

PHILADELPHIA HOUSING AUTHORITY ACT 130 REPORT



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EXECUTIVE SUMMARY

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

The key provisions of Act 130 affecting PHA include a restructuring of its Board of Commissioners, including the appointment process and terms; the establishment of at-will employment for the CEO and staff reporting to the CEO; and the requirement that PHA annually prepares a written report regarding its operations, administration, management, finances, legal affairs, housing production and development, and other related activities.

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

As a designated Moving to Work (MTW) agency, PHA has substantial budget flexibility and regulatory relief, which carefully considers the immediate and long-term needs for the agency. This report discusses the approved Strategic Directions Plan, which details measures of success and a series of strategic initiatives and/or projects to be accomplished by 2019.

ABOUT THIS REPORT

This Fiscal Year (FY) 2015 Act 130 Annual Report (AAR) for the Philadelphia Housing Authority (PHA) provides financial and summary performance-related information to the Secretary of the Pennsylvania Department of Community and Economic Development, leadership in the General Assembly, the Mayor of Philadelphia, and the President of City Council. The report allows readers to assess PHA's FY 2015 performance relative to its mission, priority goals and objectives, and stewardship of public resources. This report consists of several important sections:

Section I – Agency and Mission. This section contains an overview of PHA's mission statements, its vision, organizational structure, management priorities and initiatives, and Moving to Work (MTW) activities.

Section II – Resident Services. This section provides an overview of PHA's programs and services offered by PHA's Community Operations and Resident Development (CORD) Department.

Section III – Housing Production and Development. This section provides an overview of PHA's FY 2015 construction projects, planning, and real estate investments.

Section IV – Financial Summary. This section presents PHA's consolidated financial statements and accompanying notes for FY 2015, the independent auditor's report, and a listing of active capital and program grants.

Section V – Overview of Legal Affairs. This section presents PHA's commitment to providing practical and cost effective legal services necessary to support the agency for the benefit of resident and stakeholders.

Section VI – Other Relevant Activities. This section includes other required or important information such as the Office of Audit and Compliance (OAC)'s assessment of the department's progress in the identification and prevention of corruption and protection of PHA's assets, and awards and honors that PHA received during FY 2015.

Appendices – This section includes copies of PHA's Annual Financial and Compliance Report for FY 2014 and its HUD-approved Moving to Work FY 2015 Annual Plan.

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SECTION I - THE AGENCY AND ITS MISSION

BACKGROUND OF PHA

Established in 1937, the Philadelphia Housing Authority (PHA) is the largest landlord in Pennsylvania. Housing nearly 80,000 low to moderate income people in the City of Philadelphia and employing over 1,300 employees, PHA is an industry leader in property development, acquisitions, and management of modern affordable housing. Over 90% of PHA's annual budget of over \$396 million comes from the U.S. Department of Housing and Urban Development (HUD). The majority of this budget has been used to transform communities throughout Philadelphia through its Moving to Work (MTW) designation. This has resulted in the rehabilitation and revitalization of neighborhoods, the implementation of energy efficiency and green technologies, and support for resident economic self-sufficiency.

MISSION AND VISION

The Philadelphia Housing Authority's (PHA) mission is to open doors to affordable housing, economic opportunity and safe, sustainable communities to benefit Philadelphia residents with low incomes. To accomplish this mission, PHA adopted a five-year Strategic Directions Plan that focuses on twelve (12) strategic priorities, listed below. Taken together, these priorities provide the framework for PHA's major initiatives and resource allocation decisions over the period from 2015 through 2019:

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.

ORGANIZATIONAL STRUCTURE

Board of Commissioners Profiles

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

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

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

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

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

Asia Coney is one of two Resident Commissioners who were elected in April of 2014 by PHA residents, pursuant to a process created under the Pennsylvania Housing Authorities Law, Act 130. Commissioner Coney is the President of PHA's Resident Advisory Board. A Philadelphia native, her dedicated community activism over the last thirty-six years has included: advocating for public and assisted housing safety, greater resident input into PHA decision-making, and improvement of existing public housing conditions; conducting local and national workshops; ensuring compliance with federal and state directives regarding the quality of resident life; and working closely with PHA in its creation and implementation of resident programs. She has served on numerous City Boards, including the Philadelphia Redevelopment Authority and the Malt and Beverage Board, and served as the Director of Tenant Support Services, Inc., which terminated operations in 2012. Her community activism has included the following marches: being one of two Chairs for the 1997 historic Million Woman March; Chair of the "Sistahs of the Million Woman March" in 2007; and serving as a key organizer of the 1997 Grays Ferry March, to reduce violence and race riots.

Julia Danzy has extensive administrative experience in the area of Social Services, especially child welfare. She has served as the City of Philadelphia's Director of Social Services; Deputy Commissioner of Health; and Operations Director for the Department of Human Services; as well as serving as Deputy Secretary of the Office of Children, Youth and Families, in the Pennsylvania Department of Public Welfare. Her work has included oversight of the creation of a large urban area's integrated data system for all its departments of Human Services, Prisons, and Behavioral Health, which was responsible for the city's homeless housing services, and has worked as a human services consultant, with a focus on spanning area of organizational design, integrated data systems, and program design. She is known as a tireless advocate for children and families and a proven leader in innovative use of human service systems. Commissioner Danzy earned a B.A. at Howard University, an MSW at Columbia University, and a Masters of Government Administration at the

University of Pennsylvania. She has published articles on child welfare, made speaking appearances nationwide, served as the President of Black Administrators in Child Welfare, and is an Ex-Officio Board member of the Women's Opportunities Resource Center.

Amy L. Kurland, Esq. is the Inspector General for the City of Philadelphia, having been appointed to that position by Mayor Michael Nutter. The Inspector General is responsible for rooting out corruption, fraud and misconduct by city employees and those doing business with the city. Prior to becoming the Inspector General, Commissioner Kurland was an Assistant United States Attorney and Senior Litigation Counsel in the Eastern District of Pennsylvania, Criminal Division for 24 years. She specialized in public corruption and white collar fraud. She also served as the Professional Responsibility Officer for the U.S. Attorney's Office, and provided advice regarding compliance with the Pennsylvania rules of professional conduct.

Commissioner Kurland received her J.D. from Rutgers University and her B.A. from Reed College. She is also an Adjunct Professor of Law at Rutgers, where she teaches trial advocacy. She has also taught at Temple University, the U.S. Attorney General's Advocacy Institute, the National Advocacy Center and the F.B.I. Training Facility in Quantico.

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

Ethel Wise is one of two Resident Commissioners who were elected in April of 2014 by PHA residents, pursuant to a process created under the Pennsylvania Housing Authorities Law, Act 130. Commissioner Wise is President of the Wilson Park Family Resident Council, a native of Philadelphia and has a personal history of involvement, community engagement and commitment to bettering the lives of those in public housing for over 40 years. As President of the PHA housing development at Martin Luther King for approximately 32 years, Commissioner Wise developed an effective job bank, a food bank and a town watch program that was recognized as one of the best in the country, and, in 1993, she received the Mayor's Community Service Award. Commissioner Wise also created and managed PHA's Lobby Monitor Program, which promoted resident safety and resident employment with a well-defined career path. She has been a leader in providing national and local training for Resident Councils on HUD regulations and also has served as a Democratic Party Committeewoman for the last 25 years.

EXECUTIVE TEAM PROFILES

Kelvin A. Jeremiah, President & Chief Executive Officer

Mr. Jeremiah was named President & CEO of the Philadelphia Housing Authority on March 14, 2013 after serving as the HUD-appointed Administrative Receiver and the Interim Executive Director since June 2012. He oversees the day-to-day operations of the 4th largest housing authority in the country. During his tenure, PHA successfully completed a Recovery Plan to address deficiencies in operations and governance, which resulted in the agency returning to local control in April 2013.

Mr. Jeremiah, a 15-year housing veteran, originally came to PHA as the agency's first-ever Director of Audit and Compliance in August 2011. In that role, he developed and implemented policies and procedures that ended a culture of splurge and rooted out waste, fraud, abuse, and mismanagement.

Some of his major initiatives as President & CEO include relaunching an improved Pre-Apprenticeship Training Program for residents and expanding the PHA Police Department for the first time in over a decade to address safety and security issues. Under his leadership, PHA is increasing the number of affordable housing units in the City of Philadelphia by partnering with public and private organizations to develop 6,000 affordable housing units over five years. Additionally, Mr. Jeremiah has also significantly increased the use of Section 8 Housing Choice Vouchers by over 2,000 new units. Mr. Jeremiah formerly served as Inspector General for the New York City Housing Authority, the nation's largest housing authority with a portfolio of 178,000 units housing over 450,000 residents and a Housing Choice Voucher Program with nearly 100,000 participating families and an operating budget of over \$3.5 billion. Mr. Jeremiah emigrated from Grenada to the United States as a teenager. He received a Bachelor's degree in History/Business Administration from Pace University, a Master of Arts in American Social History from Rutgers University, and a Master of Public Administration from American International College. Mr. Jeremiah is a Certified Public Purchasing Official, a Certified Public Housing Management Specialist, and is a member of the Association of Inspectors General. He is a member of the Mayor's Office of Community Empowerment and Opportunity Oversight Board.

Barbara Adams, Esq., Executive Vice President for Legal Affairs & General Counsel – Office of General Counsel

Ms. Adams has 36 years of legal experience, including managing a staff of over 500 attorneys at the Office of General Counsel of the Commonwealth of Pennsylvania under Governor Edward G. Rendell. She became General Counsel for PHA on August 1, 2011. During her tenure, Ms. Adams has rebuilt the authority's internal legal function and assisted in implementing the Recovery Plan.

For almost three decades, Ms. Adams worked in the private sector at Duane Morris, LLP, where she started as a summer intern and achieved Partner, serving on the Partners' Board and heading the firm's finance practice. Ms. Adams is a graduate of the Temple University School of Law and earned her undergraduate degree from Smith College.

