\$37,188,727	\$235,168	\$10,562	\$233,323
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$24,893	\$151,547	\$343,325	\$50,788	\$0
92200 Relocation Costs	\$433,712	\$728,432	\$0	\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$10,111	\$194,695	\$0	\$0	\$0
92400 Tenant Services - Other	\$238,062	\$461,025	\$21,104	\$28,622	\$0
92500 Total Tenant Services	\$706,778	\$1,535,699	\$364,429	\$79,410	\$0
93100 Water	\$11,630,047	\$48,454	\$0	\$0	\$0
93200 Electricity	\$4,370,957	\$248,351	\$4,452	\$0	\$0
93300 Gas	\$5,867,583	\$38,863	\$0	\$0	\$0
93400 Fuel	\$0	\$0	\$0	\$0	\$0
93500 Labor	\$45,145	\$0	\$0	\$0	\$0
93600 Sewer	\$0	\$0	\$0	\$0	\$0
93700 Employee Benefit Contributions - Utilities	\$17,732	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.881 Moving to Work Demonstration Program	14.870 Resident Opportunity and Supportive Services	14.170 Congregate Housing Service Program	14.889 Choice Neighborhoods Implementation Grants
93800 Other Utilities Expense	\$16,466	\$0	\$0	\$0	\$0
93000 Total Utilities	\$21,947,930	\$335,668	\$4,452	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor	\$33,697,592	\$908,861	\$0	\$0	\$0
94200 Ordinary Maintenance and Operations - Materials and	\$4,353,097	\$79,484	\$0	\$0	\$0
94300 Ordinary Maintenance and Operations Contracts	\$5,654,986	\$838,729	\$0	\$0	\$0
94500 Employee Benefit Contributions - Ordinary Maintenance	\$13,661,929	\$1,582,909	\$0	\$0	\$0
94000 Total Maintenance	\$57,367,604	\$3,409,983	\$0	\$0	\$0
95100 Protective Services - Labor	\$5,085,207		\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$1,555,893	\$418,673	\$0	\$0	\$0
95300 Protective Services - Other	\$22,211	\$2,195	\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$2,065,845		\$0	\$0	\$0
95000 Total Protective Services	\$8,729,156	\$420,868	\$0	\$0	\$0
96110 Property Insurance	\$3,911,582	\$679	\$0	\$0	\$0
96120 Liability Insurance	\$736,235		\$0	\$0	\$0
96130 Workmen's Compensation	\$3,752,789	\$230,084	\$296	\$504	\$0
96140 All Other Insurance	\$84,559		\$0	\$0	\$0
96100 Total insurance Premiums	\$8,485,165	\$230,763	\$296	\$504	\$0
96200 Other General Expenses	\$17,589,063	\$420,404	\$0	\$0	\$0
96210 Compensated Absences	\$0	\$385,502	\$0	\$0	\$0
96300 Payments in Lieu of Taxes	\$0	\$0	\$0	\$0	\$0
96400 Bad debt - Tenant Rents	\$540,700	\$0	\$0	\$0	\$0
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.881 Moving to Work Demonstration Program	14.870 Resident Opportunity and Supportive Services	14.170 Congregate Housing Service Program	14.889 Choice Neighborhoods Implementation Grants
96600 Bad debt - Other	\$0	\$0	\$0	\$0	\$0
96800 Severance Expense	\$234,051	\$57,478	\$3,798	\$1,905	\$0
96000 Total Other General Expenses	\$18,363,814	\$863,384	\$3,798	\$1,905	\$0
96710 Interest of Mortgage (or Bonds) Payable		\$0	\$0	\$0	\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs		\$0	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$148,994,023	\$43,985,092	\$608,143	\$92,381	\$233,323
97000 Excess of Operating Revenue over Operating Expenses	-\$115,695,700	-\$40,347,914	\$0	\$0	\$0
97100 Extraordinary Maintenance	\$243,214	\$0	\$0	\$0	\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	\$0
97300 Housing Assistance Payments	\$0	\$167,746,333	\$0	\$0	\$0
97350 HAP Portability-In	\$0	\$2,728,504	\$0	\$0	\$0
97400 Depreciation Expense	\$23,038,905	\$13,091,105	\$0	\$0	\$158
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$172,276,142	\$227,551,034	\$608,143	\$92,381	\$233,481
10010 Operating Transfer In	\$153,622,854	\$408,452,615	\$0	\$0	\$0
10020 Operating transfer Out	-\$18,821	-\$183,815,481	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.881 Moving to Work Demonstration Program	14.870 Resident Opportunity and Supportive Services	14.170 Congregate Housing Service Program	14.889 Choice Neighborhoods Implementation Grants
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit		-\$9,069,496	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$153,604,033	\$215,567,638	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$14,626,214	-\$8,346,218	\$0	\$0	-\$158
11020 Required Annual Debt Principal Payments	\$0	\$576,339	\$0	\$0	\$0
11030 Beginning Equity	\$371,252,358	\$177,829,441	\$0	\$0	\$224
11040 Prior Period Adjustments, Equity Transfers and Correction	\$0	\$0	\$0	\$0	\$0
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					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	154599	220558			

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.881 Moving to Work Demonstration Program	14.870 Resident Opportunity and Supportive Services	14.170 Congregate Housing Service Program	14.889 Choice Neighborhoods Implementation Grants
11210 Number of Unit Months Leased	142896	220558			
11270 Excess Cash	\$47,589,884				
11610 Land Purchases	\$0				
11620 Building Purchases	\$22,425,392				
11630 Furniture & Equipment - Dwelling Purchases	\$0				
11640 Furniture & Equipment - Administrative Purchases	\$0				
11650 Leasehold Improvements Purchases	\$0				
11660 Infrastructure Purchases	\$0				
13510 CFFP Debt Service Payments	\$0				
13901 Replacement Housing Factor Funds	\$5,794,458				

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	10.559 Summer Food Service Program for Children	97.109 Disaster Housing Assistance Grant	14.879 Mainstream Vouchers	6.2 Component Unit - Blended
70300 Net Tenant Rental Revenue	\$0	\$0	\$0	\$0	\$2,765,073
70400 Tenant Revenue - Other	\$0	\$0	\$0	\$0	\$8,545
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$2,773,618
70600 HUD PHA Operating Grants	\$1,381,934	\$0	\$0	\$1,287,282	\$0
70610 Capital Grants					\$0
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	\$0	\$433,388	\$0	\$0	\$175,000
71100 Investment Income - Unrestricted	\$0	\$0	\$0	\$0	\$1,308,784
71200 Mortgage Interest Income	\$0	\$0	\$0	\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	\$0
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$0
71500 Other Revenue	\$0	\$0	\$0	\$0	\$7,630,868
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0	\$0	\$0	\$132,920
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	\$78,620
70000 Total Revenue	\$1,381,934	\$433,388	\$0	\$1,287,282	\$12,099,810
91100 Administrative Salaries	\$776	\$0	\$0	\$0	\$1,134,688
91200 Auditing Fees	\$0	\$0	\$0	\$0	\$120,684

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	10.559 Summer Food Service Program for Children	97.109 Disaster Housing Assistance Grant	14.879 Mainstream Vouchers	6.2 Component Unit - Blended
91300 Management Fee	\$0	\$0	\$0	\$0	\$127,193
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$0	\$0	\$0	\$0	\$0
91500 Employee Benefit contributions - Administrative	\$278	\$0	\$0	\$0	\$225,117
91600 Office Expenses	\$0	\$0	\$0	\$0	\$81,283
91700 Legal Expense	\$0	\$0	\$0	\$0	\$28,355
91800 Travel	\$0	\$0	\$0	\$0	\$256
91810 Allocated Overhead	\$0	\$0	\$0	\$0	\$0
91900 Other	\$0	\$0	\$0	\$0	\$219,699
91000 Total Operating - Administrative	\$1,054	\$0	\$0	\$0	\$1,937,275
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$0	\$78,306	\$0	\$0	\$0
92200 Relocation Costs	\$0	\$0	\$0	\$0	\$1,164
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0	\$0	\$0
92400 Tenant Services - Other	\$0	\$355,082	\$0	\$0	\$195,159
92500 Total Tenant Services	\$0	\$433,388	\$0	\$0	\$196,323
93100 Water	\$0	\$0	\$0	\$0	\$178,486
93200 Electricity	\$0	\$0	\$0	\$0	\$192,510
93300 Gas	\$0	\$0	\$0	\$0	\$204,639
93400 Fuel	\$0	\$0	\$0	\$0	\$66,765
93500 Labor	\$0	\$0	\$0	\$0	\$0
93600 Sewer	\$0	\$0	\$0	\$0	\$0
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	\$0
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	10.559 Summer Food Service Program for Children	97.109 Disaster Housing Assistance Grant	14.879 Mainstream Vouchers	6.2 Component Unit - Blended
93000 Total Utilities	\$0	\$0	\$0	\$0	\$642,400
94100 Ordinary Maintenance and Operations - Labor	\$0	\$0	\$0	\$0	\$490,764
94200 Ordinary Maintenance and Operations - Materials and	\$0	\$0	\$0	\$0	\$173,454
94300 Ordinary Maintenance and Operations Contracts	\$0	\$0	\$0	\$0	\$722,297
94500 Employee Benefit Contributions - Ordinary Maintenance	\$0	\$0	\$0	\$0	\$0
94000 Total Maintenance	\$0	\$0	\$0	\$0	\$1,386,515
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0	\$91,348
95300 Protective Services - Other	\$0	\$0	\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$91,348
96110 Property Insurance	\$0	\$0	\$0	\$0	\$269,458
96120 Liability Insurance	\$0	\$0	\$0	\$0	\$12,272
96130 Workmen's Compensation	\$7	\$0	\$0	\$0	\$0
96140 All Other Insurance	\$0	\$0	\$0	\$0	\$40,956
96100 Total insurance Premiums	\$7	\$0	\$0	\$0	\$322,686
96200 Other General Expenses	\$0	\$0	\$0	\$866	\$115,018
96210 Compensated Absences	\$0	\$0	\$0	\$0	\$14,263
96300 Payments in Lieu of Taxes	\$0	\$0	\$0	\$0	\$0
96400 Bad debt - Tenant Rents	\$0	\$0	\$0	\$0	\$11,435
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	10.559 Summer Food Service Program for Children	97.109 Disaster Housing Assistance Grant	14.879 Mainstream Vouchers	6.2 Component Unit - Blended
96800 Severance Expense	\$0	\$0	\$0	\$0	\$0
96000 Total Other General Expenses	\$0	\$0	\$0	\$866	\$140,716
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0	\$0	\$0	\$793,626
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$793,626
96900 Total Operating Expenses	\$1,061	\$433,388	\$0	\$866	\$5,510,889
97000 Excess of Operating Revenue over Operating Expenses	\$1,380,873	\$0	\$0	\$1,286,416	\$6,588,921
97100 Extraordinary Maintenance	\$0	\$0	\$0	\$0	\$4,079
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	\$0
97300 Housing Assistance Payments	\$1,037,907	\$0	\$0	\$815,311	\$0
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$0
97400 Depreciation Expense	\$0	\$0	\$0	\$0	\$1,566,730
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$1,038,968	\$433,388	\$0	\$816,177	\$7,081,698
10010 Operating Transfer In	\$0	\$0	\$0	\$0	\$0
10020 Operating transfer Out	\$0	\$0	\$0	\$0	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	10.559 Summer Food Service Program for Children	97.109 Disaster Housing Assistance Grant	14.879 Mainstream Vouchers	6.2 Component Unit - Blended
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0	\$0	\$9,069,496
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$9,069,496
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$342,966	\$0	\$0	\$471,105	\$14,087,608
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$542,892
11030 Beginning Equity	\$2,070,025	\$0	\$95,807	\$494,918	\$81,508,999
11040 Prior Period Adjustments, Equity Transfers and Correction	-\$956,730	\$0	-\$95,807	\$0	-\$1,765,450
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					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	3024			1935	1756
11210 Number of Unit Months Leased	2761			1171	1345

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	10.559 Summer Food Service Program for Children	97.109 Disaster Housing Assistance Grant	14.879 Mainstream Vouchers	6.2 Component Unit - Blended
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	93.602 New Assets for Independence Demonstration Program	2 State/Local	1 Business Activities	14.895 Jobs-Plus Pilot Initiative	93.044 Special Programs for the Aging Title III, Part B Grants for Supportive
70300 Net Tenant Rental Revenue	\$0	\$0	\$42,911	\$0	\$0
70400 Tenant Revenue - Other	\$0	\$0	\$0	\$0	\$0
70500 Total Tenant Revenue	\$0	\$0	\$42,911	\$0	\$0
70600 HUD PHA Operating Grants	\$0	\$0	\$0	\$400,733	\$0
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	\$16,000	\$127,201	\$0	\$0	\$0
71100 Investment Income - Unrestricted	\$3,972	\$3,619	\$161,538	\$0	\$0
71200 Mortgage Interest Income	\$0	\$0	\$7,092,586	\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	\$0
71400 Fraud Recovery	\$0	\$0	\$0	\$0	\$0
71500 Other Revenue	\$0	\$2,402	\$780,161	\$0	\$0
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0	\$1,025,567	\$0	\$0
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	\$0
70000 Total Revenue	\$19,972	\$133,222	\$9,102,763	\$400,733	\$0
91100 Administrative Salaries	\$0	\$0	\$0	\$2,568	\$0
91200 Auditing Fees	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	93.602 New Assets for Independence Demonstration Program	2 State/Local	1 Business Activities	14.895 Jobs-Plus Pilot Initiative	93.044 Special Programs for the Aging Title III, Part B Grants for Supportive
91300 Management Fee	\$0	\$0	\$3,425	\$0	\$0
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$0	\$0	\$0	\$0	\$0
91500 Employee Benefit contributions - Administrative	\$0	\$0	\$0	\$0	\$0
91600 Office Expenses	\$0	\$591	\$0	\$3,059	\$0
91700 Legal Expense	\$0	\$0	\$0	\$0	\$0
91800 Travel	\$0	\$1,056	\$0	\$8,828	\$0
91810 Allocated Overhead	\$0	\$0	\$0	\$0	\$0
91900 Other	\$0	\$412	\$62,694	\$176,941	\$0
91000 Total Operating - Administrative	\$0	\$2,059	\$66,119	\$191,396	\$0
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$0	\$119,194	\$0	\$191,297	\$0
92200 Relocation Costs	\$0	\$0	\$0	\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0	\$0	\$0
92400 Tenant Services - Other	\$12,000	\$360	\$0	\$17,593	\$0
92500 Total Tenant Services	\$12,000	\$119,554	\$0	\$208,890	\$0
93100 Water	\$0	\$0	\$3,899	\$0	\$0
93200 Electricity	\$0	\$0	\$513	\$0	\$0
93300 Gas	\$0	\$0	\$1,836	\$0	\$0
93400 Fuel	\$0	\$0	\$0	\$0	\$0
93500 Labor	\$0	\$0	\$0	\$0	\$0
93600 Sewer	\$0	\$0	\$0	\$0	\$0
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	\$0
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	93.602 New Assets for Independence Demonstration Program	2 State/Local	1 Business Activities	14.895 Jobs-Plus Pilot Initiative	93.044 Special Programs for the Aging Title III, Part B Grants for Supportive
93000 Total Utilities	\$0	\$0	\$6,248	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor	\$0	\$0	\$0	\$0	\$0
94200 Ordinary Maintenance and Operations - Materials and	\$0	\$0	\$0	\$0	\$0
94300 Ordinary Maintenance and Operations Contracts	\$0	\$16,960	\$5,485	\$0	\$0
94500 Employee Benefit Contributions - Ordinary Maintenance	\$0	\$0	\$0	\$0	\$0
94000 Total Maintenance	\$0	\$16,960	\$5,485	\$0	\$0
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0	\$0
95300 Protective Services - Other	\$0	\$0	\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$0	\$0	\$0	\$0	\$0
96120 Liability Insurance	\$0	\$0	\$0	\$0	\$0
96130 Workmen's Compensation	\$0	\$0	\$0	\$0	\$0
96140 All Other Insurance	\$0	\$0	\$0	\$0	\$0
96100 Total insurance Premiums	\$0	\$0	\$0	\$0	\$0
96200 Other General Expenses	\$0	\$0	\$182,802	\$0	\$0
96210 Compensated Absences	\$0	\$0	\$0	\$0	\$0
96300 Payments in Lieu of Taxes	\$0	\$0	\$0	\$0	\$0
96400 Bad debt - Tenant Rents	\$0	\$0	\$0	\$0	\$0
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	93.602 New Assets for Independence Demonstration Program	2 State/Local	1 Business Activities	14.895 Jobs-Plus Pilot Initiative	93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive
96800 Severance Expense	\$0	\$0	\$0	\$447	\$0
96000 Total Other General Expenses	\$0	\$0	\$182,802	\$447	\$0
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0	\$1,940,035	\$0	\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$1,940,035	\$0	\$0
96900 Total Operating Expenses	\$12,000	\$138,573	\$2,200,689	\$400,733	\$0
97000 Excess of Operating Revenue over Operating Expenses	\$7,972	-\$5,351	\$6,902,074	\$0	\$0
97100 Extraordinary Maintenance	\$0	\$4,647	\$1	\$0	\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	\$0
97300 Housing Assistance Payments	\$0	\$0	\$0	\$0	\$0
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$0
97400 Depreciation Expense	\$0	\$87,181	\$161,239	\$14,758	\$0
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$12,000	\$230,401	\$2,361,929	\$415,491	\$0
10010 Operating Transfer In	\$0	\$0	\$30,211,448	\$0	\$0
10020 Operating transfer Out	\$0	\$0		\$0	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	93.602 New Assets for Independence Demonstration Program	2 State/Local	1 Business Activities	14.895 Jobs-Plus Pilot Initiative	93.044 Special Programs for the Aging Title III, Part B Grants for Supportive
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$30,211,448	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$7,972	-\$97,179	\$36,952,282	-\$14,758	\$0
11020 Required Annual Debt Principal Payments	\$0	\$0	\$7,615,000	\$0	\$0
11030 Beginning Equity	\$87,077	\$597,620	\$401,397,991	\$47,102	\$0
11040 Prior Period Adjustments, Equity Transfers and Correction	\$0	\$0	\$0	\$0	\$0
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					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available			60		
11210 Number of Unit Months Leased			55		