Dr. Branville J. Bard, Chief of Police & Director of Public Safety - Office of Public Safety

Dr. Bard was named PHA's Chief of Police in February 2015. He oversees the Philadelphia Housing Authority Police Department (PHAPD) and directs the agency's public safety efforts. Dr. Bard spent 21 years with the Philadelphia Police Department where he rose to the rank of Inspector. He most recently served as the Commanding Officer of the Forensic Science Unit. Prior to heading the department's elite crime scene unit, he served as the Captain of the 22nd District in North Philadelphia, the largest police district in terms of personnel. Dr. Bard holds a doctorate in public administration from Valdosta State University in Georgia, as well as several other degrees and public safety-related certificates.

Annie Cheng, Chief of Staff - Executive Office

Ms. Cheng has been with PHA for 9 years, starting out as a technical aide for the Housing Choice Voucher Program before serving as a Business Analyst for the Information Systems Management Department.

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

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

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

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

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

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

Celeste Fields, Executive Vice President - Leased Housing Department

Ms. Fields oversees the Leased Housing Division which includes the Housing Choice Voucher (HCV) Program, PHA's largest housing program, which serves nearly 20,000 low-income households and has a budget of over \$194 million. She spearheaded the consolidation and reorganization of the department to ensure the effective and efficient delivery of services to both voucher holders and property owners participating in the program.

She recently served as Acting Executive Vice President – Finance and Chief Financial Officer, where she was responsible for overseeing the agency's general accounting, budget, treasury, accounts payable, accounts receivable, and payroll. Ms. Fields has worked at PHA since 2000 and has assisted in re-engineering the business processes and procedures of the agency to improve its efficiency and identify cost savings.

She is a graduate of Drexel University.

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

Mr. Hassan has 26 years of experience in computer technology, 22 of which have been at PHA at various levels. He started out as a system developer and advanced to his current position. During his tenure at PHA, the agency has implemented local and wide area networks, an enterprise email system, the PeopleSoft human resource, payroll and time & labor systems, the PeopleSoft financial and supply chain and E-procurement for the agency and its limited partnerships.

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

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

Dinesh Indala, Acting Executive Vice President - Public Housing Operations Department

Mr. Indala currently supervises all property management and maintenance activities for the authority. He oversees 800 employees who handle public housing operations. He is ultimately responsible for the maintenance and upkeep of PHA's entire public housing portfolio, including all emergency and routine maintenance issues for 6,500 PHA units throughout Philadelphia, 2,000 tax credit units, a geographically disperse portfolio of over 4,000 units, and the rehabilitation of vacated units.

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

Michael Johns, Senior Executive Vice President - Capital Projects & Development Department

As PHA's Senior Executive Vice President, Mr. Johns oversees PHA's Capital Projects & Development Initiatives. A licensed architect and Philadelphia native, Mr. Johns also temporarily served as the Acting Chief Operating Officer. Prior to that, he was General Manager of Community Development and Design for more than a decade, a role in which he was responsible for the master planning and design of over \$1 billion in new and renovated housing.

Mr. Johns is a graduate of Temple University and is a LEED-accredited professional. He served as a commissioner on the old city Zoning Code Commission, where he helped rewrite and modernize the code. In 2013, Mr. Johns was appointed by Mayor Michael Nutter to the City's first Civic Design Review Committee, which will advise the City Planning Commission as it reviews development proposals.

Janea Jordon, Senior Executive Vice President - Office of Audit and Compliance

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

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

William Myles, Executive Vice President - Community Operations and Resident Development Department

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

Mr. Myles comes to PHA from the Meridian Housing Authority in Meridian, MS where he served in a number of positions, including Family Self-Sufficiency Coordinator and Hearing Officer, before being promoted to Director of Community and Supportive Services. He is a graduate of the University of Southern Mississippi and holds an MBA from the University of Phoenix.

Keith J. Richardson, Managing Director - Philadelphia Housing Authority Development Corporation (PHADC)

Mr. Richardson directs the Philadelphia Housing Authority Development Corporation (PHADC), the agency's non-profit arm. He oversees key initiatives, including the development of additional public housing units and mixed income, and mixed use projects and commercial activities. PHADC also markets vacant retail space to prospective tenants, negotiates for the sale, lease or development of property, and generates new revenue streams of nonfederal funding.

Mr. Richardson most recently served as the City of Philadelphia's Revenue Commissioner and worked with Mayor Nutter's administration on tax reform, job creation, and legislation to increase funding for the City and the School District. Prior to that, he was Director of the Bureau of Compliance for the State Department of Revenue under Governor Ed Rendell. He also worked as a loan portfolio manager and lending officer for the North Philadelphia Financial Partnership, the seventh largest community development institution in the U.S., and conveyed the first empowerment zone loan in the nation. He received undergraduate and graduate degrees in business administration from Duquesne and Eastern Universities.

Erik Solivàn, Senior Vice President - Office of Policy, Research, and Enterprise Planning

Mr. Solivàn leads PHA's Office of Policy, Research, and Enterprise Planning, which is tasked with setting policy for the agency, developing and implementing plans that will impact the agency such as Choice Neighborhoods Initiatives and PHA's Strategic Directions Plan, developing and managing strategic partnership with government entities, non-profit and for profit organizations, developing and managing grant opportunities, analyzing legislation and trends in the housing industry, and setting long-term and short-term initiatives for the authority.

Prior to joining PHA in 2012, Mr. Solivàn was a Senior Analyst in the Management Consulting Group at Public Financial Management, Inc. where he provided financial, technical, operational and policy analysis through the development of multiyear plans for various local government entities. Mr. Solivàn also served as Special Assistant to the Deputy Secretary in the Pennsylvania Department of Community and Economic Development. In that role, he managed legislation analysis, policy and programmatic reforms on a wide range of local government issues.

Joanne Strauss, Executive Vice President - Human Resources Department

As PHA's Executive Vice President of Human Resources, Ms. Strauss is responsible for employment practices and decisions that ultimately impact PHA's employees and business operations, including recruitment and retention, training, performance and management, compensation and benefits, retirement planning, labor and employee relations, and employment and compliance. Additionally, Ms. Strauss currently serves as the Chair of the PHA Pension Board.

Ms. Strauss originally joined PHA as an attorney in April 2010. Prior to joining PHA, Ms. Strauss practiced tax and assessment law for the City of Philadelphia, and worked as a tax consultant, where she assisted closely held corporations with tax planning and compliance. Ms. Strauss also clerked in the First Judicial District of Pennsylvania, served as a Hearing Officer at the Chester Housing Authority and worked in the area of human resources for a professional sports team in South Florida.

Ms. Strauss received her Juris Doctorate from Nova Southeastern University Shepard Broad Law Center and her Master of Laws in Taxation from Villanova University School of Law. Ms. Strauss is licensed to practice law in Pennsylvania and New Jersey, and before the United States Tax Court.

Nichole Tillman, Executive Vice President - Communications Department

Ms. Tillman has over 15 years of public relations experience. Currently, as the Agency Spokesperson and Executive Vice President of Communications, she oversees all public relations and communications efforts for PHA employees and residents, stakeholders, and the media. Ms. Tillman was also instrumental in managing crisis communications during PHA's highly publicized leadership transition period.

Ms. Tillman began her career as a book publicist in New York City. Her publicity efforts propelled two titles to number one on the New York Times Best Seller list. She then went on to become the first in-house publicist for USA WEEKEND Magazine, the second largest magazine in the country at the time.

She also made history as the Vice President of Publicity of the World Famous Harlem Globetrotters where she implemented over 200 publicity campaigns throughout the U.S. and abroad and secured multiple first-time national media appearances as well as traditional and trade media coverage.

She has also created and directed partnerships with several media powerhouses including, Viacom, Disney, Paramount, and countless media outlets, broadcast shows, and production companies.

She currently serves as a member of the PHA Pension Board and as Board Vice Chair of Cindy's Legacy.

Ms. Tillman is a graduate of Norfolk State University.

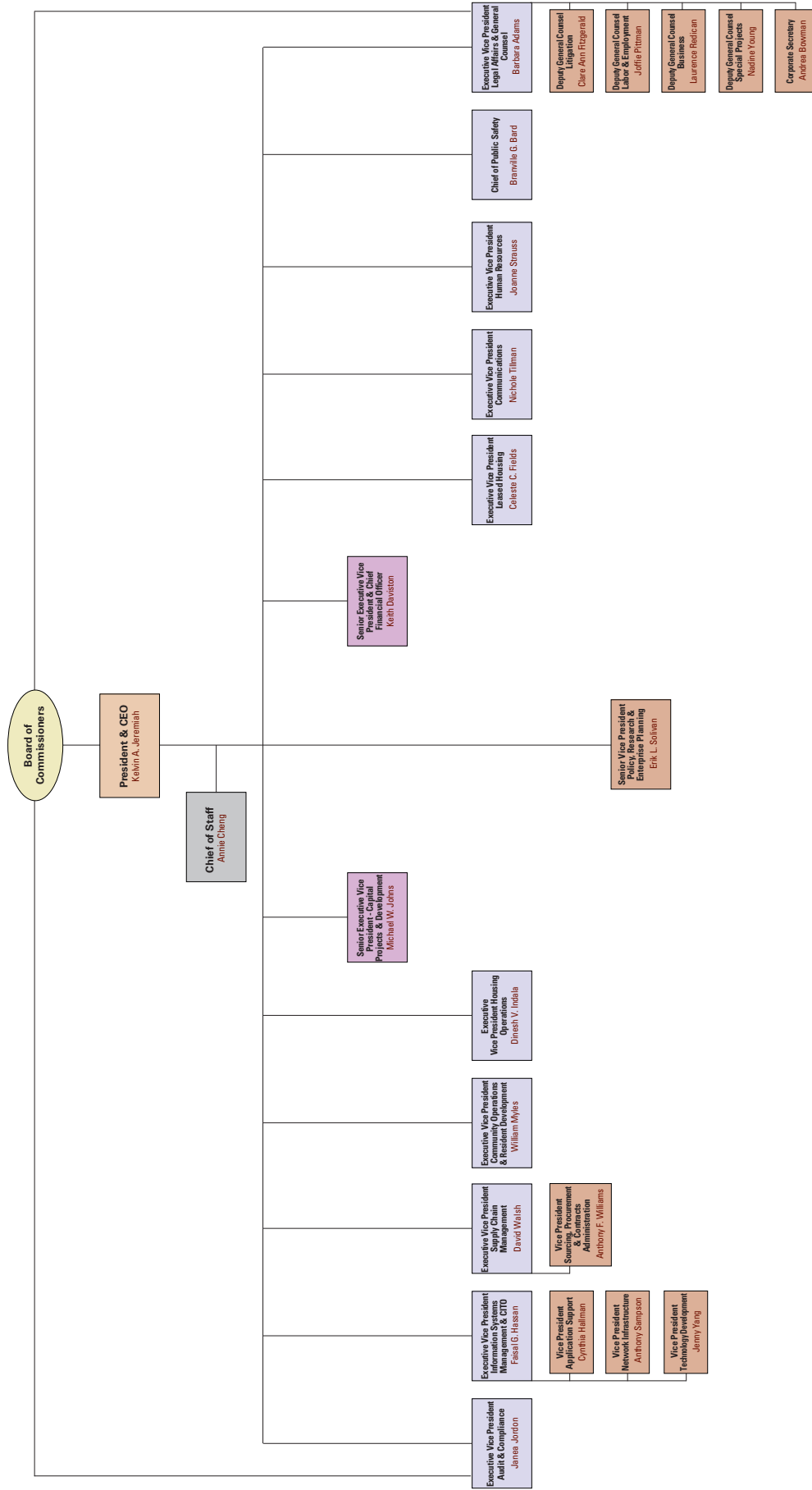
Dave Walsh, Executive Vice President - Supply Chain and Facilities Management Department

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

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

Philadelphia Housing Authority

Executive Staff



STRATEGIC DIRECTIONS PLAN

Beginning in early 2014, the Philadelphia Housing Authority (PHA) engaged in a planning process involving PHA residents and employees, the PHA Board of Commissioners, social service and advocacy organizations, elected officials, property owners, funders, and other community stakeholders. The Strategic Directions process included numerous small and large group open discussion sessions, on-line surveys, structured interviews, and interactive working groups. The primary focus of these efforts has been to solicit candid feedback on PHA operations, to identify opportunities and challenges facing PHA, and to create a roadmap or framework to guide agency initiatives and resource allocation decisions over the upcoming five-year period.

The results of these efforts are summarized in the Strategic Directions Plan: 2015-2019. PHA's Board of Commissioners approved the plan following a public comment period during which PHA conducted review meetings for resident leadership and the general public.

For each of the strategic priorities, PHA has identified performance measures of success and a series of strategic initiative and/or projects to be accomplished by 2019, as described below.

It is important to note that many of the strategic initiatives and projects listed below depend on the availability of sufficient funding and/or other external factors in order to be fully realized. These factors are not entirely within PHA's control and may impact the agency's ability to fulfill its plans.

Proposed Strategic Priorities

Over the five-year period of the Strategic Directions Plan, PHA will focus on twelve (12) strategic priorities. Taken together, these priorities provide the framework for PHA's major initiatives and resource allocation decisions over the period for 2015 through 2019:

1. Preserve and expand the supply of affordable housing available to Philadelphia's residents with low-incomes

This strategic priority encompasses PHA's goal to both increase the overall supply of affordable housing and to preserve and maintain its existing portfolio to the greatest extent feasible. PHA will continue its own development efforts and also work with public and private partners to significantly increase the leverage of PHA's limited resources. The focus of new development is to provide quality housing that supports neighborhood revitalization for high priority populations including veterans, people with disabilities, seniors, and homeless families.

PHA's "6 in 5" Program, which has established the ambitious goal of developing or preserving 6,000 units over five years, is a key component of PHA's efforts under this strategic priority. There is an existing pipeline of planned projects scheduled for completion over the next several years, including comprehensive revitalization plans for Norris Homes and Blumberg Apartments under the Choice Neighborhoods Initiative, the development of new replacement housing at Queen Lane, and construction of several new developments in collaboration with well-qualified local partners.

In addressing the needs of PHA's existing portfolio, PHA will work to secure capital grants and other funding to redevelop or replace developments which are functionally obsolete. PHA will utilize comprehensive physical needs assessments and other studies to identify priority capital improvement projects for inclusion in PHA's Capital Plan. As part of a strategy to ensure the long term financial viability and preservation of the existing portfolio, PHA has submitted an application for conversion of approximately 3,000 public housing units to project-based assistance through the Rental Assistance Demonstration (RAD) Program. Subject to Congressional action and HUD approval, PHA intends to proceed with the RAD conversion effort over the five-year period of this Plan.

PHA will continue efforts to reposition its large scattered site portfolio and will implement a new Section 32 homeownership initiative.

2. Achieve excellence in the provision of management and maintenance services to PHA residents

This strategic priority focuses on the activities and initiatives that PHA undertakes to manage and maintain the existing,

owned portfolio of approximately 14,400 housing units at sixty-nine (69) housing developments and in scattered site locations throughout the City. PHA Operations staff provides these services for the conventional public housing developments and scattered site locations, while staff from PHA's Philadelphia Asset and Property Management Corporation (PAPMC) entity supports twenty-three (23) Low Income Housing Tax Credit sites. Private management entities manage and maintain eleven (11) developments under contract with PHA.

PHA's goal is to provide excellent management and maintenance services to all residents, an increasingly challenging task in light of ongoing reductions in federal operating funds and the age and physical conditions of many PHA housing developments. As part of the Strategic Directions Plan, PHA will re-focus and strengthen ongoing site-level comprehensive preventive maintenance activities, achieve continuous improvement in physical conditions as measured by inspection results, and work to improve efficiency and customer service provided through the service order intake and processing system.

PHA will work to achieve industry-recognized high performance levels on key performance indicators such as rent collections, recertifications, and occupancy. Initiatives to ensure that all residents are housed in appropriately sized units will be implemented, and rent policies will be reviewed and updated as needed to ensure that PHA continues to house those residents of Philadelphia with the greatest need based on household income.

Working with resident leadership, PHA will develop and implement new resident orientation programs designed to help ensure that new residents succeed in meeting their lease obligations. To control costs and improve accountability, PHA will continue to consolidate and streamline operations consistent with generally accepted industry asset management principles.

3. Create safe communities in collaboration with neighborhood residents and law enforcement agencies

This strategic priority focuses on PHA's efforts to ensure that residents live in safe communities. PHA's goal is to reduce crime rates at its public housing developments so that they are lower than the average Part I and II crime rates for their respective neighborhoods. PHA will continue to implement a series of activities designed to maximize the positive public safety impact of PHA's limited funding through close collaboration with residents and local law enforcement agencies. PHA recognizes that law enforcement efforts alone cannot guarantee community safety, and that neighborhood residents need to be involved in public safety planning and implementation efforts in a meaningful way.

PHA does not receive any targeted grant funding for public safety initiatives. Funding to support PHA Police Department personnel and private security guard contractors comes from the same limited pool of dollars available to fund overall property management and maintenance operations. Similarly, capital improvements related to security, such as fencing, security cameras, etc., must compete with other needed physical improvements for PHA's limited capital dollars.

PHA plans to continue to implement its policing efforts using a community policing model that ensures regular police presence and interaction with residents at targeted sites. In light of the substantial investments made in security cameras, PHA will continue to evaluate their effectiveness in preventing or reducing crime and, as needed, make adjustments to the current strategy.

Other ongoing initiatives under this strategic priority include collaborative efforts with PHA resident leadership and active engagement in the City's Youth Violence Prevention Strategic Plan.

4. Enhance resident well-being and independence through partnerships for employment, job training, education, health, and other evidence-based supportive services

This strategic priority reflects PHA's commitment to eliminating barriers to employment, encouraging economic self-sufficiency, promoting healthy lifestyles, and assisting all PHA residents to achieve their full potential. This is an enormous challenge: more than 95% of resident households earn less than 50% of Area Median Income; 35% of households are headed by low-income seniors; and 48% are headed by persons with disabilities. More than 15,500 children reside in PHA developments. Recognizing the scope of resident needs and the complexity of intergenerational poverty, PHA will enhance its efforts to create and foster partnerships with agencies and institutions that have resources and expertise that can leverage PHA's limited funding.

A major focus under this strategic priority will continue to involve linking work-able residents to training that leads to good paying jobs with benefits through initiatives such as the Pre-Apprenticeship Program, the Philadelphia Works partnership, Community Partner programs and the Section 3 Resident Job Bank. Related initiatives to improve adult literacy and educational attainment will be expanded in partnership with local universities and colleges.

PHA's efforts will also include after-school programming and expansion of scholarship programs through the PhillySEEDS organization.

Recognizing the unique needs of its large population of seniors and people with disabilities, PHA will continue the Nursing Home Transition Program in partnership with the City and State, and work to identify adequate funding and support for Adult Day Care and other support services.

As part of PHA's commitment to resident health, the entire housing portfolio will be designated smoke free beginning in 2015.

5. Improve access to quality housing choices and opportunity neighborhoods through the Housing Choice Voucher Program

The Housing Choice Voucher (HCV) Program is PHA's largest single housing program, providing rental vouchers and first time homebuyer assistance to over 17,000 households with low-incomes. PHA provides rental assistance through tenant-based vouchers and project-based contracts. There are currently over 1,900 housing units in project-based developments, many of which house formerly homeless, disabled, and other special needs households.

This strategic priority incorporates ongoing and planned initiatives designed to maximize utilization of PHA's limited HCV resources, streamline services to owners and participants, and encourage voucher holders to live in areas with employment, educational and other opportunities. (Related HCV initiatives are also included as part of Strategic Priority 7). Major objectives include achieving and maintaining high performance on key benchmarks such as utilization, inspections, and recertifications.

PHA will continue to implement the pilot HCV Mobility Program in partnership with HUD, regional Housing Authorities, and other stakeholders. The program provides extensive education and support to voucher holders, helping them to locate and secure housing in neighborhoods that offer higher opportunities for family members.

A goal of increasing the number of vouchers available for veterans and their families through the Veterans Affairs Supportive Housing (VASH) program has been established, building on PHA's successful efforts to date.

6. Incorporate energy conservation measures and sustainable practices throughout PHA operations

Conserving energy and implementing sustainable materials and practices throughout PHA is the focus of this strategic priority. PHA expends approximately 29% of its public housing operating budget on utilities, making it the single largest expense category outside of personnel costs. Thus, PHA's Strategic Directions initiatives in this area over the next five years have significant potential to help control or reduce PHA's operating costs while enhancing the quality of life for all.