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	93.602 New Assets for Independence Demonstration Program	2 State/Local	1 Business Activities	14.895 Jobs-Plus Pilot Initiative	93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.182 N/C S/R Section 8 Programs	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	6.1 Component Unit - Discretely Presented
70300 Net Tenant Rental Revenue	\$0				\$28,124,921
70400 Tenant Revenue - Other	\$0				\$162,005
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$28,286,926
70600 HUD PHA Operating Grants	\$0	\$224,943,833	\$132,902,847	\$28,178,437	
70610 Capital Grants				\$22,427,498	
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	\$0				
71100 Investment Income - Unrestricted	\$0				\$370,021
71200 Mortgage Interest Income	\$0				
71300 Proceeds from Disposition of Assets Held for Sale	\$0				
71310 Cost of Sale of Assets	\$0				
71400 Fraud Recovery	\$0				
71500 Other Revenue	\$0				\$7,986,696
71600 Gain or Loss on Sale of Capital Assets	\$0				
72000 Investment Income - Restricted	\$0				
70000 Total Revenue	\$0	\$224,943,833	\$132,902,847	\$50,605,935	\$36,643,643
91100 Administrative Salaries	\$0				\$1,546,821
91200 Auditing Fees	\$0				\$654,329

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.182 N/C S/R Section 8 Programs	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	6.1 Component Unit - Discretely Presented
91300 Management Fee	\$0				\$1,835,389
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$0				\$71,646
91500 Employee Benefit contributions - Administrative	\$0				\$195,845
91600 Office Expenses	\$0				\$418,023
91700 Legal Expense	\$0				\$284,065
91800 Travel	\$0				
91810 Allocated Overhead	\$0				
91900 Other	\$0				\$622,316
91000 Total Operating - Administrative	\$0	\$0	\$0	\$0	\$5,628,434
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$0				\$41,633
92200 Relocation Costs	\$0				
92300 Employee Benefit Contributions - Tenant Services	\$0				\$11,885
92400 Tenant Services - Other	\$0				\$220,939
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$274,457
93100 Water	\$0				\$2,565,154
93200 Electricity	\$0				\$980,841
93300 Gas	\$0				\$404,969
93400 Fuel	\$0				
93500 Labor	\$0				
93600 Sewer	\$0				\$99,427
93700 Employee Benefit Contributions - Utilities	\$0				
93800 Other Utilities Expense	\$0				

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.182 N/C S/R Section 8 Programs	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	6.1 Component Unit - Discretely Presented
93000 Total Utilities	\$0	\$0	\$0	\$0	\$4,050,391
94100 Ordinary Maintenance and Operations - Labor	\$0				\$5,751,971
94200 Ordinary Maintenance and Operations - Materials and	\$0				\$2,239,690
94300 Ordinary Maintenance and Operations Contracts	\$0				\$6,402,807
94500 Employee Benefit Contributions - Ordinary Maintenance	\$0				\$161,900
94000 Total Maintenance	\$0	\$0	\$0	\$0	\$14,556,368
95100 Protective Services - Labor	\$0				
95200 Protective Services - Other Contract Costs	\$0				
95300 Protective Services - Other	\$0				
95500 Employee Benefit Contributions - Protective Services	\$0				
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$0				\$2,085,390
96120 Liability Insurance	\$0				
96130 Workmen's Compensation	\$0				\$72,477
96140 All Other Insurance	\$0				
96100 Total insurance Premiums	\$0	\$0	\$0	\$0	\$2,157,867
96200 Other General Expenses	\$0				\$749,479
96210 Compensated Absences	\$0				
96300 Payments in Lieu of Taxes	\$0				
96400 Bad debt - Tenant Rents	\$0				\$200,407
96500 Bad debt - Mortgages	\$0				
96600 Bad debt - Other	\$0				

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.182 N/C S/R Section 8 Programs	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	6.1 Component Unit - Discretely Presented
96800 Severance Expense	\$0				
96000 Total Other General Expenses	\$0	\$0	\$0	\$0	\$949,886
96710 Interest of Mortgage (or Bonds) Payable	\$0				\$7,128,359
96720 Interest on Notes Payable (Short and Long Term)	\$0				
96730 Amortization of Bond Issue Costs	\$0				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$7,128,359
96900 Total Operating Expenses	\$0	\$0	\$0	\$0	\$34,745,762
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$224,943,833	\$132,902,847	\$50,605,935	\$1,897,881
97100 Extraordinary Maintenance	\$0				
97200 Casualty Losses - Non-capitalized	\$0				
97300 Housing Assistance Payments	\$0				
97350 HAP Portability-In	\$0				
97400 Depreciation Expense	\$0				\$16,751,015
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$0	\$0	\$0	\$0	\$51,496,777
10010 Operating Transfer In	\$0				
10020 Operating transfer Out	\$0	-\$224,943,833	-\$132,902,847	-\$50,605,935	
10030 Operating Transfers from/to Primary Government	\$0				

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.182 N/C S/R Section 8 Programs	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	6.1 Component Unit - Discretely Presented
10040 Operating Transfers from/to Component Unit	\$0				
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	-\$224,943,833	-\$132,902,847	-\$50,605,935	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$0	\$0	\$0	\$0	-\$14,853,134
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$4,443,507
11030 Beginning Equity	\$22,872	\$0	\$0	\$0	\$57,621,161
11040 Prior Period Adjustments, Equity Transfers and Correction	-\$22,872				\$1,765,450
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					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available					34805
11210 Number of Unit Months Leased					33647

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	14.182 N/C S/R Section 8 Programs	14.HCV MTW Demonstration Program for HCV program	14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	6.1 Component Unit - Discretely Presented
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	5 Fiduciary	8 Other Federal Program 1	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
70300 Net Tenant Rental Revenue			\$0	\$57,510,901	-\$1,902,288
70400 Tenant Revenue - Other			\$0	\$832,841	
70500 Total Tenant Revenue	\$0	\$0	\$0	\$58,343,742	-\$1,902,288
70600 HUD PHA Operating Grants			\$1,845,097	\$391,843,719	
70610 Capital Grants			\$0	\$22,427,498	
70710 Management Fee			\$0		
70720 Asset Management Fee			\$0		
70730 Book Keeping Fee			\$0		
70740 Front Line Service Fee			\$0		
70750 Other Fees			\$0		
70700 Total Fee Revenue			\$0	\$0	\$0
70800 Other Government Grants			\$0	\$751,589	
71100 Investment Income - Unrestricted			\$21,428	\$3,332,889	
71200 Mortgage Interest Income			\$0	\$7,092,586	-\$786,889
71300 Proceeds from Disposition of Assets Held for Sale			\$0	\$0	
71310 Cost of Sale of Assets			\$0	\$0	
71400 Fraud Recovery			\$0	\$246,858	
71500 Other Revenue	\$9,919,407		\$0	\$31,598,919	-\$1,809,031
71600 Gain or Loss on Sale of Capital Assets			\$0	\$3,894,222	
72000 Investment Income - Restricted	\$0		\$0	\$78,620	
70000 Total Revenue	\$9,919,407	\$0	\$1,866,525	\$519,610,642	-\$4,498,208
91100 Administrative Salaries			\$768	\$28,546,083	
91200 Auditing Fees			\$0	\$1,121,142	

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	5 Fiduciary	8 Other Federal Program 1	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
91300 Management Fee			\$0	\$1,966,007	
91310 Book-keeping Fee			\$0	\$0	
91400 Advertising and Marketing			\$0	\$105,645	
91500 Employee Benefit contributions - Administrative			\$276	\$29,709,635	
91600 Office Expenses			\$0	\$5,367,210	-\$1,809,031
91700 Legal Expense			\$0	\$2,248,665	
91800 Travel			\$0	\$139,192	
91810 Allocated Overhead			\$0	\$0	
91900 Other	\$1,029,421		\$0	\$10,714,579	
91000 Total Operating - Administrative	\$1,029,421	\$0	\$1,044	\$79,918,158	-\$1,809,031
92000 Asset Management Fee			\$0		
92100 Tenant Services - Salaries			\$0	\$1,000,983	
92200 Relocation Costs			\$0	\$1,163,308	
92300 Employee Benefit Contributions - Tenant Services			\$0	\$216,691	
92400 Tenant Services - Other			\$0	\$1,549,946	
92500 Total Tenant Services	\$0	\$0	\$0	\$3,930,928	\$0
93100 Water			\$0	\$14,426,040	
93200 Electricity			\$0	\$5,797,624	
93300 Gas			\$0	\$6,517,890	
93400 Fuel			\$0	\$66,765	
93500 Labor			\$0	\$45,145	
93600 Sewer			\$0	\$99,427	
93700 Employee Benefit Contributions - Utilities			\$0	\$17,732	
93800 Other Utilities Expense			\$0	\$16,466	

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	5 Fiduciary	8 Other Federal Program 1	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
93000 Total Utilities	\$0	\$0	\$0	\$26,987,089	\$0
94100 Ordinary Maintenance and Operations - Labor			\$0	\$40,849,188	
94200 Ordinary Maintenance and Operations - Materials and			\$0	\$6,845,725	
94300 Ordinary Maintenance and Operations Contracts			\$0	\$13,641,264	
94500 Employee Benefit Contributions - Ordinary Maintenance			\$0	\$15,406,738	
94000 Total Maintenance	\$0	\$0	\$0	\$76,742,915	\$0
95100 Protective Services - Labor			\$0	\$5,085,207	
95200 Protective Services - Other Contract Costs			\$0	\$2,065,914	
95300 Protective Services - Other			\$0	\$24,406	
95500 Employee Benefit Contributions - Protective Services			\$0	\$2,065,845	
95000 Total Protective Services	\$0	\$0	\$0	\$9,241,372	\$0
96110 Property Insurance			\$0	\$6,267,109	
96120 Liability Insurance			\$0	\$748,507	
96130 Workmen's Compensation			\$7	\$4,056,164	
96140 All Other Insurance			\$0	\$125,515	
96100 Total insurance Premiums	\$0	\$0	\$7	\$11,197,295	\$0
96200 Other General Expenses	\$22,962,473		\$0	\$42,020,105	-\$1,327,329
96210 Compensated Absences			\$0	\$399,765	
96300 Payments in Lieu of Taxes			\$0	\$0	
96400 Bad debt - Tenant Rents			\$0	\$752,542	
96500 Bad debt - Mortgages			\$0	\$0	
96600 Bad debt - Other			\$0	\$0	

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	5 Fiduciary	8 Other Federal Program 1	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
96800 Severance Expense			\$0	\$297,679	
96000 Total Other General Expenses	\$22,962,473	\$0	\$0	\$43,470,091	-\$1,327,329
96710 Interest of Mortgage (or Bonds) Payable			\$0	\$9,862,020	-\$786,889
96720 Interest on Notes Payable (Short and Long Term)			\$0	\$0	
96730 Amortization of Bond Issue Costs			\$0	\$0	
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$9,862,020	-\$786,889
96900 Total Operating Expenses	\$23,991,894	\$0	\$1,051	\$261,349,868	-\$3,923,249
97000 Excess of Operating Revenue over Operating Expenses	-\$14,072,487	\$0	\$1,865,474	\$258,260,774	-\$574,959
97100 Extraordinary Maintenance			\$0	\$251,941	
97200 Casualty Losses - Non-capitalized			\$0	\$0	
97300 Housing Assistance Payments			\$1,581,803	\$171,181,354	-\$574,959
97350 HAP Portability-In			\$0	\$2,728,504	
97400 Depreciation Expense			\$42,250	\$54,753,341	
97500 Fraud Losses			\$0		
97600 Capital Outlays - Governmental Funds			\$0		
97700 Debt Principal Payment - Governmental Funds			\$0		
97800 Dwelling Units Rent Expense			\$0		
90000 Total Expenses	\$23,991,894	\$0	\$1,625,104	\$490,265,008	-\$4,498,208
10010 Operating Transfer In			\$0	\$592,286,917	-\$592,286,917
10020 Operating transfer Out			\$0	-\$592,286,917	\$592,286,917
10030 Operating Transfers from/to Primary Government			\$0	\$0	

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	5 Fiduciary	8 Other Federal Program 1	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
10040 Operating Transfers from/to Component Unit			\$0	\$0	
10050 Proceeds from Notes, Loans and Bonds			\$0		
10060 Proceeds from Property Sales			\$0		
10070 Extraordinary Items, Net Gain/Loss			\$0		
10080 Special Items (Net Gain/Loss)			\$0		
10091 Inter Project Excess Cash Transfer In			\$0		
10092 Inter Project Excess Cash Transfer Out			\$0		
10093 Transfers between Program and Project - In			\$0		
10094 Transfers between Project and Program - Out			\$0		
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$14,072,487	\$0	\$241,421	\$29,345,634	\$0
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$13,177,738	
11030 Beginning Equity	\$201,920,316	\$0	\$1,254,102	\$1,296,200,013	
11040 Prior Period Adjustments, Equity Transfers and Correction			\$1,075,409	\$0	
11050 Changes in Compensated Absence Balance			\$0		
11060 Changes in Contingent Liability Balance			\$0		
11070 Changes in Unrecognized Pension Transition Liability			\$0		
11080 Changes in Special Term/Severance Benefits Liability			\$0		
11090 Changes in Allowance for Doubtful Accounts - Dwelling			\$0		
11100 Changes in Allowance for Doubtful Accounts - Other			\$0		
11170 Administrative Fee Equity			\$0		
11180 Housing Assistance Payments Equity			\$0		
11190 Unit Months Available			2964	419701	
11210 Number of Unit Months Leased			2773	405206	