PHA will continue and expand its commitment to energy efficiency and sustainability over the next five years, building on a substantial record of performance to date, as evidenced by its full Green Organizational Accreditation status. The accreditation designation was awarded to PHA by the Sustainability Performance Institute and HUD as part of HUD's Affordable Green Initiative. It reflects PHA's commitment to implementing green building and operational practices, tracking and measuring energy performance over time, and achieving substantial cost savings.

In addition to accreditation, PHA has committed to reducing portfolio-wide energy consumption by 20% by the year 2020 as part of the U.S. Department of Energy's Better Buildings Challenge. To support this effort, PHA has developed a Green Action Plan and Green Operations Maintenance Manual, both of which will be fully implemented as part of the Strategic Directions Plan.

7. Improve customer service, streamline operations, and create a business model that is data-driven and high-performing

Under this strategic priority area, PHA will utilize technology, training, and data-driven analysis to improve customer service and create a more efficient, streamlined organization. PHA recognizes that dealing with a large organization can be a complex and sometimes frustrating experience for residents, vendors, and the general public. The agency is committed to improving this experience by, among other initiatives, improving its telephone systems, streamlining the call center, and enhancing the website to increase self-service options.

An analysis of the call center is planned, to be followed by restructuring efforts designed to ensure that all calls are routed efficiently and responded to by qualified subject matter experts. It is anticipated that a dedicated call center for HCV participants and property owners will be created through this initiative.

PHA plans to assess several areas of its operations, including warehouse and inventory systems, property management delivery, and other functions to identify potential efficiencies and cost-savings measures.

Management reports and software applications will also be enhanced to support asset management and other initiatives and to ensure that PHA management have accurate and timely data available to monitor performance and inform the decision-making process.

8. Conduct PHA business in an open and transparent manner that promotes accountability and access, ensures diversity, and adheres to the highest ethical standards

This strategic priority reflects PHA's values as a public organization and a commitment to openness and accountability in all agency matters. In addition to contracting for annual financial audits performed by independent experts, PHA will continue to implement a comprehensive internal audit, compliance, and quality control program designed to improve operations, ensure regulatory and PHA policy compliance, and eliminate fraud, waste, and abuse.

Ensuring open and equal access to PHA housing, services, employment, and contracting opportunities by all groups regardless of language, race, ethnicity, gender, or disability status continues to be an agency priority. With respect to employment and contracting, PHA will continue to monitor and achieve its Section 3 goals and its participation goals by Minority and Women-owned Business Enterprises. Full implementation and periodic updating of Limited English Proficiency Policy and other policy initiatives will occur throughout the Plan period.

9. Strengthen existing relationships and forge new public, private and philanthropic partnerships to support PHA's strategic goals

To successfully accomplish all of the goals under the Strategic Directions Plan, it is essential that PHA create new partnerships, and sustain and grow existing relationships. This strategic priority focuses on the need to identify and secure partners and resources to address the "hard" costs associated with developing new housing and preserving the existing housing portfolio and the "soft" costs associated with supporting resident employment, education, health care, youth development, and other supportive services needs.

10. Make PHA an employer of choice with an accountable, diverse, trained, and productive workforce

PHA employs more than 1,300 employees throughout its operations. Ensuring that every employee has the necessary training, tools, and other resources to do their jobs properly is the focus of this strategic priority. On an annual basis, PHA will establish and implement a training plan to build employee skills and capacity, and will conduct thorough performance evaluations designed to provide employees with meaningful feedback on their job performance.

PHA will also implement periodic employee surveys and other initiatives to encourage candid feedback on agency policies, procedures, and working conditions. Ongoing efforts to recognize and reward exemplary performance among employees will be expanded.

A major initiative under the Strategic Directions Plan involves establishing agency-wide customer service standards and metrics, providing customer service training to employees, and upgrading their customer service skills. The use of periodic surveys will be expanded to measure the satisfaction of PHA residents and others who utilize or provide services to PHA.

11. Ensure that PHA is a good neighbor and reliable community partner

PHA is committed to being a good neighbor and reliable partner to the community at large and to neighborhood residents in and around PHA's current and planned housing developments. Toward this end, PHA plans to expand opportunities to solicit feedback, listen to, and have constructive dialogues with diverse members of the community. As noted earlier, PHA plans to expand use of feedback surveys from residents, HCV participants and owners, employees, vendors, and others to support these efforts.

PHA will also work to engage residents and neighborhood groups at the early stages of planned development initiatives in order to improve the flow of information, share ideas, and provide greater opportunity for input before plans are solidified. Being a good neighbor is an ongoing priority for PHA that will be supported by a new rebranding initiative in 2015.

12. Encourage innovation and promote PHA's financial health through ongoing participation in the Moving to Work Program

Participation in the Moving to Work (MTW) Demonstration Program provides PHA with a set of tools and resources that are essential to addressing the needs of PHA's housing portfolio and residents. The regulatory and funding flexibility afforded by MTW has helped shape virtually all aspects of PHA's housing policies. It has been the single most important factor in PHA's ability to implement comprehensive redevelopment activities at distressed public housing developments, to help transform Philadelphia's neighborhoods, and to provide employment training and other supportive services to residents.

PHA's current MTW Agreement is scheduled to expire in 2018. Without a long-term extension of the current Agreement, many of the plans and strategies described in the Strategic Directions Plan – including the development and preservation initiatives detailed in Strategic Priority #1 – will be in jeopardy.

MOVING TO WORK

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

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

PHA was one of the first Housing Authorities to participate in the MTW demonstration. For 15 years, the agency thrived, largely due to the fiscal flexibility made possible by MTW. This flexibility allows PHA to break away from the one-size-fits-all public housing rules and regulations to create programs that work best for the City of Philadelphia.

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

PHA submitted its Annual Plan for Fiscal Year 2016, which provides information on activities planned by the agency under the MTW program, during the period of April 1, 2015 to March 31, 2016.

MTW Long-Term Goals and Objectives

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

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

PHA plans to implement a coordinated, comprehensive program of capital improvements, development activities, maintenance and management initiatives, and resident supportive services in FY 2016. PHA's funding for this period is unknown as of the publication date of the MTW Annual Plan; thus, the activities described herein may be modified based on actual funding levels.

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

- ***"6 in 5" Program for an Affordable Future*** – PHA established this initiative to develop, acquire, or preserve affordable housing in the City of Philadelphia. The initiative involves a range of strategies including PHA-developed projects that provide for redevelopment and/or replacement of obsolete properties; initiatives to ensure the long-term affordability of Low Income Housing Tax Credit properties; and partnerships with the City, non-profit agencies and local developers on new construction, acquisition, and substantial rehabilitation projects. PHA utilizes MTW Block Grant and other funding to support many of these developments. In FY 2016, PHA and its partners project that 317 new public housing units will come on line (see Table 1 of MTW Plan) and an additional 206 units will be placed under Housing Assistance Payments contracts (see Table 3 of MTW Plan).
- ***Neighborhood Transformation Activities at Blumberg/Sharswood and Norris/North Central Philadelphia*** - A number of additional development projects will proceed during FY 2016 that involve both MTW Block Grant and other funds, including the Phase 1 redevelopment of Blumberg Apartments and the initial phase of the Choice Neighborhood Implementation Plan at the Norris Homes development. At Blumberg, PHA was awarded a \$12.5 million, 9% Low Income Housing Tax Credit award to partially fund Phase I activities and is also engaging in a neighborhood-wide Transformation Plan through a \$500,000 Choice Neighborhoods Planning Grant. Both of these activities started in FY 2015. The City and PHA also received a \$30 million Choice Neighborhoods Implementation Grant for the Norris Homes development in North Central Philadelphia in FY 2015 and expects to finalize the first phase in FY 2016.

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- **Homeless Veterans Initiative** – Working with the City and the Department of Veterans Affairs, PHA is committed to eliminating homelessness among our nation's veterans. These activities include continuing to maximize leasing under the Veterans Affairs Supportive Housing (VASH) – which is a non-MTW program – and providing operating support for the new 18-unit IMPACT Veterans project that is currently under construction and projected to be ready for occupancy in FY 2016. The IMPACT Veterans project will utilize MTW Block Grant and other funds.
 - **Scattered Site Asset Repositioning Strategy** – PHA will continue implementation of an asset repositioning strategy for the scattered site portfolio to promote neighborhood revitalization, generate revenue, and reduce operating expenses. In addition to a disposition and auction of more than 100 vacant and obsolete scattered site properties planned for FY 2016, PHA is working with partners to develop new small scale replacement housing projects that will help to strengthen and revitalize Philadelphia's neighborhoods. PHA has also submitted an application to convert a number of long-term vacant scattered site units under the Rental Assistance Demonstration (see discussion below) in order to dispose of severely distressed units and preserve subsidy by developing replacement units. PHA is also developing master plans for a number of Philadelphia neighborhoods that are under tremendous market-rate development pressure in order to create and preserve affordable housing and allow low and moderate-income households to continue to benefit from access to and amenities of these areas. These areas include: Point Breeze, Temple Area, Brewerytown, Francisville, Spring Garden, and the Promise Zone in Philadelphia. MTW Block Grant and other funding will be used to support PHA's asset repositioning initiatives.
 - **Rental Assistance Demonstration** – In FY 2014, PHA submitted an application to convert approximately 2,899 public housing units to project-based rental assistance under the Rental Assistance Demonstration (RAD) Program. Subject to HUD approval (which potentially could occur in FY 2016), PHA may use MTW Block Grant funding and MTW programmatic flexibility to the extent allowed by HUD under the RAD Notice and related guidance as part of the RAD conversion strategy. Through the RAD conversion process, PHA plans to raise new private capital funding to rehabilitate and preserve critically needed existing housing stock.
 - **Public Safety Initiatives** – PHA will continue efforts to strengthen and improve safety and security for residents and staff including operating mobile mini-stations, bike patrols, and a Crime Suppression Team, as well as implementing automated security systems at PHA developments that allow for central control and monitoring. Using MTW Block Grant and other funding, PHA has adopted a community-policing model that links its policing activities to the broader framework provided by the City's Police Department and works in conjunction with members of the business community, faith-based organizations, community groups, non-profit groups, victim service providers, health service providers, the media, individuals, and other city agencies. In tandem, a task force consisting of residents, staff, and partners was charged with identifying other strategies to fight crime at developments under the PHA Safe, Affordable Housing for Everyone (SAFE) Program. PHA is also actively collaborating with the City and a consortium of local agencies to implement a comprehensive Youth Violence Prevention Strategic Plan.
 - **Energy Performance Contracting** - The MTW Agreement, as amended, authorizes PHA, without prior approval from HUD, to enter into new Energy Performance Contracts (EPCs) or modify existing EPCs, subject to certain limitations set forth in Attachment D. In FY 2016 and continuing thereafter, PHA will determine whether to procure an Energy Service Company (ESCO) or function as its own ESCO, and will initiate procurement of appropriate services in order to structure, plan, and move forward with implementation of an EPC. PHA anticipates that the MTW Agreement will be extended prior to 2018. Depending on the provisions of any such extension, the proposed EPC and ESCO initiatives may extend beyond the MTW Agreement's term. PHA will factor this issue into its planning and, if needed, will consult with HUD.
 - **Self-Sufficiency and Youth Development Programs** – PHA utilizes MTW Block Grant and other funds – including private and other funds raised through the PhillySEEDS entity – to support extensive youth development, adult education, employment and training, nutrition, and other supportive services. In FY 2016, PHA plans to enhance scholarship, after-school, summer camp, and preschool programming. This includes enhancements to the Out of School Time youth programs which include homework assistance, project-based learning, work experience, community service and recreation, including edutainment. Under the PHA Scholars Program, PhillySEEDS has awarded just over \$360,000 in scholarships to 89 residents since 2013. A new initiative, Scholars Internship Program (SIP), will be launched to augment the existing scholarship program by offering internships to scholarship recipients in their major area of study. PHA also plans to continue its Summer Food Service Program at 20 conventional sites. The program is partially funded by the Pennsylvania Department of Education. PHA augments it with summer camp activities. PHA will also continue to offer a broad array of self-sufficiency services focused on helping residents prepare for the workforce and obtain jobs with living wage incomes. PHA's program design incorporates appropriate incentives and disincentives, is evidence-based and

is outcome-driven. A critical ongoing objective is for PHA to maximize and leverage its investments through innovative partnerships with State, City, and non-profit agencies, universities, and social services organizations. A major focus in FY 2016 will be to improve employment outcomes and prepare residents to benefit from economic activity in both the Norris and Sharswood/Blumberg Choice Neighborhoods. The Pre-Apprenticeship Program will continue to train residents for building maintenance employment and provide some customized training for residents from Norris Homes. In FY 2016, PHA will build on this foundation, including seeking Jobs Plus funding for self-sufficiency objectives in targeted communities.

- **Second Chance Initiative** – PHA has begun to implement a time-limited, ten voucher pilot program to provide supportive services and housing subsidies to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and the Mayor's Office of Reintegration Services (RISE) Program. PHA projects that the program will reach full utilization by the end of FY 2016.
- **Nursing Home Transition** – PHA will continue to work with the City and State to provide affordable housing opportunities for people with disabilities who are able to transition from nursing homes to community-based settings.
- **Asset Management** – Utilizing MTW flexibility, PHA has established a Local Asset Management Plan, as defined in Appendix A of the MTW Plan. In FY 2016, PHA will continue efforts to consolidate and streamline property management and maintenance operations based on asset management principles. The goal of this effort is to more closely align PHA's asset management to multi-family industry norms, with allowances for the unique features of PHA's organization and portfolio.
- **Rent Simplification Initiatives** – PHA will continue to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency.

In tandem with its MTW implementation activities, PHA will implement other initiatives in FY 2016 that do not specifically require MTW authority or Block Grant flexibility to administer. Highlights of PHA's planned Non-MTW activities include:

- **Reducing Homelessness Initiative** – In addition to the homeless veterans initiatives noted above, PHA will continue to actively collaborate with the City, social service, and local nonprofit agencies on a series of initiatives to reduce and help prevent homelessness. Under the Blueprint to End Homelessness program, PHA plans to provide 500 housing opportunities annually for formerly homeless families that are leaving transitional housing.
- **HCV Mobility Pilot Program** – PHA will continue implementation of the Housing Choice Voucher Mobility Program in partnership with Quadel. The overall goal is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City of Philadelphia. Participants are provided with a broad range of supportive services, housing counseling, and other efforts to promote the successful transition to higher opportunity areas.
- **Improving Access to PHA Programs and Services** – PHA will expand its efforts to ensure open access to PHA programs to non-English speakers. Implementation of the Board approved Limited English Proficiency Policy will continue including the provision of translation services, development of new translated forms, and other efforts to promote access and diversity.
- **Lease Enforcement** – PHA will strengthen its internal efforts to ensure enforcement of all lease provisions, including increasing rent collections and ensuring timely management responses to lease violations.
- **Better Buildings Challenge** - In October 2013, PHA became a partner in the U.S. Department of Energy's Better Buildings Challenge (BBC), signing a commitment to reduce energy consumption across its entire portfolio by at least twenty percent (20%) over the ten (10) years measured from the base year of 2010. The BBC partnership agreement required PHA to initiate a 'showcase project' of energy retrofit measures by October 2014, and PHA has developed a plan for the installation of energy conservation measures at Morton Homes during FY 2015 and 2016. And, in implementing its commitment to reduce overall energy consumption, PHA will begin work on an EPC, as described above, and other significant energy conservation measures at suitable sites.
- **Smoke-Free Initiative** – Subject to approval by the Board of Commissioners, in FY 2016, PHA plans to prohibit smoking at all conventional, Low Income Housing Tax Credit, and scattered site residential units for all existing and new developments. Procedures for implementation will be developed with input from resident leadership and the Board. PHA will coordinate the provision of smoking cessation information and/or assistance to all interested residents in conjunction with the Philadelphia Department of Public Health and other partners.
- **Office of General Counsel Initiatives** – In FY 2016, OGC will continue to direct and respond to all PHA legal matters, ensuring careful oversight and control of expenditures on outside legal counsel. Among many other

initiatives, OGC will support the PHA Board of Commissioners in refining by-laws, improving meeting practices and procedures, and other governance matters. OGC will also work closely with PHA operational departments in ongoing efforts to enhance lease enforcement; provide support to PHA's extensive development initiatives including the evaluation and processing of RAD conversion applications; and assist in improving PHA's risk mitigation strategies.

- **Supply Chain Initiatives** – Supply Chain plans to implement improvement efforts in FY 2016, including activities to expand supplier outreach; increase involvement of MBE/WBE entities as PHA vendors; reduce processing times for invoice approvals and vendor solicitations; and strengthen the vendor evaluation process. A goal of improving scheduling efficiency and reducing PHA's vehicle fleet size has also been established for FY 2016. A new Investment Recovery Program will be developed to maximize the value of surplus or obsolete assets through online auctions and other revenue generating activities.
- **Automation Initiatives** – Other efforts to improve customer service and streamline PHA's operations will continue in FY 2016. Planned efforts led by PHA's Information Systems Management Department include: upgrading PHA's Oracle/PeopleSoft Enterprise System for Financial, Supply Chain, Inventory and Grant Applications; implementing additional video and surveillance systems for the remaining PHA's developments, subject to funding availability; and implement Section 3 tracking application and integrate it with the existing Section 3 Job Bank.
- **Grant Opportunities** - PHA plans to actively pursue other funding opportunities that may include Jobs Plus, Choice Neighborhoods Implementation for Blumberg/Sharswood, Family Self Sufficiency Coordinator, Summer Food Service Program and others. PHA will periodically review and revise ongoing initiatives (both MTW and non-MTW activities) as needed in response to current conditions and priorities and to take advantage of new/emerging opportunities.

For more details, please see Appendix A.

SECTION II - HOUSING OPERATIONS, PRODUCTION, AND DEVELOPMENT

The transformation of PHA's operations is ongoing and the agency welcomes change. To achieve the maximum benefit, PHA is employing a holistic approach as it creates quality, affordable housing opportunities, while at the same time offering programs and incentives for residents to improve their career possibilities and their lives.

Over the past year, PHA has accomplished or surpassed its goals in a number of key areas. The information that follows are highlights of PHA's achievements during its 2015 fiscal year.

PUBLIC HOUSING OPERATIONS

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. The community and residents depend on PHA to deliver top-notch property management. As of March 2015, the agency serves over 13,000 households with management and maintenance services geared toward private sector standards with constant improvement as a goal.

PHA owns and operates over 15,000 units and offers a variety of housing to applicants so they can choose the type that best fits their family's needs. PHA-owned sites include conventional multi-family developments and scattered-site row home type properties.

PHA's Public Housing rental portfolio is separated into three categories: (i) PHA-owned properties, (ii) Low Income Tax Credit Properties that are owned by a limited partnership and managed by a PHA-controlled company called the Philadelphia Asset & Property Management Corporation (PAPMC) and (iii) privately-owned public housing units that are funded by PHA (the "Alternatively Managed Entities").

PAPMC is a private affiliate of PHA that manages developments that were constructed or rehabilitated using Limited Partnerships and with funding from Low Income Housing Tax Credit (LIHTC). PAPMC is a non-profit, management entity that is a separate non-profit created by PHA to manage these properties. Each LIHTC Limited Partnership site maintains its own waiting list. Interested parties can apply to both PHA and PAPMC properties through PHA's Admissions page. PHA waitlists are currently closed; however, senior-only developments and special programs remain open.

PHA provides a public housing operating funding subsidy to the Alternatively Managed Entities (AMEs) which provide privately managed public housing opportunities. These AME are privately run but are overseen by PHA and the AME developments manage their own waitlist.

LEASED HOUSING OPERATIONS

The agency's Housing Choice Voucher (Section 8) program greatly increased the number of people it serves by providing vouchers to more than 18,000 families in Philadelphia. PHA had an extensive waiting list of applicants for entry into the program. To streamline the process, PHA surveyed its current waiting list and eliminated parties that did not qualify for the HCV program, were unresponsive to the survey or were no longer interested in obtaining a voucher. This process decreased the number of applications on the waiting list by more than half to 26,000. The process allowed PHA to more quickly house applicants from the waiting list. The agency also awarded 13 new Project-Based Voucher contracts with private, non-profit partners, creating over 300 new housing opportunities.