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	5 Fiduciary	8 Other Federal Program 1	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
11270 Excess Cash			\$0	\$47,589,884	
11610 Land Purchases			\$0	\$0	
11620 Building Purchases			\$0	\$22,425,392	
11630 Furniture & Equipment - Dwelling Purchases			\$0	\$0	
11640 Furniture & Equipment - Administrative Purchases			\$0	\$0	
11650 Leasehold Improvements Purchases			\$0	\$0	
11660 Infrastructure Purchases			\$0	\$0	
13510 CFFP Debt Service Payments			\$0	\$0	
13901 Replacement Housing Factor Funds			\$0	\$5,794,458	

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Total
70300 Net Tenant Rental Revenue	\$55,608,613
70400 Tenant Revenue - Other	\$832,841
70500 Total Tenant Revenue	\$56,441,454
70600 HUD PHA Operating Grants	\$391,843,719
70610 Capital Grants	\$22,427,498
70710 Management Fee	
70720 Asset Management Fee	
70730 Book Keeping Fee	
70740 Front Line Service Fee	
70750 Other Fees	
70700 Total Fee Revenue	\$0
70800 Other Government Grants	\$751,589
71100 Investment Income - Unrestricted	\$3,332,889
71200 Mortgage Interest Income	\$6,305,697
71300 Proceeds from Disposition of Assets Held for Sale	\$0
71310 Cost of Sale of Assets	\$0
71400 Fraud Recovery	\$246,858
71500 Other Revenue	\$29,789,888
71600 Gain or Loss on Sale of Capital Assets	\$3,894,222
72000 Investment Income - Restricted	\$78,620
70000 Total Revenue	\$515,112,434
91100 Administrative Salaries	\$28,546,083
91200 Auditing Fees	\$1,121,142

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Total
91300 Management Fee	\$1,966,007
91310 Book-keeping Fee	\$0
91400 Advertising and Marketing	\$105,645
91500 Employee Benefit contributions - Administrative	\$29,709,635
91600 Office Expenses	\$3,558,179
91700 Legal Expense	\$2,248,665
91800 Travel	\$139,192
91810 Allocated Overhead	\$0
91900 Other	\$10,714,579
91000 Total Operating - Administrative	\$78,109,127
92000 Asset Management Fee	
92100 Tenant Services - Salaries	\$1,000,983
92200 Relocation Costs	\$1,163,308
92300 Employee Benefit Contributions - Tenant Services	\$216,691
92400 Tenant Services - Other	\$1,549,946
92500 Total Tenant Services	\$3,930,928
93100 Water	\$14,426,040
93200 Electricity	\$5,797,624
93300 Gas	\$6,517,890
93400 Fuel	\$66,765
93500 Labor	\$45,145
93600 Sewer	\$99,427
93700 Employee Benefit Contributions - Utilities	\$17,732
93800 Other Utilities Expense	\$16,466

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Total
93000 Total Utilities	\$26,987,089
94100 Ordinary Maintenance and Operations - Labor	\$40,849,188
94200 Ordinary Maintenance and Operations - Materials and	\$6,845,725
94300 Ordinary Maintenance and Operations Contracts	\$13,641,264
94500 Employee Benefit Contributions - Ordinary Maintenance	\$15,406,738
94000 Total Maintenance	\$76,742,915
95100 Protective Services - Labor	\$5,085,207
95200 Protective Services - Other Contract Costs	\$2,065,914
95300 Protective Services - Other	\$24,406
95500 Employee Benefit Contributions - Protective Services	\$2,065,845
95000 Total Protective Services	\$9,241,372
96110 Property Insurance	\$6,267,109
96120 Liability Insurance	\$748,507
96130 Workmen's Compensation	\$4,056,164
96140 All Other Insurance	\$125,515
96100 Total insurance Premiums	\$11,197,295
96200 Other General Expenses	\$40,692,776
96210 Compensated Absences	\$399,765
96300 Payments in Lieu of Taxes	\$0
96400 Bad debt - Tenant Rents	\$752,542
96500 Bad debt - Mortgages	\$0
96600 Bad debt - Other	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Total
96800 Severance Expense	\$297,679
96000 Total Other General Expenses	\$42,142,762
96710 Interest of Mortgage (or Bonds) Payable	\$9,075,131
96720 Interest on Notes Payable (Short and Long Term)	\$0
96730 Amortization of Bond Issue Costs	\$0
96700 Total Interest Expense and Amortization Cost	\$9,075,131
96900 Total Operating Expenses	\$257,426,619
97000 Excess of Operating Revenue over Operating Expenses	\$257,685,815
97100 Extraordinary Maintenance	\$251,941
97200 Casualty Losses - Non-capitalized	\$0
97300 Housing Assistance Payments	\$170,606,395
97350 HAP Portability-In	\$2,728,504
97400 Depreciation Expense	\$54,753,341
97500 Fraud Losses	
97600 Capital Outlays - Governmental Funds	
97700 Debt Principal Payment - Governmental Funds	
97800 Dwelling Units Rent Expense	
90000 Total Expenses	\$485,766,800
10010 Operating Transfer In	\$0
10020 Operating transfer Out	\$0
10030 Operating Transfers from/to Primary Government	\$0

## Philadelphia Housing Authority (PA002)

Philadelphia, PA

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Total
10040 Operating Transfers from/to Component Unit	\$0
10050 Proceeds from Notes, Loans and Bonds	
10060 Proceeds from Property Sales	
10070 Extraordinary Items, Net Gain/Loss	
10080 Special Items (Net Gain/Loss)	
10091 Inter Project Excess Cash Transfer In	
10092 Inter Project Excess Cash Transfer Out	
10093 Transfers between Program and Project - In	
10094 Transfers between Project and Program - Out	
10100 Total Other financing Sources (Uses)	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$29,345,634
11020 Required Annual Debt Principal Payments	\$13,177,738
11030 Beginning Equity	\$1,296,200,013
11040 Prior Period Adjustments, Equity Transfers and Correction	\$0
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	
11100 Changes in Allowance for Doubtful Accounts - Other	
11170 Administrative Fee Equity	
11180 Housing Assistance Payments Equity	
11190 Unit Months Available	419701
11210 Number of Unit Months Leased	405206

Philadelphia Housing Authority (PA002)

Philadelphia, PA

**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Total
11270 Excess Cash	\$47,589,884
11610 Land Purchases	\$0
11620 Building Purchases	\$22,425,392
11630 Furniture & Equipment - Dwelling Purchases	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0
11650 Leasehold Improvements Purchases	\$0
11660 Infrastructure Purchases	\$0
13510 CFFP Debt Service Payments	\$0
13901 Replacement Housing Factor Funds	\$5,794,458

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## **Other Supplementary Information**

**Philadelphia Housing Authority**  
**Combining Statement of Net Position**  
**March 31, 2019**

	State and Local Grants	Jobs Plus	Juvenile Reentry	Assets for Independence 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
<b>Assets</b>									
Current Assets									
Cash and cash equivalents	\$ 172,651	\$ -	\$ -	\$ 78,647	\$ 865,999	\$ 157,321	\$ 439,401	\$ 476,335	\$ -
Restricted cash	-	-	-	-	-	-	-	-	-
Receivables, net	55,823	395,083	16,000	16,402	100,024	99,713	46,634	-	-
Due from other governments	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-	-
<b>Total current assets</b>	<b>228,474</b>	<b>395,083</b>	<b>16,000</b>	<b>95,049</b>	<b>966,023</b>	<b>257,034</b>	<b>486,035</b>	<b>476,335</b>	<b>-</b>
Noncurrent Assets									
Mortgage receivable	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	273,730	32,344	-	-	-	-	-	-	-
Other noncurrent assets	-	-	-	-	-	-	-	-	-
<b>Total noncurrent assets</b>	<b>273,730</b>	<b>32,344</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Deferred outflows of resources	-	-	-	-	-	-	-	-	-
<b>Total assets and deferred outflows</b>	<b>\$ 502,204</b>	<b>\$ 427,427</b>	<b>\$ 16,000</b>	<b>\$ 95,049</b>	<b>\$ 966,023</b>	<b>\$ 257,034</b>	<b>\$ 486,035</b>	<b>\$ 476,335</b>	<b>\$ -</b>
<b>Liabilities and Net Position</b>									
Current Liabilities									
Accounts payable	\$ 1,120	\$ 2,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	643	-	-	-	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-
Due to other funds	-	392,652	16,000	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-
Trust and deposits	-	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities	-	-	-	-	-	-	-	4,611	-
<b>Total current liabilities</b>	<b>1,763</b>	<b>395,083</b>	<b>16,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,611</b>	<b>-</b>
Noncurrent liabilities									
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-	-
Other liabilities	-	-	-	-	-	-	-	-	-
<b>Total noncurrent liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total liabilities</b>	<b>1,763</b>	<b>395,083</b>	<b>16,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,611</b>	<b>-</b>
Deferred Inflows of Resources									
Net Position									
Net investment in capital assets	273,730	32,344	-	-	-	-	-	-	-
Restricted for development	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	226,711	-	-	95,049	966,023	257,034	486,035	471,724	-
<b>Total net position</b>	<b>500,441</b>	<b>32,344</b>	<b>-</b>	<b>95,049</b>	<b>966,023</b>	<b>257,034</b>	<b>486,035</b>	<b>471,724</b>	<b>-</b>
<b>Total liabilities and net position</b>	<b>\$ 502,204</b>	<b>\$ 427,427</b>	<b>\$ 16,000</b>	<b>\$ 95,049</b>	<b>\$ 966,023</b>	<b>\$ 257,034</b>	<b>\$ 486,035</b>	<b>\$ 476,335</b>	<b>\$ -</b>

**Philadelphia Housing Authority**  
**Combining Statement of Net Position**  
**March 31, 2019**

	Section 8 Modern Rehab Prg No. 5	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 Single Room Occupancy Program	Section 8 New Construction Programs	Congregate Housing Program
<b>Assets</b>									
Current Assets									
Cash and cash equivalents	\$ -	\$ -	\$ 84,961	\$ 88,952	\$ 299,641	\$ 479,047	\$ 1,900,589	\$ -	\$ 6,401
Restricted cash	-	-	-	-	-	-	-	-	-
Receivables, net	-	-	6,401	48,042	-	2,167	-	-	73,420
Due from other governments	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-	-
<b>Total current assets</b>	-	-	91,362	136,994	299,641	481,214	1,900,589	-	79,821
Noncurrent Assets									
Mortgage receivable	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	-	-	-	-	-	422,500	-	-	-
Other noncurrent assets	-	-	-	-	-	-	-	-	-
<b>Total noncurrent assets</b>	-	-	-	-	-	422,500	-	-	-
Deferred outflows of resources	-	-	-	-	-	-	-	-	-
<b>Total assets and deferred outflows</b>	\$ -	\$ -	\$ 91,362	\$ 136,994	\$ 299,641	\$ 903,714	\$ 1,900,589	\$ -	\$ 79,821
<b>Liabilities and Net Position</b>									
Current Liabilities									
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,129
Accrued liabilities	-	-	-	-	-	8,378	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	76,692
Compensated absences	-	-	-	-	-	-	-	-	-
Trust and deposits	-	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities	-	-	-	-	67,194	-	444,328	-	-
<b>Total current liabilities</b>	-	-	-	-	67,194	8,378	444,328	-	79,821
Noncurrent liabilities									
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-	-
Other liabilities	-	-	-	-	-	-	-	-	-
<b>Total noncurrent liabilities</b>	-	-	-	-	-	-	-	-	-
<b>Total liabilities</b>	-	-	-	-	67,194	8,378	444,328	-	79,821
Deferred Inflows of Resources									
Net Position									
Net investment in capital assets	-	-	-	-	-	422,500	-	-	-
Restricted for development	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	-	-	91,362	136,994	232,447	472,836	1,456,261	-	-
<b>Total net position</b>	-	-	91,362	136,994	232,447	895,336	1,456,261	-	-
<b>Total liabilities and net position</b>	\$ -	\$ -	\$ 91,362	\$ 136,994	\$ 299,641	\$ 903,714	\$ 1,900,589	\$ -	\$ 79,821

**Philadelphia Housing Authority**  
**Combining Statement of Net Position (Continued)**  
**March 31, 2019**

	Summer Feeding Program	Resident Opportunity and Self-Sufficiency Program	Disaster Funding Program	Choice Neighborhood Program	Moving to Work Program	Project Totals	Other Business Activities	Long Term Notes Receivable
<b>Assets</b>								
Current Assets								
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ 30,143,018	\$ 70,719,865	\$ 9,032,713	\$ -
Restricted cash	-	-	-	-	6,078,265	767,595	24,289	-
Receivables, net	591,487	215,118	-	255,821	65,915,155	6,833,623	2,050,379	156,291
Due from other governments	-	-	-	-	61,427	-	-	-
Due from other funds	-	-	-	-	6,873,605	-	-	-
Other assets	-	-	-	-	36,068	1,023,652	-	-
<b>Total current assets</b>	<b>591,487</b>	<b>215,118</b>	<b>-</b>	<b>255,821</b>	<b>109,107,538</b>	<b>79,344,735</b>	<b>11,107,381</b>	<b>156,291</b>
Noncurrent Assets								
Mortgage receivable	-	-	-	-	-	-	-	432,443,592
Capital assets, net of depreciation	-	-	-	66	163,806,776	331,105,722	18,298,710	-
Other noncurrent assets	-	-	-	-	1,823,309	530	88,012	4,968,109
<b>Total noncurrent assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>66</b>	<b>165,630,085</b>	<b>331,106,252</b>	<b>18,386,722</b>	<b>437,411,701</b>
Deferred outflows of resources	-	-	-	-	19,073,382	-	-	-
<b>Total assets and deferred outflows</b>	<b>\$ 591,487</b>	<b>\$ 215,118</b>	<b>\$ -</b>	<b>\$ 255,887</b>	<b>\$ 293,811,005</b>	<b>\$ 410,450,987</b>	<b>\$ 29,494,103</b>	<b>\$ 437,567,992</b>
<b>Liabilities and Net Position</b>								
Current Liabilities								
Accounts payable	\$ -	\$ 92,147	\$ -	\$ 77,890	\$ 10,532,184	\$ 2,803,583	\$ 621,968	\$ -
Accrued liabilities	-	-	-	-	7,582,948	6,695,979	248,543	-
Current portion of long-term debt	-	-	-	-	822,166	-	-	-
Due to other government agencies	-	-	-	-	6,534	419,498	-	-
Due to other funds	591,487	122,971	-	177,931	-	5,495,872	-	-
Compensated absences	-	-	-	-	1,112,345	3,801,188	-	-
Trust and deposits	-	-	-	-	-	767,595	3,450	-
Unearned revenues and other current liabilities	-	-	-	-	3,764,208	-	77,376	-
<b>Total current liabilities</b>	<b>591,487</b>	<b>215,118</b>	<b>-</b>	<b>255,821</b>	<b>23,820,385</b>	<b>19,983,715</b>	<b>951,337</b>	<b>-</b>
Noncurrent liabilities								
Compensated absences - noncurrent	-	-	-	-	741,563	2,534,127	-	-
Bonds, notes and loans payable	-	-	-	-	2,482,210	-	-	-
Other liabilities	-	-	-	-	97,283,624	2,054,573	-	-
<b>Total noncurrent liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100,507,397</b>	<b>4,588,700</b>	<b>-</b>	<b>-</b>
<b>Total liabilities</b>	<b>591,487</b>	<b>215,118</b>	<b>-</b>	<b>255,821</b>	<b>124,327,782</b>	<b>24,572,415</b>	<b>951,337</b>	<b>-</b>
Deferred inflows of resources	-	-	-	-	-	-	-	-
Net Position								
Net investment in capital assets	-	-	-	66	160,502,400	331,105,722	18,298,710	-
Restricted for development	-	-	-	-	-	-	-	-
Unrestricted (deficit)	-	-	-	-	8,980,823	54,772,850	10,244,056	437,567,992
<b>Total net position</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>66</b>	<b>169,483,223</b>	<b>385,878,572</b>	<b>28,542,766</b>	<b>437,567,992</b>
<b>Total liabilities and net position</b>	<b>\$ 591,487</b>	<b>\$ 215,118</b>	<b>\$ -</b>	<b>\$ 255,887</b>	<b>\$ 293,811,005</b>	<b>\$ 410,450,987</b>	<b>\$ 29,494,103</b>	<b>\$ 437,567,992</b>