HOUSING DEVELOPMENT

PHA seeks to continue and expand its highly successful development and redevelopment efforts in order to increase and improve quality affordable housing opportunities for individuals and families. To do so, the agency is partnering with public, private, non-profit, and philanthropic organizations to increase affordable housing production and is dedicating efforts to serve populations with particular needs.

PHA is committed to developing vibrant communities and revitalizing Philadelphia's neighborhoods through its development activities.

PHA's Capital Projects and Development Department is also leading the agency's sustainability efforts by embracing green standards for new construction and retrofits.

"6 IN 5" INITIATIVE

To address the growing demand for affordable housing, PHA launched the "6 in 5" Initiative, with the aim of creating and preserving 6,000 units of affordable housing over a period of five years. The Faircloth Amendment of 1998 capped the number of public housing units nationally. Due to redevelopment of high-density sites into lower density communities, PHA is more than 6,000 units under its statutory cap.

To meet the goal of adding 6,000 units in five years, PHA has developed three strategies:

1. PLANNED NEW PUBLIC HOUSING UNITS DURING FY 2015

| Project Name | # of Units | Anticipated Start |
|---|--------------|-------------------|
| Blumberg Stage 1 | 57 | 2015 |
| Blumberg Stage 2 | 96 | 2015 |
| Blumberg Stage 3 | N/A | 2015 |
| Blumberg Stage 4 | N/A | 2016 |
| Blumberg Stage 5 | 100 | 2016 |
| Blumberg Stage 6 | N/A | 2016 |
| Blumberg Stage 7 | 83 | 2017 |
| Blumberg Stage 8 | 68 | 2018 |
| Blumberg Stage 9 | 100 | 2016 |
| Blumberg Stage 10 | 200 | 2018 |
| Blumberg Stage 11 | 100 | 2019 |
| Queen Lane | 55 | 2017 |
| Queen's Row - Market Rate | 5 | 2015 |
| Queen's Row - ACC | 24 | 2015 |
| Markoe Street Phase 3 | 6 | 2015 |
| Strawberry Mansion | 67 | 2016 |
| Oakdale Street | 12 | 2014 |
| Gordon Street | 21 | 2014 |
| Scattered Sites | 142 | 2013 |
| 1010-1012 S 20th Street | 4 | 2015 |
| LEB Community Building | N/A | 2014 |
| Norris Phase 1- Home Ownership | 25 | 2016 |
| Norris Phase 2-Rental | 86 | 2016 |
| Norris Phase 3-Rental | 60 | 2018 |
| Norris Phase 3-Home Ownership | 5 | 2018 |
| Norris Phase 4-Rental | 121 | 2019 |
| Scattered Sites Repositioning | 300 | 2015 |
| Pepper School/Communications Annex (Eastwick) | 400 | TBD |
| Walton School (Strawberry Mansion) | 55 | 2016 |
| Total | 1,287 | |

The agency started construction on four affordable housing developments: the Oakdale Street and Gordon Street Apartments in the Strawberry Mansion neighborhood, and the Queen Lane and Queen's Row Apartments in Germantown. These developments will be completed in 2015, adding 117 new affordable housing units to PHA's portfolio.

Additionally, in November 2014, PHA's Board approved the purchase of four former schools for future use for \$3 million. The Communications Technology High School, George Pepper Middle School, and Rudolph Walton Elementary School will all be developed for new housing opportunities while the John Reynolds School will host a state-of-the-art grade school in the Blumberg/Sharswood neighborhood.

2. PRESERVATION

With the aging of existing affordable housing, preservation is a key component in PHA's affordable housing plan for Philadelphia. In its own housing supply, PHA will renovate its viable scattered sites units. Over the next five years, PHA estimates that 2,200 tax credit units will expire if preservation is not undertaken. PHA has issued an RFP to provide both public housing subsidy and project-based housing choice voucher subsidies to ensure that existing affordable housing units, especially those that provide needed social services to special populations such as the aging, homeless and disabled, will have sufficient funds to continue to provide those housing opportunities.

3. PARTNERSHIP

With approximately 98,581 individuals on PHA's waiting lists for housing, it is clear that PHA cannot meet the need on its own. PHA has issued a solicitation for unit-based subsidy and project-based vouchers and seeks to partner with other organizations interested in developing affordable housing opportunities. PHA also plans to offer some scattered sites properties to Community Development Corporations for affordable housing development.

| Development | Project/Sponsor | Neighborhood Location | Target Population | Total Units |
|--------------------------------|---------------------------------------|--------------------------|---------------------------------|-------------|
| Impact Veterans | Impact Services | North Philadelphia | Veterans and their families | 18 |
| Gaudenzia Foundation, Inc. | Gaudenzia Foundation, Inc. | North Philadelphia | Low-income families | 22 |
| Inglis Community Life Center | Inglis House | West Philadelphia | Low-income seniors and disabled | 40 |
| Liberty Housing | Marine Club Condominiums | Midtown Philadelphia | Disabled | 6 |
| NewCourtland Apts at Allegheny | NewCourtland | North Philadelphia | Seniors | 56 |
| HELP 7200 Grovers Lane | HELP USA | West Philadelphia | Veterans | 15 |
| 810 Arch St | Project HOME | Center City Philadelphia | Homeless | 48 |
| Venango St. | Project HOME | North Philadelphia | Homeless | 17 |
| Kate's Place | Project HOME | Center City Philadelphia | Homeless | 5 |
| JBK Soul Homes | Project HOME | Fairmount | Alcohol dependency and homeless | 15 |
| Liberty Resources | Liberty Resources | Northeast Philadelphia | Disabled | 7 |
| Los Balcones | Norris Square Civic Association | North Philadelphia | Low-income families | 22 |
| Walnut Park | Walnut Park Associates LLC | West Philadelphia | Seniors | 3 |
| Paseo Verdes | Transit Village Affordable Housing LP | North Philadelphia | Low-income families | 19 |
| Mt. Vernon | Mt. Vernon LP | West Philadelphia | Low-income families | 15 |
| NewCourtland at Cliveden | NewCourtland | Germantown | Seniors | 32 |
| Total | | | | 340 |

| Project Name | # of Units |
|--------------------------|------------|
| Third Party Development | |
| IMPACT Services | 26 |
| NewCourtland – Allegheny | 60 |
| Centennial Village | 49 |
| St. Francis Villa | 40 |
| 4050 Apartments | 20 |
| Total Units | 195 |

In its continuing efforts to cultivate public/private collaborations and increase affordable housing, PHA's Board of Commissioners at its December 2014 meeting approved a long term ground lease for some vacant PHA property with Pennrose Properties to build 96 housing units on two acres of vacant land at its Falls Ridge site in Northwest Philadelphia. The ground lease of this property will allow private funds to be used on publicly owned property to develop new affordable and market rates units. This mixed income development will start construction during 2015 and expects to be completed in late 2016.

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT – NORTH CENTRAL PHILADELPHIA

PHA, the City of Philadelphia, and several other partners also won a \$30 million Choice Neighborhoods Implementation Grant from HUD to revitalize the North Central neighborhood around Temple University. The plan calls for 297 total units, including 147 new and refurbished units at PHA's Norris Apartments site.

RENTAL ASSISTANCE DEMONSTRATION

PHA is reviewing its portfolio of properties to submit a second application to HUD's Rental Assistance Demonstration Program (RAD), which would permit PHA to access private capital to address its enormous capital needs backlog (estimated at over \$1 billion) relative to available federal capital funding. RAD offers the potential to raise significant levels of private equity funding to rehabilitate and preserve PHA's existing housing stock.

SCATTERED SITES REPOSITIONING STRATEGY

PHA has the largest scattered sites portfolio of any housing authority in the country; the agency once owned approximately 8,000 scattered site units across the City. Many of them were acquired in the 1960s and 1970s and some were built over a century ago. These properties have become increasingly difficult to manage, given their age, the state of disrepair of some, and the agency's limited resources.

Two years ago, PHA began an evaluation study to create an appropriately-sized portfolio that the agency can manage and maintain efficiently. Under the new repositioning strategy, PHA will evaluate units as they become vacant, preserve units located in areas of opportunity that can be feasibly modernized, and work with City agencies, affordable housing developers, community development corporations, and others to address units that PHA is not able to efficiently operate.

PHA anticipates bringing 300 long-term vacant units back online for leasing by the end of 2015, as well as conducting auctions and other strategic dispositions of several hundred surplus properties.

SUSTAINABILITY

In August 2012, PHA's Board adopted a Sustainability Policy for the agency and authorized the creation of a Sustainability Working Group. PHA is committed to:

- Conducting its housing development and property management activities in a socially, environmentally, and economically responsible manner;
- Reducing its energy consumption and increasing its use of alternative energy sources;
- Minimizing its environmental impacts in the areas of waste, water, energy, and air quality;
- Providing leadership and education for its staff and resident families about best sustainability practices and healthy living choices; and
- Increasing the number of opportunities in low and high-skill green jobs.

The Better Buildings Challenge – In October 2013, PHA agreed to participate in the U.S. Department of Energy's Better Buildings Challenge (BBC) and committed to reducing its energy consumption by 20% in ten years.

Benchmarking Grant – PHA was awarded a \$50,000 grant from the Energy Foundation to begin benchmarking its energy and water consumption, in order to meet the BBC's requirement. Working with the advisors funded by the grant, PHA has begun to compile a comprehensive database of its energy consumption and expense.

Environmental Defense Fund Support – For a third summer, PHA hosted an EDF Fellow, who coordinated the PHA benchmarking effort.

In-Kind Benefits – PECO, a BBC ally, has committed to providing PHA with 10,000 compact fluorescent light bulbs (CFLs) and 1,000 energy efficient refrigerators. Implementation has begun: PECO has already distributed 3,200 light bulbs and is reviewing the first 219 requests for refrigerators.