**Philadelphia Housing Authority**  
**Combining Statement of Net Position (Continued)**  
**March 31, 2019**

	Debt Service Fund	General Purpose Bonds	PHA Office Construction	Blended Component Units	Total PHA Programs	Elimination	Totals
<b>Assets</b>							
Current Assets							
Cash and cash equivalents	\$ 181,499	\$ 10,621	\$ -	\$ 66,287,199	\$ 181,424,860	\$ -	\$ 181,424,860
Restricted cash	-	-	6,745,203	6,148,393	19,763,745	-	19,763,745
Receivables, net	295	-	525,000	8,155,388	85,558,266	(8,298,971)	77,259,295
Due from other governments	-	-	-	175,000	236,427	-	236,427
Due from other funds	-	-	-	-	6,873,605	(6,873,605)	-
Other assets	-	-	-	110,592	1,170,312	-	1,170,312
<b>Total current assets</b>	<b>181,794</b>	<b>10,621</b>	<b>7,270,203</b>	<b>80,876,572</b>	<b>295,027,215</b>	<b>(15,172,576)</b>	<b>279,854,639</b>
Noncurrent Assets							
Mortgage receivable	-	-	27,840,000	-	460,283,592	(65,761,975)	394,521,617
Capital assets, net of depreciation	-	-	-	87,580,382	601,520,230	-	601,520,230
Other noncurrent assets	-	-	-	-	6,879,960	-	6,879,960
<b>Total noncurrent assets</b>	<b>-</b>	<b>-</b>	<b>27,840,000</b>	<b>87,580,382</b>	<b>1,068,683,782</b>	<b>(65,761,975)</b>	<b>1,002,921,807</b>
Deferred outflows of resources	-	-	-	-	19,073,382	-	19,073,382
<b>Total assets and deferred outflows</b>	<b>\$ 181,794</b>	<b>\$ 10,621</b>	<b>\$ 35,110,203</b>	<b>\$ 168,456,954</b>	<b>\$ 1,382,784,379</b>	<b>\$ (80,934,551)</b>	<b>\$ 1,301,849,828</b>
<b>Liabilities and Net Position</b>							
Current Liabilities							
Accounts payable	\$ -	\$ -	\$ 1,661,798	\$ 82,489	\$ 15,878,739	\$ -	\$ 15,878,739
Accrued liabilities	322,208	142,342	1,810,292	8,050,716	24,862,049	(7,875,946)	16,986,103
Current portion of long-term debt	5,925,000	2,095,000	505,000	-	9,347,166	-	9,347,166
Due to other government agencies	-	-	-	-	426,032	-	426,032
Due to other funds	-	-	-	-	6,873,605	(6,873,605)	-
Compensated absences	-	-	-	57,357	4,970,890	-	4,970,890
Trust and deposits	-	-	-	24,516	795,561	-	795,561
Unearned revenues and other current liabilities	-	-	-	236,119	4,593,836	(48,638)	4,545,198
<b>Total current liabilities</b>	<b>6,247,208</b>	<b>2,237,342</b>	<b>3,977,090</b>	<b>8,451,197</b>	<b>67,747,878</b>	<b>(14,798,189)</b>	<b>52,949,689</b>
Noncurrent liabilities							
Compensated absences - noncurrent	-	-	-	38,238	3,313,928	-	3,313,928
Bonds, notes and loans payable	12,892,812	6,895,000	30,813,651	55,744,034	108,827,707	(55,744,034)	53,083,673
Other liabilities	-	-	-	10,392,328	109,730,525	(10,392,328)	99,338,197
<b>Total noncurrent liabilities</b>	<b>12,892,812</b>	<b>6,895,000</b>	<b>30,813,651</b>	<b>66,174,600</b>	<b>221,872,160</b>	<b>(66,136,362)</b>	<b>155,735,798</b>
<b>Total liabilities</b>	<b>19,140,020</b>	<b>9,132,342</b>	<b>34,790,741</b>	<b>74,625,797</b>	<b>289,620,038</b>	<b>(80,934,551)</b>	<b>208,685,487</b>
Deferred inflows of resources							-
Net Position							
Net investment in capital assets	(18,817,812)	(8,990,000)	(24,573,448)	87,580,382	545,834,594	-	545,834,594
Restricted for development	-	-	-	6,123,877	6,123,877	-	6,123,877
Unrestricted (deficit)	(140,414)	(131,721)	24,892,910	126,898	541,205,870	-	541,205,870
<b>Total net position</b>	<b>(18,958,226)</b>	<b>(9,121,721)</b>	<b>319,462</b>	<b>93,831,157</b>	<b>1,093,164,341</b>	<b>-</b>	<b>1,093,164,341</b>
<b>Total liabilities and net position</b>	<b>\$ 181,794</b>	<b>\$ 10,621</b>	<b>\$ 35,110,203</b>	<b>\$ 168,456,954</b>	<b>\$ 1,382,784,379</b>	<b>\$ (80,934,551)</b>	<b>\$ 1,301,849,828</b>

**Philadelphia Housing Authority**  
**Combining Statement of Revenues, Expenses and Changes in Net Position**  
**For the Year Ended March 31, 2019**

	State and Local Grants	Jobs Plus	Juvenile Reentry	Assets for Independence 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
Operating Revenue									
Total tenant revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating subsidies	127,201	400,733	-	16,000	1,287,282	405,634	498,563	426,460	-
Other income	2,402	-	-	-	-	-	-	-	-
<b>Total operating revenue</b>	<b>129,603</b>	<b>400,733</b>	<b>-</b>	<b>16,000</b>	<b>1,287,282</b>	<b>405,634</b>	<b>498,563</b>	<b>426,460</b>	<b>-</b>
Operating Expenses									
Administrative	2,059	191,396	-	-	-	197	271	258	-
Tenant services	119,554	208,890	-	12,000	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-
Maintenance	21,607	-	-	-	-	-	-	-	-
Protective services	-	-	-	-	-	-	-	-	-
General	-	447	-	-	866	1	2	2	-
Housing assistance programs	-	-	-	-	815,311	358,514	428,954	360,064	-
Depreciation and amortization	87,181	14,758	-	-	-	-	-	-	-
<b>Total operating expenses</b>	<b>230,401</b>	<b>415,491</b>	<b>-</b>	<b>12,000</b>	<b>816,177</b>	<b>358,712</b>	<b>429,227</b>	<b>360,324</b>	<b>-</b>
<b>Operating income (loss)</b>	<b>(100,798)</b>	<b>(14,758)</b>	<b>-</b>	<b>4,000</b>	<b>471,105</b>	<b>46,922</b>	<b>69,336</b>	<b>66,136</b>	<b>-</b>
Nonoperating Revenue and (Expenses)									
Interest and investment earnings	3,619	-	-	3,972	-	-	-	-	-
Other revenue/charges	-	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-	-
<b>Net nonoperating revenue</b>	<b>3,619</b>	<b>-</b>	<b>-</b>	<b>3,972</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Income (loss) before capital contributions</b>	<b>(97,179)</b>	<b>(14,758)</b>	<b>-</b>	<b>7,972</b>	<b>471,105</b>	<b>46,922</b>	<b>69,336</b>	<b>66,136</b>	<b>-</b>
Capital contributions									
HUD capital subsidies	-	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	-	-
<b>Total capital contributions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Change in net position</b>	<b>(97,179)</b>	<b>(14,758)</b>	<b>-</b>	<b>7,972</b>	<b>471,105</b>	<b>46,922</b>	<b>69,336</b>	<b>66,136</b>	<b>-</b>
Net position, beginning									
As previously reported	597,620	47,102	-	87,077	494,918	261,227	638,016	619,352	31,663
Prior period adjustments and equity transfers	-	-	-	-	-	(51,115)	(221,317)	(213,764)	(31,663)
As restated	597,620	47,102	-	87,077	494,918	210,112	416,699	405,588	-
<b>Net position, ending</b>	<b>\$ 500,441</b>	<b>\$ 32,344</b>	<b>\$ -</b>	<b>\$ 95,049</b>	<b>\$ 966,023</b>	<b>\$ 257,034</b>	<b>\$ 486,035</b>	<b>\$ 471,724</b>	<b>\$ -</b>

**Philadelphia Housing Authority**  
**Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)**  
**For the Year Ended March 31, 2019**

	Section 8 Modern Rehab Prg No. 5	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 Single Room Occupancy Program	Section 8 New Construction Programs	Congregate Housing Program
Operating Revenue									
Total tenant revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating subsidies	-	-	75,680	200,457	238,303	-	1,381,934	-	62,090
Other income	-	-	-	-	-	-	-	-	30,291
<b>Total operating revenue</b>	-	-	75,680	200,457	238,303	-	1,381,934	-	92,381
Operating Expenses									
Administrative	-	-	42	92	184	-	1,054	-	10,562
Tenant services	-	-	-	-	-	-	-	-	79,410
Utilities	-	-	-	-	-	-	-	-	-
Maintenance	-	-	-	-	-	-	-	-	-
Protective services	-	-	-	-	-	-	-	-	-
General	-	-	-	1	1	-	7	-	2,409
Housing assistance programs	-	-	65,220	177,443	191,608	-	1,037,907	-	-
Depreciation and amortization	-	-	-	-	-	42,250	-	-	-
<b>Total operating expenses</b>	-	-	65,262	177,536	191,793	42,250	1,038,968	-	92,381
<b>Operating income (loss)</b>	-	-	10,418	22,921	46,510	(42,250)	342,966	-	-
Nonoperating Revenue and (Expenses)									
Interest and investment earnings	-	-	-	-	-	21,428	-	-	-
Other revenue/charges	-	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-	-
<b>Net nonoperating revenue</b>	-	-	-	-	-	21,428	-	-	-
<b>Income (loss) before capital contributions</b>	-	-	10,418	22,921	46,510	(20,822)	342,966	-	-
Capital contributions									
HUD capital subsidies	-	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	-	-
<b>Total capital contributions</b>	-	-	-	-	-	-	-	-	-
<b>Change in net position</b>	-	-	10,418	22,921	46,510	(20,822)	342,966	-	-
Net position, beginning									
As previously reported	11,991	21,217	127,780	165,392	321,649	(944,185)	2,070,025	22,872	-
Prior period adjustments and equity transfers	(11,991)	(21,217)	(46,836)	(51,319)	(135,712)	1,860,343	(956,730)	(22,872)	-
As restated	-	-	80,944	114,073	185,937	916,158	1,113,295	-	-
<b>Net position, ending</b>	\$ -	\$ -	\$ 91,362	\$ 136,994	\$ 232,447	\$ 895,336	\$ 1,456,261	\$ -	\$ -

**Philadelphia Housing Authority**  
**Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)**  
**For the Year Ended March 31, 2019**

	Summer Feeding Program	Resident Opportunity and Self-Sufficiency Program	Disaster Funding Program	Choice Neighborhood	Moving to Work Program	Project Total	Other Business Activities	Long-Term Notes Receivable
Operating Revenue								
Total tenant revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,240,287	\$ 42,911	\$ -
Operating subsidies	433,388	608,143	-	233,323	386,025,117	-	-	-
Other income	-	-	-	-	5,248,894	200	780,161	-
<b>Total operating revenue</b>	<b>433,388</b>	<b>608,143</b>	<b>-</b>	<b>233,323</b>	<b>391,274,011</b>	<b>27,240,487</b>	<b>823,072</b>	<b>-</b>
Operating Expenses								
Administrative	-	235,168	-	233,323	37,188,727	33,393,576	66,119	-
Tenant services	433,388	364,429	-	-	1,535,699	706,778	-	-
Utilities	-	4,452	-	-	335,668	21,947,930	6,248	-
Maintenance	-	-	-	-	3,409,983	57,610,818	5,486	-
Protective services	-	-	-	-	420,868	8,729,156	-	-
General	-	4,094	-	-	1,094,147	26,848,979	-	-
Housing assistance programs	-	-	-	-	170,474,837	-	-	-
Depreciation and amortization	-	-	-	158	13,091,105	23,038,905	161,239	-
<b>Total operating expenses</b>	<b>433,388</b>	<b>608,143</b>	<b>-</b>	<b>233,481</b>	<b>227,551,034</b>	<b>172,276,142</b>	<b>239,092</b>	<b>-</b>
<b>Operating income (loss)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(158)</b>	<b>163,722,977</b>	<b>(145,035,655)</b>	<b>583,980</b>	<b>-</b>
Nonoperating Revenue and (Expenses)								
Interest and investment earnings	-	-	-	-	1,138,048	325,479	89,580	7,092,586
Other revenue/charges	-	-	-	-	(2,749,764)	5,732,357	1,025,567	-
Interest expense	-	-	-	-	-	-	-	-
<b>Net nonoperating revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,611,716)</b>	<b>6,057,836</b>	<b>1,115,147</b>	<b>7,092,586</b>
<b>Income (loss) before capital contributions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(158)</b>	<b>162,111,261</b>	<b>(138,977,819)</b>	<b>1,699,127</b>	<b>7,092,586</b>
Capital contributions								
HUD capital subsidies	-	-	-	-	22,427,498	-	-	-
Other nonoperating contributions	-	-	-	-	(192,884,977)	153,604,033	6,586,328	13,313,925
<b>Total capital contributions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(170,457,479)</b>	<b>153,604,033</b>	<b>6,586,328</b>	<b>13,313,925</b>
<b>Change in net position</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(158)</b>	<b>(8,346,218)</b>	<b>14,626,214</b>	<b>8,285,455</b>	<b>20,406,511</b>
Net position, beginning								
As previously reported	-	-	95,807	224	177,829,441	371,252,358	20,257,311	417,161,481
Prior period adjustments and equity transfe	-	-	(95,807)	-	-	-	-	-
As restated	-	-	-	224	177,829,441	371,252,358	20,257,311	417,161,481
<b>Net position, ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66</b>	<b>\$ 169,483,223</b>	<b>\$ 385,878,572</b>	<b>\$ 28,542,766</b>	<b>\$ 437,567,992</b>

**Philadelphia Housing Authority**  
**Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)**  
**For the Year Ended March 31, 2019**

	Debt Service Fund	General Purpose Bonds	PHA Office Construction	Blended Component Units	Total PHA Programs	Elimination	Totals
Operating Revenue							
Total tenant revenue	\$ -	\$ -	\$ -	\$ 2,773,618	\$ 30,056,816	\$ (1,902,288)	\$ 28,154,528
Operating subsidies	-	-	-	175,000	392,595,308	-	392,595,308
Other income	-	-	-	7,630,868	13,692,816	(1,809,031)	11,883,785
<b>Total operating revenue</b>	-	-	-	10,579,486	436,344,940	(3,711,319)	432,633,621
Operating Expenses							
Administrative	-	-	-	1,937,275	73,260,303	(1,809,031)	71,451,272
Tenant services	-	-	-	196,323	3,656,471	-	3,656,471
Utilities	-	-	-	642,400	22,936,698	-	22,936,698
Maintenance	-	-	-	1,390,594	62,438,488	-	62,438,488
Protective services	-	-	-	91,348	9,241,372	-	9,241,372
General	-	-	182,802	463,402	28,597,160	(1,327,329)	27,269,831
Housing assistance programs	-	-	-	-	173,909,858	(574,959)	173,334,899
Depreciation and amortization	-	-	-	1,566,730	38,002,326	-	38,002,326
<b>Total operating expenses</b>	-	-	182,802	6,288,072	412,042,676	(3,711,319)	408,331,357
<b>Operating income (loss)</b>	-	-	(182,802)	4,291,414	24,302,264	-	24,302,264
Nonoperating Revenue and (Expenses)							
Interest and investment earnings	12,928	5,420	53,610	1,387,404	10,134,074	(786,889)	9,347,185
Other revenue/charges	-	-	-	132,920	4,141,080	-	4,141,080
Interest expense	(1,128,454)	(507,355)	(304,226)	(793,626)	(2,733,661)	786,889	(1,946,772)
<b>Net nonoperating revenue</b>	(1,115,526)	(501,935)	(250,616)	726,698	11,541,493	-	11,541,493
<b>Income (loss) before capital contributions</b>	(1,115,526)	(501,935)	(433,418)	5,018,112	35,843,757	-	35,843,757
Capital contributions							
HUD capital subsidies	-	-	-	-	22,427,498	-	22,427,498
Other nonoperating contributions	6,906,454	2,539,021	865,720	9,069,496	-	-	-
<b>Total capital contributions</b>	6,906,454	2,539,021	865,720	9,069,496	22,427,498	-	22,427,498
<b>Change in net position</b>	5,790,928	2,037,086	432,302	14,087,608	58,271,255	-	58,271,255
Net position, beginning							
As previously reported	(24,749,154)	(11,158,807)	(112,840)	81,508,999	1,036,658,536	-	1,036,658,536
Prior period adjustments and equity transf	-	-	-	(1,765,450)	(1,765,450)	-	(1,765,450)
As restated	(24,749,154)	(11,158,807)	(112,840)	79,743,549	1,034,893,086	-	1,034,893,086
<b>Net position, ending</b>	\$ (18,958,226)	\$ (9,121,721)	\$ 319,462	\$ 93,831,157	\$ 1,093,164,341	\$ -	\$ 1,093,164,341

**Philadelphia Housing Authority**  
**Component Units - Combining Statement of Net Position**  
**March 31, 2019**

	Neumann North, L.P.	New Courtland Apartments at Allegheny, LP	1952 Allegheny Associates Limited Partnership	St. Francis Villa Senior Housing, L.P.	Raymond Rosen Associates, L.P. t/a 8 Diamonds Townhouses	Ridge Avenue Housing, L.P.	St. Anthony's Senior Residences Associates, L.P.	St. Ignatius Senior Housing I, L.P.	St. Ignatius Senior Housing II, L.P.	Spring Garden Housing Limited Partnership	Spring Garden Development Associates, LP	Uni-Penn Housing Partnership I	Uni-Penn Housing Partnership II
<b>Assets</b>													
Current Assets													
Cash and cash equivalents	\$ 72,602	\$ 32,374	\$ 50,373	\$ 174,583	\$ 257,328	\$ 104,846	\$ 55,130	\$ 601,311	\$ 664,140	\$ 94,918	\$ 14,610	\$ 62,994	\$ 314
Restricted cash	380,396	629,437	334,424	678,681	1,827,931	272,261	189,570	562,731	1,158,328	167,909	310,946	49,015	348,106
Investments	-	-	-	-	-	-	-	-	-	-	-	-	-
Receivables, net	24,244	23,987	573,381	5,652	16,121	20,712	5,306	19,073	3,267	24,228	7,475	23,783	22,368
Due from other governments	-	-	-	-	-	-	-	-	-	-	2,674	-	-
Due from other funds	-	-	-	-	-	-	-	-	-	-	-	-	-
Other assets	6,490	1,181	5,970	3,405	18,680	44,823	12,471	8,467	4,359	12,435	12,313	13,230	15,897
<b>Total current assets</b>	<b>483,732</b>	<b>686,979</b>	<b>964,148</b>	<b>862,321</b>	<b>2,120,060</b>	<b>442,642</b>	<b>262,477</b>	<b>1,191,582</b>	<b>1,830,094</b>	<b>299,490</b>	<b>348,018</b>	<b>149,022</b>	<b>386,685</b>
Noncurrent Assets													
Mortgage receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	7,035,718	13,785,156	8,008,141	11,005,067	8,932,902	1,408,320	1,826,107	4,654,140	5,904,525	7,929,782	13,233,617	115,745	381,665
Other noncurrent assets	188	120,322	100,772	86,781	400	-	-	-	-	-	24,627	-	-
<b>Total noncurrent assets</b>	<b>7,035,906</b>	<b>13,905,478</b>	<b>8,108,913</b>	<b>11,091,848</b>	<b>8,933,302</b>	<b>1,408,320</b>	<b>1,826,107</b>	<b>4,654,140</b>	<b>5,904,525</b>	<b>7,929,782</b>	<b>13,258,244</b>	<b>115,745</b>	<b>381,665</b>
<b>Total assets</b>	<b>\$ 7,519,638</b>	<b>\$ 14,592,457</b>	<b>\$ 9,073,061</b>	<b>\$ 11,954,169</b>	<b>\$ 11,053,362</b>	<b>\$ 1,850,962</b>	<b>\$ 2,088,584</b>	<b>\$ 5,845,722</b>	<b>\$ 7,734,619</b>	<b>\$ 8,229,272</b>	<b>\$ 13,606,262</b>	<b>\$ 264,767</b>	<b>\$ 768,350</b>
<b>Liabilities and Net Position</b>													
Current Liabilities													
Accounts payable	\$ 16,037	\$ 37,028	\$ 12,533	\$ 7,200	\$ 12,001	\$ 39,692	\$ 38,220	\$ 3,462	\$ 2,874	\$ 41,880	\$ 53,785	\$ 24,156	\$ 46,233
Accrued liabilities	35,159	19,890	40,994	80,773	26,663	-	-	32,032	26,250	61,266	69,095	17,954	-
Current portion of long-term debt	-	-	-	-	-	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-	-	-	-	-
Trust and deposits	34,122	16,509	3,750	11,452	80,051	40,631	19,562	18,476	5,362	19,137	32,195	13,142	12,824
Unearned revenues and other current liabilities	25,373	2,756	6,971	235	18,848	47,087	3,556	1,784	214	2,891	11,645	6,494	3,269
<b>Total current liabilities</b>	<b>110,691</b>	<b>76,183</b>	<b>64,248</b>	<b>99,660</b>	<b>137,563</b>	<b>127,410</b>	<b>61,338</b>	<b>55,754</b>	<b>34,700</b>	<b>125,174</b>	<b>166,720</b>	<b>61,746</b>	<b>62,326</b>
Noncurrent liabilities													
Compensated absences	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	3,665,000	3,674,564	1,742,851	2,243,991	15,946,913	18,166,523	1,650,000	2,351,090	1,150,000	7,046,317	8,801,438	2,453,937	3,208,378
Other liabilities	2,745,063	1,519,431	900,221	976,552	1,538,381	772,830	265,654	1,263,406	689,712	8,716,572	1,818,208	2,672,152	3,263,006
<b>Total noncurrent liabilities</b>	<b>6,410,063</b>	<b>5,193,995</b>	<b>2,643,072</b>	<b>3,220,543</b>	<b>17,485,294</b>	<b>18,939,353</b>	<b>1,915,654</b>	<b>3,614,496</b>	<b>1,839,712</b>	<b>15,762,889</b>	<b>10,619,646</b>	<b>5,126,089</b>	<b>6,471,384</b>
<b>Total liabilities</b>	<b>6,520,754</b>	<b>5,270,178</b>	<b>2,707,320</b>	<b>3,320,203</b>	<b>17,622,857</b>	<b>19,066,763</b>	<b>1,976,992</b>	<b>3,670,250</b>	<b>1,874,412</b>	<b>15,888,063</b>	<b>10,786,366</b>	<b>5,187,835</b>	<b>6,533,710</b>
Net Position													
Net investment in capital assets	3,370,718	10,110,592	6,265,290	8,761,076	(7,014,011)	(16,758,203)	176,107	2,303,050	4,754,525	883,465	4,432,179	(2,338,192)	(2,826,713)
Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	(2,371,834)	(788,313)	100,451	(127,110)	444,516	(457,598)	(64,515)	(127,578)	1,105,682	(8,542,256)	(1,612,283)	(2,584,876)	(2,938,647)
<b>Total net position</b>	<b>998,884</b>	<b>9,322,279</b>	<b>6,365,741</b>	<b>8,633,966</b>	<b>(6,569,495)</b>	<b>(17,215,801)</b>	<b>111,592</b>	<b>2,175,472</b>	<b>5,860,207</b>	<b>(7,658,791)</b>	<b>2,819,896</b>	<b>(4,923,068)</b>	<b>(5,765,360)</b>
<b>Total liabilities and net position</b>	<b>\$ 7,519,638</b>	<b>\$ 14,592,457</b>	<b>\$ 9,073,061</b>	<b>\$ 11,954,169</b>	<b>\$ 11,053,362</b>	<b>\$ 1,850,962</b>	<b>\$ 2,088,584</b>	<b>\$ 5,845,722</b>	<b>\$ 7,734,619</b>	<b>\$ 8,229,272</b>	<b>\$ 13,606,262</b>	<b>\$ 264,767</b>	<b>\$ 768,350</b>

Philadelphia Housing Authority  
Component Units - Combining Statement of Net Position (Continued)  
March 31, 2019

	Cambridge Plaza, L.P.	Cambridge Plaza II, L.P.	Cambridge III, L.P.	Germantown House, L.P.	Lucien E. Blackwell Homes Phase II, L.P.	Lucien E. Blackwell Homes Phase III, L.P.	Ludlow Scattered Sites Phase III, L.P.	Mantua Phase I, L.P.	Mantua Phase II, L.P.	Marshall Shepard Village, L.P.
<b>Assets</b>										
Current Assets										
Cash and cash equivalents	\$ -	\$ 44,794	\$ 128,698	\$ 221,749	\$ 295,539	\$ 211,517	\$ 85,583	\$ 71,087	\$ 163,095	\$ 144,095
Restricted cash	-	673,895	640,998	1,567,434	1,135,761	646,192	991,583	863,638	840,488	1,018,773
Investments	-	-	-	-	-	-	-	-	-	-
Receivables, net	-	8,739	12,313	307,618	93,667	78,318	59,733	80,646	12,256	91,442
Due from other governments	-	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-	-	-
<b>Total current assets</b>	-	727,428	782,009	2,096,801	1,524,967	936,027	1,136,899	1,015,371	1,015,839	1,254,310
Noncurrent Assets										
Mortgage receivable	-	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	-	5,149,157	5,338,300	13,088,942	10,389,346	9,289,463	16,893,667	12,958,896	11,809,288	14,075,129
Other noncurrent assets	-	1,066	6,896	19,947	15,775	18,464	23,481	45,712	52,025	19,544
<b>Total noncurrent assets</b>	-	5,150,223	5,345,196	13,108,889	10,405,121	9,307,927	16,917,148	13,004,608	11,861,313	14,094,673
<b>Total assets</b>	\$ -	\$ 5,877,651	\$ 6,127,205	\$ 15,205,690	\$ 11,930,088	\$ 10,243,954	\$ 18,054,047	\$ 14,019,979	\$ 12,877,152	\$ 15,348,983
<b>Liabilities and Net Position</b>										
Current Liabilities										
Accounts payable	\$ -	\$ 3,802	\$ 8,608	\$ 57,992	\$ 553	\$ 503	\$ 4,867	\$ 883	\$ 5,402	\$ 7,508
Accrued liabilities	-	30,964	18,054	106,076	58,110	24,220	18,831	77,067	27,750	28,648
Current portion of long-term debt	-	-	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-	-
Trust and deposits	-	4,356	4,159	13,807	6,831	4,752	6,633	4,851	4,851	7,821
Unearned revenues and other current liabilities	-	2,624	3,076	4,324	7,943	3,150	3,577	1,750	8,835	8,374
<b>Total current liabilities</b>	-	41,746	33,897	182,199	73,437	32,625	33,908	84,551	46,838	52,351
Noncurrent liabilities										
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	-	3,568,399	3,041,325	8,187,912	4,201,075	2,908,594	11,545,499	8,376,145	11,636,096	14,050,388
Other liabilities	-	2,760,005	2,138,757	2,613,576	2,108,133	2,535,294	4,115,906	1,801,880	56,702	4,653,351
<b>Total noncurrent liabilities</b>	-	6,328,404	5,180,082	10,801,488	6,309,208	5,443,888	15,661,405	10,178,025	11,692,798	18,703,739
<b>Total liabilities</b>	-	6,370,150	5,213,979	10,983,687	6,382,645	5,476,513	15,695,313	10,262,576	11,739,636	18,756,090
Net Position										
Net investment in capital assets	-	1,580,758	2,296,975	4,901,030	6,188,271	6,380,869	5,348,168	4,582,751	173,192	24,741
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	-	(2,073,257)	(1,383,749)	(679,027)	(640,828)	(1,613,428)	(2,989,434)	(825,348)	964,324	(3,431,848)
<b>Total net position</b>	-	(492,499)	913,226	4,222,003	5,547,443	4,767,441	2,358,734	3,757,403	1,137,516	(3,407,107)
<b>Total liabilities and net position</b>	\$ -	\$ 5,877,651	\$ 6,127,205	\$ 15,205,690	\$ 11,930,088	\$ 10,243,954	\$ 18,054,047	\$ 14,019,979	\$ 12,877,152	\$ 15,348,983

Philadelphia Housing Authority  
Component Units - Combining Statement of Net Position (Continued)  
March 31, 2019