Recycling – The agency implemented single stream recycling at 5 administrative locations (Admissions Office, Penrose, GGFE, 23rd St, and Bartram Warehouse). Since implementing in February 2014, it has diverted 496 tons of waste from landfills. Additionally, the agency continued its in-house recycling program this past year, capturing and selling 166,749 pounds of recyclable boxes, scrap metal and appliances, generating \$13,440 in revenue, and saving \$25,970 in dumpster costs. Since its implementation in November 2011, this program has sold 393,000 pounds (nearly 200 tons) of waste materials, generated revenues of \$40,518, and saved \$127,746 in dumpster costs.

HUD Grant – The agency was awarded a HUD technical assistance grant to establish a protocol for Energy Efficient Unit turnover when tenants vacate, and provide staff training.

Environmental Protection Agency Training and Jobs for Residents – The EPA has provided funding of \$199,205 to train 25 PHA residents in waste remediation and environmental health and safety. The 25 trainees will be selected from 80 applicants referred by PHA from its Section 3 Job Bank registry. Each trainee will receive 262 hours of instruction and, upon completion, certification and job placement in a full time position with one of 25 participating companies in the Philadelphia area. This training program was recognized as the Interstate Renewable Energy Council's 2013 Clean Energy Training Program of the Year.

Vehicles – PHA purchased 63 fuel-efficient vehicles and retired obsolete or inoperable vehicles.

Training – 3 PHA staff attended a HUD-sponsored training on energy procurement offered by the Association of Energy Engineers.

City-Wide Initiatives – PHA's Sustainability Coordinator was invited by the Philadelphia Energy Authority to participate in the "Energy Salon," a group convened by the agency and comprised of various stakeholders involved with energy efficiency matters. The Salon meets quarterly to discuss important energy issues. The PHA Sustainability Coordinator is also a member of the Philadelphia Solar Working Group which will develop proposals for solar incentives with a goal of 20,000 homes powered by solar by 2025.

SECTION III - RESIDENT SERVICES

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

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

YOUTH ENRICHMENT SERVICES

Boys and Girls Club of Philadelphia (B&GCP) – In partnership with PHA, the Boys and Girls Club of Philadelphia provides a safe place to learn and grow; ongoing relationships with caring, adult professionals; life-enhancing programs; and character development experiences. During the reporting period, B&GCP entered into a new contract to provide after-school programming for 150 Philadelphia Housing Authority resident youth focusing on academic tutoring, nutrition, health, dance, and overall mentoring at the John F. Street Community Center, Wilson Park and Harrison Plaza.

CATCH, Inc. – In partnership with PHA, CATCH, Inc. is under a contract to assist 30 PHA youth at Bartram Village with academic tutoring, nutrition, health, and physical fitness.

DREAM, Inc. – In partnership with PHA, DREAM is under contract to provide 30 PHA youth with mentoring and academic tutoring at the Fairhill and West Park developments.

Philadelphia Youth Network, Inc. – A nationally recognized leader in youth workforce development, the Philadelphia Youth Network is a non-profit organization that serves as a catalyst for collective action by developing and delivering models that change systems and improve educational and economic outcomes for youth. Student Success Centers help youth design their post-secondary readiness plans and coordinate services within neighborhood high schools. In partnership with PYN, PHA provided over 80 summer jobs to youth residents.

PHA Internship Program – PHA has committed to hiring 20 resident students for a 10 week internship this summer. Interns will be placed in various departments throughout PHA.

SENIOR PROGRAMS

PHA continues to provide affordable housing opportunities to seniors able to transition out of nursing homes back into a home and community-based setting. This program, coupled with the redevelopment of PHA's Older Adult Daily Living Centers and Senior Centers helps PHA's seniors remain healthy and active by offering much-needed health care and social services in conjunction with affordable housing.

EDUCATION

HEALTH EDUCATION

PHA continued to partner with local health organizations to improve access to resources, raise awareness of health issues, and expand classes and information sessions on diabetes, cancer, and nutrition. As part of those efforts, the agency executed a Memorandum of Understanding with the Philadelphia Health Management Corporation and the Drexel University College of Nursing.

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

GED PROGRAMS

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

JOB TRAINING AND EMPLOYMENT PROGRAMS

PRE-APPRENTICESHIP

The comprehensive job training course teaches residents maintenance and repair skills. Graduates go on to become apprentices and ultimately full-time PHA employees with union cards and union wages.

The improved program sought to correct the deficiencies in the original program specifically around employment opportunity in the building trades for PHA's resident graduates. The new Pre-Apprenticeship Program emphasizes job placement and job retention for participants. The program is a partnership between PHA and three local employee labor unions - District Council 21, Laborers Local 332, and SEIU 32 BJ – Maintenance Mechanics.

Pre-Apprenticeship also serves as a pipeline to meeting PHA's commitment to have residents comprise at least 25 percent of the agency's workforce. Currently, 9 percent of PHA's employees are also PHA residents.

SECTION 3

Section 3 of the HUD Act of 1968 requires recipients of certain HUD financial assistance to provide job training, employment, and contract opportunities for low (or very low) income residents in connection with projects and activities in their neighborhoods to the greatest extent possible.

In FY 2015, approximately 168 Section 3 hires were made by PHA contractors, 39 of which are PHA residents. In addition, PHA utilized its job bank which is designed to connect residents with job and training opportunities offered by PHA contractors and vendors in a variety of different industries. Of the 30 jobs posted to the Section 3 Job Bank, over 14 of those jobs have been matched with qualified PHA residents. The interview and placement process for these jobs is currently underway.

COMMUNITY PARTNERS PROGRAMS

The Community Partners Program assists residents with life skills and career training. PHA partners with local organizations to provide its residents with free educational and training opportunities to help them attain economic independence, empowerment, and self-sufficiency through education and job training.

During the past fiscal year, PHA's Community Partner Programs included Customer Service and Human Services training. Residents participated in the Workforce Ready program and Entrepreneur Works also offered training for residents seeking to start or expand their own business. Additional training included Commercial Driver's License (CDL) classes, Certified Nursing Assistant (CNA), Phlebotomy, and Medical Assistant Office Training.

The agency has program service agreements with various partners to offer these valuable training programs; they include Temple University, Community College of Philadelphia, Orleans Technical Institute, PathWays PA (which provides the Certified Nursing Assistant and Phlebotomy classes), and Smith & Solomon (which provides CDL training). All programs have overcome challenges and resident attendance has been above 90%.

HOMEOWNERSHIP

PHA is committed to helping residents become self-sufficient and make the leap to homeownership. The Homeownership Department connects prospective homeowners with housing counselors, lenders, and realtors and helps them navigate the process from credit repair to closing.

In FY 2015:

- 19 residents purchased their home through the Scattered Sites Homeownership Program;
- 23 voucher holders, including one veteran, bought a home through the HCV Homeownership Program; and
- 5 residents purchased their homes independent of financial assistance from PHA.

PHA also named Santander Bank as one of several preferred lenders. Santander will offer financial literacy classes and help more residents become self-sufficient homeowners.

RESIDENT COUNCILS

Over the past year, PHA held 47 successful Resident Council Elections as part of an unprecedented effort to increase resident participation. Many sites had not held elections for years or were holding them for the first time.

Elected resident leaders serve as the voice of the residents they represent and work in partnership with PHA to ensure residents' input is considered by PHA on various operational and administrative issues. Duly elected resident councils are eligible for tenant participation funds that may be used for resident empowerment events and programs that benefit their communities.

PHILLYSEEDS

PhillySEEDS is a duly incorporated non-profit corporation that is a wholly-owned subsidiary of PHA designed to advance educational, economic, and social services opportunities for residents. In FY 2015, PhillySEEDS saw tremendous progress in every aspect of the business and operations. Since its inception, the PHA Scholars Program distributed just over \$360,000 in scholarships to support 89 residents in their pursuit of higher education.

During the past fiscal year, PhillySEEDS launched a new website (www.phillyseeds.org), a new logo, and two new programs – Homeownership and Rental Assistance – to support residents seeking affordable housing, in addition to welcoming a new Board of Directors.

Other PhillySEEDS activities included distributing:

- More than 2,000 book bags with school supplies to residents ages 4 to 17, to ensure that they were prepared for the start of the new school year;
- 1,600 turkeys to residents at multiple developments for Thanksgiving; and
- Over \$4,000 in toys for 46 sites covering three families per site.

SECTION IV - FINANCIAL SUMMARY

Pennsylvania State law requires that all general-purpose local governments and component units publish a complete set of financial statements, presented in conformity with generally accepted accounting principles in the United States of America ("GAAP") and audited in accordance with generally accepted auditing standards ("GAAS") by a firm of licensed certified public accountants. McGladrey, LLP audited PHA's financial statements to complete a Comprehensive Annual Financial Report of the Philadelphia Housing Authority for the fiscal year ended March 31, 2014.

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

The goal of the independent audit was to provide reasonable assurance that the financial statements of PHA for the fiscal year ended March 31, 2014 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that PHA's financial statements for the fiscal year ended March 31, 2014, are fairly presented in conformity with GAAP.

FINANCIAL HIGHLIGHTS

- PHA's assets exceeded its liabilities at the close of the most recent fiscal year by \$1,097.1 Million (net assets). Of this amount, \$522.7 Million are unrestricted net assets, which include \$353.3 Million of mortgages receivable from PHA's discretely presented component units. The remaining unrestricted net position of \$169.4 Million may be used to meet PHA's ongoing obligations to clients and creditors.
- PHA's total FYE 2014 net position decreased by \$22.0 Million over FYE 2013.
- PHA's total operating revenue for FYE 2014 was \$355.7 Million, \$21.6 Million more than total operating expenses (excluding depreciation).
- PHA's total liabilities of \$101.6 Million, as of March 31, 2014, decreased \$11.7 Million compared to total liabilities as of March 31, 2013.

For more details, please see Appendix B.