	Mill Creek Phase I, L.P.	Mt. Olivet, L.P.	Nellie Reynolds Gardens, L.P.	Norris Apartments, L.P.	Paschall Phase I, L.P.	Paschall Phase II, L.P.	Richard Allen Phase III, L.P.	Suffolk Manor Apartments, L.P.	Tasker I, L.P.	Tasker II, L.P.	Uni-Penn Housing Partnership IV
<b>Assets</b>											
Current Assets											
Cash and cash equivalents	\$ 283,605	\$ 164,804	\$ 144,778	\$ 114,825	\$ 241,125	\$ 686,257	\$ 134,129	\$ -	\$ 190,044	\$ 492,753	\$ 170,069
Restricted cash	1,250,060	2,127,854	546,124	554,277	622,531	621,850	1,950,580	-	2,365,149	1,251,912	505,970
Investments	-	-	-	-	-	-	-	-	-	-	-
Receivables, net	61,285	183,510	108,040	56,113	99,453	118,788	187,177	-	413,069	259,872	56,736
Due from other governments	-	-	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-	-	-
Other assets	-	-	71,617	-	-	-	-	-	-	-	-
<b>Total current assets</b>	<b>1,594,950</b>	<b>2,476,168</b>	<b>870,559</b>	<b>725,215</b>	<b>963,109</b>	<b>1,426,895</b>	<b>2,271,886</b>	<b>-</b>	<b>2,968,262</b>	<b>2,004,537</b>	<b>732,775</b>
Noncurrent Assets											
Mortgage receivable	-	-	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	10,478,542	9,395,438	13,441,506	16,487,710	14,594,108	14,452,171	19,245,728	-	27,024,625	19,322,022	5,836,204
Other noncurrent assets	5,926	4,699	14,838	63,212	49,279	29,396	8,300	-	27,696	17,505	7,102
<b>Total noncurrent assets</b>	<b>10,484,468</b>	<b>9,400,137</b>	<b>13,456,344</b>	<b>16,550,922</b>	<b>14,643,387</b>	<b>14,481,567</b>	<b>19,254,028</b>	<b>-</b>	<b>27,052,321</b>	<b>19,339,527</b>	<b>5,843,306</b>
<b>Total assets</b>	<b>\$ 12,079,418</b>	<b>\$ 11,876,305</b>	<b>\$ 14,326,903</b>	<b>\$ 17,276,137</b>	<b>\$ 15,606,496</b>	<b>\$ 15,908,462</b>	<b>\$ 21,525,914</b>	<b>\$ -</b>	<b>\$ 30,020,583</b>	<b>\$ 21,344,064</b>	<b>\$ 6,576,081</b>
<b>Liabilities and Net Position</b>											
Current Liabilities											
Accounts payable	\$ 6,999	\$ 32,959	\$ 14,115	\$ 2,049	\$ 6,469	\$ 4,577	\$ 955	\$ -	\$ 88,253	\$ 1,337	\$ 650
Accrued liabilities	19,736	143,387	95,578	44,571	52,477	38,872	110,804	-	141,065	107,668	66,960
Current portion of long-term debt	-	-	-	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-	-	-
Trust and deposits	7,821	15,543	6,336	4,752	4,554	4,257	19,234	-	26,159	18,424	3,960
Unearned revenues and other current liabilities	3,493	7,186	5,166	12,057	3,433	1,885	18,007	-	13,916	11,968	1,055
<b>Total current liabilities</b>	<b>38,049</b>	<b>199,075</b>	<b>121,195</b>	<b>63,429</b>	<b>66,933</b>	<b>49,591</b>	<b>149,000</b>	<b>-</b>	<b>269,393</b>	<b>139,397</b>	<b>72,625</b>
Noncurrent liabilities											
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	6,103,752	9,624,686	2,848,291	12,207,241	10,645,850	14,698,348	22,190,978	-	32,370,784	20,983,881	3,351,430
Other liabilities	4,333,400	5,145,609	1,501,939	1,965,783	2,243,834	3,414,903	679,654	-	730,247	574,989	2,065,047
<b>Total noncurrent liabilities</b>	<b>10,437,152</b>	<b>14,770,295</b>	<b>4,350,230</b>	<b>14,173,024</b>	<b>12,889,684</b>	<b>18,113,251</b>	<b>22,870,632</b>	<b>-</b>	<b>33,101,031</b>	<b>21,558,870</b>	<b>5,416,477</b>
<b>Total liabilities</b>	<b>10,475,201</b>	<b>14,969,370</b>	<b>4,471,425</b>	<b>14,236,453</b>	<b>12,956,617</b>	<b>18,162,842</b>	<b>23,019,632</b>	<b>-</b>	<b>33,370,424</b>	<b>21,698,267</b>	<b>5,489,102</b>
Net Position											
Net investment in capital assets	4,374,790	(229,248)	10,593,215	4,280,469	3,948,258	(246,177)	(2,945,250)	-	(5,346,159)	(1,661,859)	2,484,774
Restricted	-	-	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	(2,770,573)	(2,863,817)	(737,737)	(1,240,785)	(1,298,379)	(2,008,203)	1,451,532	-	1,996,318	1,307,656	(1,397,795)
<b>Total net position</b>	<b>1,604,217</b>	<b>(3,093,065)</b>	<b>9,855,478</b>	<b>3,039,684</b>	<b>2,649,879</b>	<b>(2,254,380)</b>	<b>(1,493,718)</b>	<b>-</b>	<b>(3,349,841)</b>	<b>(354,203)</b>	<b>1,086,979</b>
<b>Total liabilities and net position</b>	<b>\$ 12,079,418</b>	<b>\$ 11,876,305</b>	<b>\$ 14,326,903</b>	<b>\$ 17,276,137</b>	<b>\$ 15,606,496</b>	<b>\$ 15,908,462</b>	<b>\$ 21,525,914</b>	<b>\$ -</b>	<b>\$ 30,020,583</b>	<b>\$ 21,344,064</b>	<b>\$ 6,576,081</b>

**Philadelphia Housing Authority**  
**Component Units - Combining Statement of Net Position (Continued)**  
**March 31, 2019**

	Warnock Phase I, L.P.	Warnock Phase II, L.P.	Queen Lane Apartments, LP	North Central CNI Phase II LP	Blumberg Senior Apartments LP	Strawberry Mansion LP	Blumberg Apartments Phase I LP	Blumberg Apartments Phase III Limited Partnership	North Central CNI Phase III LP	Total Discrete Units
<b>Assets</b>										
Current Assets										
Cash and cash equivalents	\$ 73,830	\$ 20,087	\$ 421,554	\$ 531,565	\$ 10,308	\$ 359,639	\$ 304,453	\$ 50,000	\$ 20	\$ 7,945,525
Restricted cash	856,306	536,125	804,407	51,287	274,940	268,837	960,761	1,180,886	-	32,018,353
Investments	-	-	-	-	-	-	-	-	-	-
Receivables, net	113,686	141,963	52,632	3,581	-	11,274	6,379	-	-	3,387,887
Due from other governments	-	-	-	-	-	-	-	-	-	2,674
Due from other funds	-	-	-	-	-	-	-	-	-	-
Other assets	-	36,576	-	70,134	1,000	79,296	-	-	-	418,344
<b>Total current assets</b>	<b>1,043,822</b>	<b>734,751</b>	<b>1,278,593</b>	<b>656,567</b>	<b>286,248</b>	<b>719,046</b>	<b>1,271,593</b>	<b>1,230,886</b>	<b>20</b>	<b>43,772,783</b>
Noncurrent Assets										
Mortgage receivable	-	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	13,046,776	11,446,084	17,134,950	29,059,853	18,948,387	21,141,241	19,844,428	2,102,035	3,377,091	469,591,972
Other noncurrent assets	36,035	29,783	86,038	46,445	268,630	260,571	113,067	-	-	1,604,522
<b>Total noncurrent assets</b>	<b>13,082,811</b>	<b>11,475,867</b>	<b>17,220,988</b>	<b>29,106,298</b>	<b>19,217,017</b>	<b>21,401,812</b>	<b>19,957,495</b>	<b>2,102,035</b>	<b>3,377,091</b>	<b>471,196,494</b>
<b>Total assets</b>	<b>\$ 14,126,633</b>	<b>\$ 12,210,618</b>	<b>\$ 18,499,581</b>	<b>\$ 29,762,865</b>	<b>\$ 19,503,265</b>	<b>\$ 22,120,858</b>	<b>\$ 21,229,088</b>	<b>\$ 3,332,921</b>	<b>\$ 3,377,111</b>	<b>\$ 514,969,277</b>
<b>Liabilities and Net Position</b>										
Current Liabilities										
Accounts payable	\$ 16,512	\$ 21,291	\$ 10,099	\$ -	\$ 12,500	\$ 4,103	\$ 9,696	\$ -	\$ -	\$ 657,783
Accrued liabilities	48,527	64,047	24,403	12,500	-	16,163	23,256	8,324	-	1,818,134
Current portion of long-term debt	-	-	-	7,648,289	6,368,089	9,708,432	64,472	-	-	23,789,282
Due to other government agencies	-	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-	-
Trust and deposits	4,752	4,455	5,346	1,287	-	5,445	5,450	-	-	503,049
Unearned revenues and other current liabilities	2,822	2,141	66,850	6,850,003	2,472,868	876,437	2,638	202,279	1,374,620	12,103,600
<b>Total current liabilities</b>	<b>72,613</b>	<b>91,934</b>	<b>106,698</b>	<b>14,512,079</b>	<b>8,853,457</b>	<b>10,610,580</b>	<b>105,512</b>	<b>210,603</b>	<b>1,374,620</b>	<b>38,871,848</b>
Noncurrent liabilities										
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	7,842,724	7,254,139	12,494,750	12,386,037	8,633,464	8,572,101	9,417,741	1,502,052	1,143,029	343,887,713
Other liabilities	1,365,518	3,759,372	2,418,489	2,121,325	1,296,131	1,899,667	1,549,811	85,075	600,654	87,676,239
<b>Total noncurrent liabilities</b>	<b>9,208,242</b>	<b>11,013,511</b>	<b>14,913,239</b>	<b>14,507,362</b>	<b>9,929,595</b>	<b>10,471,768</b>	<b>10,967,552</b>	<b>1,587,127</b>	<b>1,743,683</b>	<b>431,563,952</b>
<b>Total liabilities</b>	<b>9,280,855</b>	<b>11,105,445</b>	<b>15,019,937</b>	<b>29,019,441</b>	<b>18,783,052</b>	<b>21,082,348</b>	<b>11,073,064</b>	<b>1,797,730</b>	<b>3,118,303</b>	<b>470,435,800</b>
Net Position										
Net investment in capital assets	5,204,052	4,191,945	4,640,200	9,025,527	3,946,834	2,860,708	10,362,215	599,983	2,234,062	101,914,977
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	(358,274)	(3,086,772)	(1,160,556)	(8,282,103)	(3,226,621)	(1,822,198)	(206,191)	935,208	(1,975,254)	(57,381,500)
<b>Total net position</b>	<b>4,845,778</b>	<b>1,105,173</b>	<b>3,479,644</b>	<b>743,424</b>	<b>720,213</b>	<b>1,038,510</b>	<b>10,156,024</b>	<b>1,535,191</b>	<b>258,808</b>	<b>44,533,477</b>
<b>Total liabilities and net position</b>	<b>\$ 14,126,633</b>	<b>\$ 12,210,618</b>	<b>\$ 18,499,581</b>	<b>\$ 29,762,865</b>	<b>\$ 19,503,265</b>	<b>\$ 22,120,858</b>	<b>\$ 21,229,088</b>	<b>\$ 3,332,921</b>	<b>\$ 3,377,111</b>	<b>\$ 514,969,277</b>

**Philadelphia Housing Authority**  
**Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position**  
**For the Year Ended March 31, 2019**

	Neumann North, L.P.	New Courtland Apartments at Allegheny, LP	1952 Allegheny Associates Limited Partnership	St. Francis Villa Senior Housing, L.P.	Raymond Rosen Associates, L.P. t/a 8 Diamonds Townhouses	Ridge Avenue Housing, L.P.	St. Anthony's Senior Residences Associates, L.P.	St. Ignatius Senior Housing I, L.P.	St. Ignatius Senior Housing II, L.P.	Spring Garden Housing Limited Partnership	Spring Garden Development Associates, LP	Uni-Penn Housing Partnership I	Uni-Penn Housing Partnership II
Operating Revenue													
Total tenant revenue	\$ 683,524	\$ 503,254	\$ 312,011	\$ 336,266	\$ 719,076	\$ 1,197,720	\$ 398,589	\$ 579,602	\$ 457,835	\$ 786,739	\$ 490,092	\$ 440,420	\$ 418,043
Operating subsidies	-	-	-	-	-	-	-	-	-	-	-	-	-
Other income	29,987	240	-	-	686,487	12,391	995	11,015	3,291	-	2,987	435	547
<b>Total operating revenue</b>	<b>713,511</b>	<b>503,494</b>	<b>312,011</b>	<b>336,266</b>	<b>1,405,563</b>	<b>1,210,111</b>	<b>399,584</b>	<b>590,617</b>	<b>461,126</b>	<b>786,739</b>	<b>493,079</b>	<b>440,855</b>	<b>418,590</b>
Operating Expenses													
Administrative	161,414	112,252	81,580	108,961	319,136	344,054	133,580	171,667	136,346	241,531	171,965	105,935	89,662
Tenant services	28,779	46,476	-	21,494	65,737	21,201	-	28,510	24,746	-	37,514	-	-
Utilities	173,804	106,812	79,539	28,507	214,347	128,732	50,433	125,424	81,381	102,208	90,339	38,511	42,758
Maintenance	279,903	238,570	105,601	84,660	441,405	559,947	116,517	138,750	113,923	325,515	180,252	187,408	208,269
Protective services	-	-	-	-	-	-	-	-	-	-	-	-	-
General	75,944	57,375	57,387	40,052	91,519	190,513	68,056	61,918	52,345	82,119	40,555	78,651	85,381
Housing assistance programs	-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation and amortization	270,717	490,450	233,870	316,273	794,092	70,669	199,836	263,366	228,355	340,641	454,644	6,251	15,267
<b>Total operating expenses</b>	<b>990,561</b>	<b>1,051,935</b>	<b>557,977</b>	<b>599,947</b>	<b>1,926,236</b>	<b>1,315,116</b>	<b>568,422</b>	<b>789,635</b>	<b>637,096</b>	<b>1,092,014</b>	<b>975,269</b>	<b>416,756</b>	<b>441,337</b>
<b>Operating income (loss)</b>	<b>(277,050)</b>	<b>(548,441)</b>	<b>(245,966)</b>	<b>(263,681)</b>	<b>(520,673)</b>	<b>(105,005)</b>	<b>(168,838)</b>	<b>(199,018)</b>	<b>(175,970)</b>	<b>(305,275)</b>	<b>(482,190)</b>	<b>24,099</b>	<b>(22,747)</b>
Nonoperating Revenue and (Expenses)													
Interest and investment earnings	1,512	1,357	5	497	4,604	2,053	2,054	11,299	-	27	2,899	522	3,552
Other revenue/charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest expense	(98,791)	(18,030)	(52,032)	(155,635)	(80,847)	(31,004)	(37,423)	(116,428)	(75,512)	(851,220)	(107,675)	(166,406)	(131,302)
<b>Net nonoperating revenue</b>	<b>(97,279)</b>	<b>(16,673)</b>	<b>(52,027)</b>	<b>(155,138)</b>	<b>(76,243)</b>	<b>(28,951)</b>	<b>(35,369)</b>	<b>(105,129)</b>	<b>(75,512)</b>	<b>(851,193)</b>	<b>(104,776)</b>	<b>(165,884)</b>	<b>(127,750)</b>
<b>Income (loss) before capital contributions</b>	<b>(374,329)</b>	<b>(565,114)</b>	<b>(297,993)</b>	<b>(418,819)</b>	<b>(596,916)</b>	<b>(133,956)</b>	<b>(204,207)</b>	<b>(304,147)</b>	<b>(251,482)</b>	<b>(1,156,468)</b>	<b>(586,966)</b>	<b>(141,785)</b>	<b>(150,497)</b>
Capital contributions													
Partner distributions	-	-	(41,536)	-	-	(4,791)	(44,500)	-	-	-	-	-	-
Partners contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total capital contributions</b>	<b>-</b>	<b>-</b>	<b>(41,536)</b>	<b>-</b>	<b>-</b>	<b>(4,791)</b>	<b>(44,500)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Change in net position</b>	<b>(374,329)</b>	<b>(565,114)</b>	<b>(339,529)</b>	<b>(418,819)</b>	<b>(596,916)</b>	<b>(138,747)</b>	<b>(248,707)</b>	<b>(304,147)</b>	<b>(251,482)</b>	<b>(1,156,468)</b>	<b>(586,966)</b>	<b>(141,785)</b>	<b>(150,497)</b>
Net position, beginning													
As previously reported	1,373,213	9,887,393	6,705,270	9,052,785	(5,972,579)	(17,077,054)	360,299	2,479,619	6,111,689	(6,502,323)	3,406,862	(4,781,283)	(5,614,863)
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-	-	-	-	-	-
As restated	1,373,213	9,887,393	6,705,270	9,052,785	(5,972,579)	(17,077,054)	360,299	2,479,619	6,111,689	(6,502,323)	3,406,862	(4,781,283)	(5,614,863)
<b>Net position, ending</b>	<b>\$ 998,884</b>	<b>\$ 9,322,279</b>	<b>\$ 6,365,741</b>	<b>\$ 8,633,966</b>	<b>\$ (6,569,495)</b>	<b>\$ (17,215,801)</b>	<b>\$ 111,592</b>	<b>\$ 2,175,472</b>	<b>\$ 5,860,207</b>	<b>\$ (7,658,791)</b>	<b>\$ 2,819,896</b>	<b>\$ (4,923,068)</b>	<b>\$ (5,765,360)</b>

**Philadelphia Housing Authority**  
**Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)**  
**For the Year Ended March 31, 2019**

	Cambridge Plaza, L.P.	Cambridge Plaza II, L.P.	Cambridge III, L.P.	Germantown House, L.P.	Lucien E. Blackwell Homes Phase II, L.P.	Lucien E. Blackwell Homes Phase III, L.P.	Ludlow Scattered Sites Phase III, L.P.	Mantua Phase I, L.P.	Mantua Phase II, L.P.	Marshall Shepard Village, L.P.
Operating Revenue										
Total tenant revenue	\$ -	\$ 456,963	\$ 428,786	\$ 1,665,682	\$ 844,688	\$ 601,766	\$ 653,056	\$ 660,203	\$ 436,356	\$ 833,114
Operating subsidies	-	-	-	-	-	-	-	-	-	-
Other income	-	7,820	7,257	-	-	3,155	-	3,005	1,900	1,068
<b>Total operating revenue</b>	-	464,783	436,043	1,665,682	844,688	604,921	653,056	663,208	438,256	834,182
Operating Expenses										
Administrative	-	75,673	70,548	156,775	130,934	88,515	131,114	102,387	96,803	125,037
Tenant services	-	-	-	-	-	-	-	-	-	-
Utilities	-	70,952	61,412	318,664	72,151	58,876	87,322	52,039	60,130	90,372
Maintenance	-	246,101	238,634	1,030,343	522,743	352,142	323,589	426,008	237,625	503,050
Protective services	-	-	-	-	-	-	-	-	-	-
General	-	48,563	43,496	88,270	74,822	78,758	74,675	55,930	66,734	73,939
Housing assistance programs	-	-	-	-	-	-	-	-	-	-
Depreciation and amortization	-	257,982	240,718	473,808	526,862	364,609	610,809	457,238	417,390	654,241
<b>Total operating expenses</b>	-	699,271	654,808	2,067,860	1,327,512	942,900	1,227,509	1,093,602	878,682	1,446,639
<b>Operating income (loss)</b>	-	(234,488)	(218,765)	(402,178)	(482,824)	(337,979)	(574,453)	(430,394)	(440,426)	(612,457)
Nonoperating Revenue and (Expenses)										
Interest and investment earnings	-	11,237	10,987	27,072	19,854	11,411	16,716	9,348	8,499	17,190
Other revenue/charges	-	-	-	-	-	-	-	-	-	-
Interest expense	-	(191,675)	(163,042)	(174,389)	(187,158)	(258,689)	(350,587)	(214,062)	(8,411)	(444,216)
<b>Net nonoperating revenue</b>	-	(180,438)	(152,055)	(147,317)	(167,304)	(247,278)	(333,871)	(204,714)	88	(427,026)
<b>Income (loss) before capital contributions</b>	-	(414,926)	(370,820)	(549,495)	(650,128)	(585,257)	(908,324)	(635,108)	(440,338)	(1,039,483)
Capital contributions										
Partner distributions	-	-	-	-	-	-	-	-	-	-
Partners contributions	-	-	-	-	-	-	-	-	-	-
<b>Total capital contributions</b>	-	-	-	-	-	-	-	-	-	-
<b>Change in net position</b>	-	(414,926)	(370,820)	(549,495)	(650,128)	(585,257)	(908,324)	(635,108)	(440,338)	(1,039,483)
Net position, beginning										
As previously reported	(223,347)	(77,573)	1,284,046	4,771,498	6,197,571	5,352,698	3,267,058	4,392,511	1,577,854	(2,367,624)
Prior period adjustments and equity transfers	223,347	-	-	-	-	-	-	-	-	-
As restated	-	(77,573)	1,284,046	4,771,498	6,197,571	5,352,698	3,267,058	4,392,511	1,577,854	(2,367,624)
<b>Net position, ending</b>	\$ -	\$ (492,499)	\$ 913,226	\$ 4,222,003	\$ 5,547,443	\$ 4,767,441	\$ 2,358,734	\$ 3,757,403	\$ 1,137,516	\$ (3,407,107)

**Philadelphia Housing Authority**  
**Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)**  
**For the Year Ended March 31, 2019**

	Mill Creek Phase I, L.P.	Mt. Olivet, L.P.	Nellie Reynolds Gardens, L.P.	Norris Apartments, L.P.	Paschall Phase I, L.P.	Paschall Phase II, L.P.	Richard Allen Phase III, L.P.	Suffolk Manor Apartments, L.P.	Tasker I, L.P.	Tasker II, L.P.	Uni-Penn Housing Partnership IV
Operating Revenue											
Total tenant revenue	\$ 757,420	\$ 1,843,389	\$ 872,345	\$ 497,736	\$ 589,285	\$ 588,007	\$ 1,523,652	\$ -	\$ 2,625,625	\$ 1,717,406	\$ 466,055
Operating subsidies	-	-	-	-	-	-	-	-	-	-	-
Other income	-	40,442	-	392	47,499	47,454	46	-	3,117	39	3,800
<b>Total operating revenue</b>	<b>757,420</b>	<b>1,883,831</b>	<b>872,345</b>	<b>498,128</b>	<b>636,784</b>	<b>635,461</b>	<b>1,523,698</b>	<b>-</b>	<b>2,628,742</b>	<b>1,717,445</b>	<b>469,855</b>
Operating Expenses											
Administrative	132,523	280,976	123,110	103,072	120,778	121,167	293,882	-	340,705	271,195	100,740
Tenant services	-	-	-	-	-	-	-	-	-	-	-
Utilities	89,212	328,224	156,533	74,432	66,269	60,756	238,136	-	355,523	198,147	67,539
Maintenance	394,575	1,091,162	550,506	232,007	317,109	328,964	796,095	-	1,606,086	970,300	232,736
Protective services	-	-	-	-	-	-	-	-	-	-	-
General	95,250	112,074	90,872	63,404	62,470	55,426	114,458	-	183,493	168,570	45,633
Housing assistance programs	-	-	-	-	-	-	-	-	-	-	-
Depreciation and amortization	499,550	375,413	451,815	639,247	543,814	586,600	806,185	-	1,313,121	912,742	259,189
<b>Total operating expenses</b>	<b>1,211,110</b>	<b>2,187,849</b>	<b>1,372,836</b>	<b>1,112,162</b>	<b>1,110,440</b>	<b>1,152,913</b>	<b>2,248,756</b>	<b>-</b>	<b>3,798,928</b>	<b>2,520,954</b>	<b>705,837</b>
<b>Operating income (loss)</b>	<b>(453,690)</b>	<b>(304,018)</b>	<b>(500,491)</b>	<b>(614,034)</b>	<b>(473,656)</b>	<b>(517,452)</b>	<b>(725,058)</b>	<b>-</b>	<b>(1,170,186)</b>	<b>(803,509)</b>	<b>(235,982)</b>
Nonoperating Revenue and (Expenses)											
Interest and investment earnings	21,624	35,843	10,323	423	412	2,423	32,482	-	39,528	22,285	8,890
Other revenue/charges	-	-	-	-	-	-	-	-	-	-	-
Interest expense	(290,366)	(342,999)	(149,853)	(251,730)	(219,651)	(297,808)	(30,491)	-	(44,819)	(29,737)	(155,039)
<b>Net nonoperating revenue</b>	<b>(268,742)</b>	<b>(307,156)</b>	<b>(139,530)</b>	<b>(251,307)</b>	<b>(219,239)</b>	<b>(295,385)</b>	<b>1,991</b>	<b>-</b>	<b>(5,291)</b>	<b>(7,452)</b>	<b>(146,149)</b>
<b>Income (loss) before capital contributions</b>	<b>(722,432)</b>	<b>(611,174)</b>	<b>(640,021)</b>	<b>(865,341)</b>	<b>(692,895)</b>	<b>(812,837)</b>	<b>(723,067)</b>	<b>-</b>	<b>(1,175,477)</b>	<b>(810,961)</b>	<b>(382,131)</b>
Capital contributions											
Partner distributions	-	-	-	-	-	-	-	-	-	-	-
Partners contributions	-	-	-	-	217,512	109,526	-	-	-	-	-
<b>Total capital contributions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>217,512</b>	<b>109,526</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Change in net position</b>	<b>(722,432)</b>	<b>(611,174)</b>	<b>(640,021)</b>	<b>(865,341)</b>	<b>(475,383)</b>	<b>(703,311)</b>	<b>(723,067)</b>	<b>-</b>	<b>(1,175,477)</b>	<b>(810,961)</b>	<b>(382,131)</b>
Net position, beginning											
As previously reported	2,326,649	(2,481,891)	10,495,499	3,905,025	3,125,262	(1,551,069)	(770,651)	(1,542,103)	(2,174,364)	456,758	1,469,110
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	1,542,103	-	-	-
As restated	2,326,649	(2,481,891)	10,495,499	3,905,025	3,125,262	(1,551,069)	(770,651)	-	(2,174,364)	456,758	1,469,110
<b>Net position, ending</b>	<b>\$ 1,604,217</b>	<b>\$ (3,093,065)</b>	<b>\$ 9,855,478</b>	<b>\$ 3,039,684</b>	<b>\$ 2,649,879</b>	<b>\$ (2,254,380)</b>	<b>\$ (1,493,718)</b>	<b>\$ -</b>	<b>\$ (3,349,841)</b>	<b>\$ (354,203)</b>	<b>\$ 1,086,979</b>

**Philadelphia Housing Authority**  
**Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)**  
**For the Year Ended March 31, 2019**

	Warnock Phase I, L.P.	Warnock Phase II, L.P.	Queen Lane Apartments, LP	North Central CNI Phase II LP	Blumberg Senior Apartments LP	Strawberry Mansion LP	Blumberg Apartments Phase I LP	Blumberg Apartments Phase III Limited Partnership	North Central CNI Phase III LP	Total Discrete Units
Operating Revenue										
Total tenant revenue	\$ 547,981	\$ 678,199	\$ 430,656	\$ 38,337	\$ -	\$ 431,092	\$ 775,956	\$ -	\$ -	\$ 28,286,926
Operating subsidies	-	-	-	-	-	-	-	-	-	-
Other income	594	300	4,792	(1,000)	-	31,878	2,476	-	-	954,409
<b>Total operating revenue</b>	<b>548,575</b>	<b>678,499</b>	<b>435,448</b>	<b>37,337</b>	<b>-</b>	<b>462,970</b>	<b>778,432</b>	<b>-</b>	<b>-</b>	<b>29,241,335</b>
Operating Expenses										
Administrative	67,041	75,468	66,625	76,267	-	137,783	161,233	-	-	5,628,434
Tenant services	-	-	-	-	-	-	-	-	-	274,457
Utilities	69,926	56,094	51,049	-	-	27,318	76,520	-	-	4,050,391
Maintenance	339,678	459,400	225,234	-	-	9,822	141,739	-	-	14,556,368
Protective services	-	-	-	-	-	-	-	-	-	-
General	46,867	69,631	62,790	14,853	-	102,009	67,124	-	-	2,941,926
Housing assistance programs	-	-	-	-	-	-	-	-	-	-
Depreciation and amortization	473,757	419,729	526,589	124,875	-	478,313	651,988	-	-	16,751,015
<b>Total operating expenses</b>	<b>997,269</b>	<b>1,080,322</b>	<b>932,287</b>	<b>215,995</b>	<b>-</b>	<b>755,245</b>	<b>1,098,604</b>	<b>-</b>	<b>-</b>	<b>44,202,591</b>
<b>Operating income (loss)</b>	<b>(448,694)</b>	<b>(401,823)</b>	<b>(496,839)</b>	<b>(178,658)</b>	<b>-</b>	<b>(292,275)</b>	<b>(320,172)</b>	<b>-</b>	<b>-</b>	<b>(14,961,256)</b>
Nonoperating Revenue and (Expenses)										
Interest and investment earnings	14,423	9,264	2,860	-	-	4,002	2,544	-	-	370,021
Other revenue/charges	-	-	-	-	-	-	-	-	-	-
Interest expense	(143,676)	(312,221)	(257,617)	(148,865)	-	(347,578)	(191,375)	-	-	(7,128,359)
<b>Net nonoperating revenue</b>	<b>(129,253)</b>	<b>(302,957)</b>	<b>(254,757)</b>	<b>(148,865)</b>	<b>-</b>	<b>(343,576)</b>	<b>(188,831)</b>	<b>-</b>	<b>-</b>	<b>(6,758,338)</b>
<b>Income (loss) before capital contributions</b>	<b>(577,947)</b>	<b>(704,780)</b>	<b>(751,596)</b>	<b>(327,523)</b>	<b>-</b>	<b>(635,851)</b>	<b>(509,003)</b>	<b>-</b>	<b>-</b>	<b>(21,719,594)</b>
Capital contributions										
Partner distributions	-	-	-	-	-	(75,000)	-	-	-	(165,827)
Partners contributions	-	-	-	373,322	-	11,723	4,526,205	1,535,191	258,808	7,032,287
<b>Total capital contributions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>373,322</b>	<b>-</b>	<b>(63,277)</b>	<b>4,526,205</b>	<b>1,535,191</b>	<b>258,808</b>	<b>6,866,460</b>
<b>Change in net position</b>	<b>(577,947)</b>	<b>(704,780)</b>	<b>(751,596)</b>	<b>45,799</b>	<b>-</b>	<b>(699,128)</b>	<b>4,017,202</b>	<b>1,535,191</b>	<b>258,808</b>	<b>(14,853,134)</b>
Net position, beginning										
As previously reported	5,423,725	1,809,953	4,231,240	697,625	720,213	1,737,638	6,138,822	-	-	57,621,161
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-	-	1,765,450
As restated	5,423,725	1,809,953	4,231,240	697,625	720,213	1,737,638	6,138,822	-	-	59,386,611
<b>Net position, ending</b>	<b>\$ 4,845,778</b>	<b>\$ 1,105,173</b>	<b>\$ 3,479,644</b>	<b>\$ 743,424</b>	<b>\$ 720,213</b>	<b>\$ 1,038,510</b>	<b>\$ 10,156,024</b>	<b>\$ 1,535,191</b>	<b>\$ 258,808</b>	<b>\$ 44,533,477</b>

**PHILADELPHIA HOUSING AUTHORITY**  
**SCHEDULE OF MODERNIZATION COST CERTIFICATE**  
**March 31, 2019**

<b>PROGRAM</b>	<b><u>PA26R002502-04</u></b>
Funds Approved	\$ 10,933,733
Funds Expended	<u>10,933,733</u>
Excess of Funds Approved	<u><u>\$ -</u></u>
Funds Advanced	\$ -
Funds Expended	<u>-</u>
Excess of Funds Advanced	<u><u>\$ -</u></u>

1. Costs incurred during the year ended March 31, 2019 totaled \$0.
2. All costs have been paid and there are no outstanding obligations.
3. The Actual Modernization Cost Certificate (HUD-53001) was signed and filed with HUD on June 24, 2019 and is in agreement with the Authority's records.

**PHILADELPHIA HOUSING AUTHORITY**  
**SCHEDULE OF MODERNIZATION COST CERTIFICATE**  
**March 31, 2019**

<b>PROGRAM</b>	<b>PA26E002501-10</b>
Funds Approved	\$ 250,000
Funds Expended	250,000
Excess of Funds Approved	<u>\$ -</u>
 Funds Advanced	 \$ -
Funds Expended	-
Excess of Funds Advanced	<u>\$ -</u>

1. Costs incurred during the year ended March 31, 2019 totaled \$0.
2. All costs have been paid and there are no outstanding obligations.
3. The Actual Modernization Cost Certificate (HUD-53001) was signed and filed with HUD on June 25, 2019 and is in agreement with the Authority's records.

**PHILADELPHIA HOUSING AUTHORITY**  
**SCHEDULE OF MODERNIZATION COST CERTIFICATE**  
**March 31, 2019**

<b>PROGRAM</b>	<u><b>PA26R002501-13</b></u>
Funds Approved	\$ 4,024,988
Funds Expended	<u>4,024,988</u>
Excess of Funds Approved	<u><u>\$ -</u></u>
 Funds Advanced	 \$ -
Funds Expended	<u>-</u>
Excess of Funds Advanced	<u><u>\$ -</u></u>

1. Costs incurred during the year ended March 31, 2019 totaled \$0.
2. All costs have been paid and there are no outstanding obligations.
3. The Actual Modernization Cost Certificate (HUD-53001) was signed and filed with HUD on June 25, 2019 and is in agreement with the Authority's records.

**PHILADELPHIA HOUSING AUTHORITY**  
**SCHEDULE OF MODERNIZATION COST CERTIFICATE**  
**March 31, 2019**

<b>PROGRAM</b>	<b><u>PA01R002502-16</u></b>
Funds Approved	\$ 978,561
Funds Expended	<u>978,561</u>
Excess of Funds Approved	<u><u>\$ -</u></u>
Funds Advanced	\$ -
Funds Expended	<u>-</u>
Excess of Funds Advanced	<u><u>\$ -</u></u>

1. Costs incurred during the year ended March 31, 2019 totaled \$978,561.
2. All costs have been paid and there are no outstanding obligations.
3. The Actual Modernization Cost Certificate (HUD-53001) was signed and filed with HUD on June 25, 2019 and is in agreement with the Authority's records.

**Philadelphia Housing Authority**

**Schedule of Expenditures of Federal Awards  
Year Ended March 31, 2019**

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-Through Grantor Number	Provided To Subrecipients	Federal Expenditures
<b>Federal Awards</b>				
<u>U.S. Department of Housing and Urban Development</u>				
Congregate Housing Services Program	14.170	N/A	\$ -	\$ 62,090
Section 8 Project-Based Cluster:				
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	N/A	-	1,381,934
Lower Income Housing Assistance Program_Section 8				
Moderate Rehabilitation	14.856	N/A	-	1,845,097
Total Section 8 Project-Based Cluster			-	3,227,031
Moving to Work Demonstration Program:				
Section 8 Housing Choice Vouchers			-	224,943,833
Public and Indian Housing			16,354,445	132,902,847
Public Housing Capital Fund			-	50,605,935
Total Moving to Work Demonstration Program	14.881	N/A	16,354,445	408,452,615
Resident Opportunity and Supportive Services - Service Coordinators	14.870	N/A	-	608,143
Jobs-Plus Pilot Initiative	14.895	N/A	-	400,733
Housing Voucher Cluster - Mainstream Vouchers	14.879	N/A	-	1,287,282
Choice Neighborhoods Implementation Grants	14.889	N/A	-	233,323
<u>Pass-Through City of Philadelphia</u>				
Choice Neighborhoods Implementation Grants	14.889	1820603	-	127,201
Total Choice Neighborhoods Implementation Grants	14.889		-	360,524
<u>U.S. Department of Health and Human Services</u>				
Assets for Independence Demonstration Program	93.602	N/A	-	12,000
<u>U.S. Department of Agriculture/ Pass-Through Commonwealth of Pennsylvania</u>				
Summer Food Service Program for Children	10.559	300-51-729	-	433,388
Total Expenditures of Federal Awards			\$ 16,354,445	\$ 414,843,806

See Notes to Schedule of Expenditures of Federal Awards.

## Philadelphia Housing Authority

### Notes to Schedule of Expenditures of Federal Awards Year Ended March 31, 2019

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#### **Note 1. Basis of Presentation**

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of Philadelphia Housing Authority (PHA or the Authority) under programs of the federal government for the year ended March 31, 2019, except for the federal grant activity, if any, of PHA's 41 discrete component units that is not received from PHA. The Authority's organizational structure is defined in Note 2 of the Notes to Financial Statements. The information in the Schedule is reported in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and *City of Philadelphia Subrecipient Audit Guide*. 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 position or cash flows of PHA.

#### **Note 2. Summary of Significant Accounting Policies**

Expenditures reported in the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

#### **Note 3. Indirect Cost Rate**

PHA has not elected to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

#### **Note 4. City of Philadelphia Non-Federal Grants**

During the year ended March 31, 2019, PHA did not receive or expend any non-federal grants from the City of Philadelphia.

## Philadelphia Housing Authority

### Notes to Schedule of Expenditures of Federal Awards Year Ended March 31, 2019

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#### Note 5. Expenditures to Subrecipients

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

Number	Program Name	Subrecipient	Amount Provided
14.881	Moving to Work	Cambridge Plaza II, L.P.	\$ 320,562
	Demonstration Program	Cambridge III, L.P.	229,546
		(Falls Ridge) Ridge Avenue Housing, L.P.	594,981
		Germantown House, L.P.	1,119,841
		Impact Services Veterans	114,950
		Lucien E. Blackwell Homes Phase II, L.P.	502,238
		Lucien E. Blackwell Homes Phase III, L.P.	414,519
		Ludlow Scattered Sites Phase III, L.P.	418,730
		Mantua Phase I, L.P.	423,560
		Mantua Phase II, L.P.	214,234
		Marshall Shepard Village, L.P.	542,175
		Mill Creek Phase I, L.P.	438,467
		Mt. Olivet L.P.	1,162,098
		Nellie Reynolds Gardens, L.P.	491,665
		Neuman North, L.P.	289,038
		New Courtland Apartments at Allegheny, L.P.	297,297
		Norris Apartments, L.P.	260,903
		Paschall L.P. Phase I	341,766
		Paschall L.P. Phase II	332,037
		Queen Lane Apartments LP	230,586
		Raymond Rosen Associates, L.P. (8 Diamonds)	683,398
		Richard Allen Phase III, L.P.	867,149
		Spring Garden Housing Limited Partnership	391,034
		Spring Garden II	113,519
		St. Anthony's Senior Residences Associates, L.P.	176,097
		St. Francis Villa Senior Housing L.P.	264,000
		St. Ignatius Senior Housing I, L.P. (Angela Court I)	295,820
		St. Ignatius Senior Housing II, L.P. (Angela Court II)	222,803
		Tasker I, L.P.	1,819,068
		Tasker II, L.P.	1,079,129
		Uni-Penn (MLK I) I	221,390
		Uni-Penn (MLK II) II	199,184
		Uni-Penn (MLK IV) IV	271,961
		Warnock Phase I, L.P.	407,018
		Warnock Phase II, L.P.	603,682
		Total	<u>\$ 16,354,445</u>

**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***

**Independent Auditor's Report**

To the Board of Commissioners  
Philadelphia Housing Authority

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 financial statements of the business-type activities, the aggregate discretely presented component units and aggregate remaining fund information of Philadelphia Housing Authority (PHA), a component unit of the City of Philadelphia, as of and for the year ended March 31, 2019, and the related notes to the financial statements, which collectively comprise PHA's basic financial statements, and have issued our report thereon dated October 25, 2019. Our report includes a reference to other auditors who audited the financial statements of the fiduciary fund type and the discretely presented component units, as described in our report on PHA's financial statements. The financial statements of the discretely presented component units were not audited in accordance with *Government Auditing Standards*, except for the following entities: St. Ignatius Senior Housing I, L.P., St. Ignatius Senior Housing II, L.P., St. Francis Villa Senior Housing, L.P., 1952 Allegheny Associates Limited Partnership, Spring Garden Development Associates, L.P., Uni-Penn Housing Partnership II and Mantua Phase II, L.P.

**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 from 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. 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.

*RSM US LLP*

Philadelphia, Pennsylvania  
October 25, 2019

**Report on Compliance for Each Major Federal Program  
and Report on Internal Control Over Compliance  
Required by the Uniform Guidance**

RSM US LLP

**Independent Auditor's Report**

To the Board of Commissioners  
Philadelphia Housing Authority

**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 Compliance Supplement* that could have a direct and material effect on each of PHA's major federal programs for the year ended March 31, 2019. Our audit did not include the federal programs of the excluded component units as described in the notes to the schedule of expenditures of federal awards. PHA's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

**Management's Responsibility**

Management is responsible for compliance with federal statutes, regulations and the terms and conditions of its federal awards applicable to its federal programs.

**Auditor's Responsibility**

Our responsibility is to express an opinion on compliance for each of PHA's major federal programs 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 the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance 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 the 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.

**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, 2019.

**Other Matters**

The results of our auditing procedures disclosed an instance of noncompliance, which is required to be reported in accordance with Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as item No. 2019-001. Our opinion on each major federal program is not modified with respect to this matter.

PHA's response to the noncompliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs and corrective action plan. PHA's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

### **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 the Uniform Guidance, 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 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, we did identify a deficiency in internal control over compliance, described in the accompanying schedule of findings and questioned costs as item No. 2019-001 that we consider to be a significant deficiency.

PHA's response to the internal control over compliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs and corrective action plan. PHA's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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 the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*RSM US LLP*

Philadelphia, Pennsylvania  
October 25, 2019

**Philadelphia Housing Authority**

**Schedule of Findings and Questioned Costs  
Year Ended March 31, 2019**

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I. Summary of Auditor's Results

*Financial Statements*

Type of auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:

- |   |                     |                            |
|---|---------------------|----------------------------|
| • Material weakness(es) identified?       | <u>        </u> Yes | <u>  X  </u> No            |
| • Significant deficiency(ies) identified? | <u>        </u> Yes | <u>  X  </u> None Reported |

Noncompliance material to financial statements noted?

         Yes   X   No

*Federal Awards*

Internal control over major programs:

- |   |                     |                               |
|---|---------------------|-------------------------------|
| • Material weakness(es) identified?       | <u>        </u> Yes | <u>  X  </u> No               |
| • Significant deficiency(ies) identified? | <u>  X  </u> Yes    | <u>        </u> None Reported |

Type of auditor's report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with section 2 CFR 200.516(a)?

  X   Yes          No

Identification of major programs:

Name of Federal Program or Cluster  
Moving to Work Demonstration Program  
Section 8 Project-Based Cluster

CFDA Number  
14.881  
14.249 / 14.856

Dollar threshold used to distinguish between Type A and Type B Programs:

\$3,000,000

Auditee qualified as low-risk auditee?

  X   Yes          No

## Philadelphia Housing Authority

### Schedule of Findings and Questioned Costs Year Ended March 31, 2019

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#### II. Financial Statement Findings

No matters reported.

#### III. Federal Awards Findings and Questioned Costs

#### **Finding #2019-001 – Allowable Costs/Cost Principles**

##### *Federal program information*

U.S. Department of Housing and Urban Development

CFDA 14.881 Moving to Work Demonstration Program  
Section 8 Housing Choice Vouchers  
Program Year: April 1, 2018 to March 31, 2019  
Program Number: PA002VOW

Public and Indian Housing  
Program Year: April 1, 2018 to March 31, 2019  
Program Number: PA002-00000118D and PA002-00000119D

Public Housing Capital Fund  
Program Year: April 1, 2018 to March 31, 2019  
Program Number: PA01P002501-17

##### Criteria

The amount of salary of public housing authority chief executive officers, other officers, and employees paid with Federal Fiscal Year 2019 Section 8 Housing Choice Vouchers administrative fees and Section 9 Capital and Operating funds may not exceed the annual rate of basic pay payable for a Federal position at Level IV of the Executive Schedule (currently \$166,500) (PIH Notice 2016-14).

##### Condition

The amount of executive salaries paid with Section 8 and Section 9 funds exceeded the federal limit of \$166,500.

##### Cause

Although management was tracking and reporting salaries for executives paid in excess of the \$166,500 limit, the population was not complete and the calculation was missing the first payroll for fiscal year 2019. PHA's internal controls are not designed to consider the completeness of the calculation.

##### Effect

The amount transferred from non-Federal funds to cover salary in excess of the \$166,500 limit was understated by \$25,938.

##### Questioned Costs

\$25,938 of salaries in excess of \$166,500

##### Context

PHA calculated excess salaries of \$253,035 to be transferred from non-Federal funds for the year ended March 31, 2019. However, \$278,973 should have been transferred from non-Federal funds.

## **Philadelphia Housing Authority**

### **Schedule of Findings and Questioned Costs Year Ended March 31, 2019**

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#### Recommendation

PHA should strengthen the design of internal controls to ensure that the population of the salaries is complete when calculating salaries in excess of program limits.

#### Views of responsible officials

The Finance Department has corrected the noted error and has repaid the additional amount of \$25,938 with non-federal funds. In addition to correcting the error identified in the report, the Standard Operating Procedures for Executive Employee Compensation developed in 2012 has been updated to include preparation of the payment schedule and supporting documentation by the Accountant, and the review and approval processes. Finally, all staff involved in this process will be trained on the new procedures.



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## Philadelphia Housing Authority Summary Schedule of Prior Audit Findings

### **Finding #2018-001 – Reporting – Form HUD**

#### Corrective Actions Taken

PHA's Standard Operating Procedures (SOP) for form HUD 50058 were developed and implemented in 2016. These SOPs outline the quality control review procedure to be utilized to review manual inputs and ensure that pertinent documentation is reviewed when completing the HUD Form 50058.

As the five (5) deficiencies cited from the review of 129 files reviewed during this audit period were attributed to human error, PHA has reviewed the SOPs currently in effect and concluded that they are sufficient in addressing the requested updates.

Accordingly, the following SOPs will remain in place:

- HUD Form 50058 Review (Low Income Public Housing (LIPH), Philadelphia Asset and Property Management Corporation (PAPMC) and Alternatively Managed Entity (AME) employees)
- Re Examination SOP MTW – Form HUD 50058 (Housing Choice Voucher (HCV) employees)

The LIPH program has updated the HUD Form 50058 Review SOP to incorporate 50058 reporting as it relates to Community Service.

#### **Low Income Public Housing Program**

Housing Operations has corrected the four (4) noted errors and addressed the specific staff responsible for the exceptions noted in the report. Disciplinary action was issued to two (2) employees responsible for the cited file errors, after confirming that adequate training on the applicable Standard Operating Procedures was provided to each employee. Additionally, Housing Operations has increased the number of internal site reviews of LIPH sites; these reviews include quality control file audits of move in, recertification, and move out transactions within tenant files. As a part of these internal reviews, supervisory staff confirms that the documentation of income for the aforementioned transactions matches what is reported on the HUD-50058.

#### **Housing Choice Voucher (HCV) Program**

For the HCV program, in addition to correcting the duplicate payment, the employee responsible for the one (1) file error was counseled regarding the file error and the adverse impact on the Housing Assistance Payment in question. As this was an incident isolated to one (1) specific HCV employee, no other action was taken regarding this matter.