Grants Management Summary

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

CAPITAL GRANTS

| Project Name | # of Units | Construction Cost | Anticipated Start | Actual Start |
|------------------------------|--------------|----------------------|-------------------|--------------|
| Blumberg Stage 1 | 57 | \$20,400,000 | 2015 | |
| Blumberg Stage 2 | 96 | \$2,100,000 | 2015 | |
| Blumberg Stage 3 | N/A | \$107,000 | 2015 | |
| Blumberg Stage 4 | N/A | \$6,000,000 | 2016 | |
| Blumberg Stage 5 | 100 | \$40,000,000 | 2016 | |
| Blumberg Stage 6 | N/A | \$40,000,000 | 2016 | |
| Blumberg Stage 7 | 83 | \$31,125,000 | 2017 | |
| Blumberg Stage 8 | 68 | \$27,200,000 | 2018 | |
| Blumberg Stage 9 | 100 | \$40,000,000 | 2016 | |
| Blumberg Stage 10 | 200 | \$80,000,000 | 2018 | |
| Blumberg Stage 11 | 100 | \$45,000,000 | TBD | |
| Queen Lane | 55 | \$17,800,000 | 2014 | 2014 |
| Queen's Row - Market Rate | 5 | \$562,959 | 2014 | 2014 |
| Markoe Street Phase 3 | 6 | \$2,100,000 | 2015 | |
| Strawberry Mansion | 67 | \$18,000,000 | 2016 | |
| Oakdale Street | 12 | \$3,500,000 | 2014 | 2014 |
| Gordon Street | 21 | \$7,550,000 | 2015 | 2014 |
| Scattered Sites | 142 | \$11,040,000 | 2013 | 2013 |
| 1010-1012 S 20th Street | 4 | \$1,155,000 | 2015 | |
| LEB Community Building | N/A | \$6,000,000 | 2015 | |
| Morton Electrical | N/A | \$3,407,682 | 2015 | |
| Morton Better Building | N/A | \$2,547,000 | 2016 | |
| Collegeview Mechanical | N/A | \$1,946,693 | 2015 | 2015 |
| Haddington Roofing | N/A | \$604,705 | 2015 | |
| Spring Garden Mechanical | N/A | \$2,500,000 | 2016 | |
| Norris Phase 1 | 100 | \$37,700,000 | 2015 | |
| Norris Phase 2 | 47 | \$15,000,000 | 2016 | |
| Total | 1,287 | \$466,848,860 | | |

PROGRAM GRANTS

| Active Grants | Award Amount | Funder | Award Date | Expiration Date |
|---|---------------------|--|--------------|-----------------|
| 2014 Summer Food Service Program | \$127,853 | PA Dept. of Education | Apr 2014 | Sep 2015 |
| Choice Neighborhood Implementation - Norris | \$30,000,000 | HUD | Jun 2014 | N/A |
| 2013 PH Program Coordinator | \$69,000 | HUD | Jun 2014 | Jun 2015 |
| Assets for Independence Congregate (AFI) Program | \$100,000 | Department of Health & Human Services, Office of Children and Families (OCF) | Sep 2014 | Sep 2019 |
| Housing Services Program | \$111,970 | HUD | Oct 2014 | Sep 2015 |
| Veterans Administration Supportive Housing (VASH) | \$820,000 | HUD-VA | Nov/Dec 2014 | N/A |
| FSS Program Coordinators | \$410,547 | HUD | Jan 2015 | Dec 2015 |
| Total Award | \$31,639,370 | | | |

SECTION V - OFFICE OF GENERAL COUNSEL

PHA's Office of General Counsel (OGC) is responsible for ensuring that the Philadelphia Housing Authority receives the highest standard of legal representation. The department provides legal advice on a wide range of matters, including: interpreting HUD's rules and regulations, reporting to HUD, representing PHA in litigation, handling administrative hearings concerning both residents and employees, counseling other departments on corporate, real estate, and employment matters, managing outside counsel, and advising on ethics matters. The following are some highlights of PHA's legal affairs in Fiscal Year 2015.

- Hiring was completed to fulfill the staffing plan established in Summer 2012;
- HUD reviewed OGC's compliance with the standard operating procedures HUD required in 2012 as a result of the Office of Inspector General's 2011 audit of outside counsel legal services contracts and found only three minor technical flaws, all of which have been corrected.
- OGC worked with the PHA Board to complete and have adopted revised by-laws for PHA.
- The Risk Management group has improved PHA's insurance profile to reduce premium costs and overall costs to PHA arising from insured and uninsured claims.
- Hundreds of claims against the litigation settlement fund for the McDowell case were administered and all is sued resolved; the fund has closed returning a balance of over \$1.2 million to PHA's operating funds.
- Numerous developments and their respective financings were closed, and substantial progress has been made to incorporate energy performance contracting and RAD into PHA's development and financing plans.
- PHA's public housing lease form was redrafted and submitted to resident leadership and Community Legal Services for review.
- OGC has initiated numerous compliance activities, including matters involving HCV procedures, 504 accessibility issues, and Section 3 compliance.
- Reduced rate energy supply contracts for electricity and gas have been procured and are expected to be executed by March 31, 2015.
- OGC staff development and training is being systematically pursued through monthly presentations at OGC staff meetings and participation with affordable housing industry associations such as the Housing and Development Law Institute (HDL), the National Association of Housing and Redevelopment Officials, and the National Academy for Housing and Sustainable Communities.

SECTION VI - OTHER RELEVANT ACTIVITIES

IMPROVING PROGRAM COMPLIANCE, PERFORMANCE, AND ACCOUNTABILITY

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

OAC continued to successfully perform investigative, audit and compliance-related activities relating to PHA's operations, programs, and services. This has reduced risks and ensured that policies, procedures, laws, and regulations are followed, established standards are met, resources are used efficiently and effectively, and PHA objectives are achieved.

In FY 2015, OAC received 753 complaints, opened 380 investigations, and substantiated 241 opened investigations. Additionally, OAC tenant and employee fraud investigations have resulted in 16 arrests and \$84,667.31 in restitution to PHA. The Internal Audit Department completed 12 planned audits and 2 reviews that were requested throughout the year. The Wage Compliance Unit issued citations totaling \$34,197.71.

In this time of shrinking federal dollars, OAC's efforts include not only realizing recoupment of monies owed, but also implementing proactive efficiencies in how PHA performs its operations. The OAC made numerous recommendations through Audit and Compliance reports aimed at improving internal controls throughout the agency and optimizing how PHA does its day-to-day business.

With the ongoing support of PHA's Board of Commissioners, the Audit Committee, PHA's executive team, PHA staff, residents, and contractors, the OAC will continue to work diligently to protect PHA's assets by combating fraud, waste, and abuse.

HONORS AND AWARDS

In FY 2015, PHA gained recognition for quality work from its industry peers.

- PHA's President and CEO Kelvin Jeremiah was honored with the Philadelphia Business Journal's Minority Business Advocate Award.
- The Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) recognized PHA with the Bellamy Award for its PhillySEEDS organization. This is the highest award that the organization can give, and is given to only one agency in the entire state. PAHRA also awarded a Certificate of Merit recognizing PHA's revamped Pre-Apprenticeship Program.
- Multifamily Executive Magazine recognized PhillySEEDS with a Merit Award for Community Service.
- The Pennsylvania Apartment Association-East recognized two PHA developments, Plymouth Hall and Emlen Arms, for Maintenance. Plymouth Hall received a Platinum Award for a perfect score of 100%, while Emlen Arms received a Gold Award with a score of 96.49%.
- The Mid-Atlantic Regional Council of the National Association of Housing and Redevelopment Officials recognized the LEED Gold Norris Apartments for outstanding achievement.

CONCLUSION

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

APPENDIX A

MTW FY 2015 ANNUAL PLAN

PHILADELPHIA HOUSING AUTHORITY



Philadelphia Housing Authority



MOVING TO WORK ANNUAL PLAN FISCAL YEAR 2015 (APRIL 1, 2014 TO MARCH 31, 2015)

**FINAL
SUBMITTED JULY 7, 2014**

PHILADELPHIA HOUSING AUTHORITY
MOVING TO WORK ANNUAL PLAN – FISCAL YEAR 2015

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I. INTRODUCTION

This Annual Plan provides information on activities planned by the Philadelphia Housing Authority (PHA) under the Moving To Work Demonstration Program (MTW) for PHA Fiscal Year 2015, i.e. the period from **April 1, 2014 to March 31, 2015**.

PHA has been an MTW agency since April 2001, operating under an MTW Agreement with the U.S. Department of Housing and Urban Development (HUD). The MTW Agreement as amended describes the authority and flexibility granted to PHA under MTW and the requirements for participation.

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

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

Through the MTW Demonstration, PHA will continue to substantially transform its properties and programs, utilizing flexibility provided by the MTW Agreement in virtually every area of agency operations. In an era of diminishing Federal resources, effective and innovative use of MTW flexibility is more critical than ever to the future of PHA and its residents.

MTW Long-Term Goals and Objectives

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

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

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

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

Ongoing and future MTW initiatives will be designed to enhance and support these priority areas.

FY 2015 Goals and Objectives

PHA has experienced dramatic reductions to its Public Housing and Housing Choice Voucher funding in recent years. While funding levels are not known for FY 2015, it appears highly unlikely that adequate funding levels will be restored. Thus, PHA will need to continue to respond to severe budget challenges by stretching budget dollars to do more with less, identifying new efficiencies, promoting sustainability and innovation in its operations wherever possible, and creatively leveraging strategic partnerships in support of the agency's mission.

Through its MTW initiatives and flexibility, PHA will implement a coordinated, comprehensive program of capital improvements, development activities, maintenance and management initiatives, and resident supportive services in FY 2015.

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

- ***“6 in 5” Program*** – PHA has established an initiative designed to create, acquire or preserve 6,000 affordable housing units over a five year period subject to funding availability. The “6 in 5” Initiative involves a range of strategies including PHA-developed projects that provide for redevelopment of obsolete properties; collaboration with the Pennsylvania Housing Finance Agency to ensure the long-term affordability of Low Income Housing Tax Credit properties; and collaboration with the City, non-profit agencies and local developers on new construction, acquisition and substantial rehabilitation projects. PHA expects to utilize MTW Block Grant funding to support many of the “6 in 5” developments. In FY 2014, PHA issued a Request for Proposals under the “6 in 5” program that generated proposals for over 1,000 units of affordable housing. In FY 2015, using MTW Block Grant and other funding, PHA and its partners plan to add 171 public housing units in the following developments: Queen Lane, Queen’s Row, Markoe Street, IMPACT Veterans and New Courtland. Subject to funding availability, PHA also anticipates construction starts for major redevelopment projects at Blumberg and Norris Homes.
- ***Homeless Veterans Initiative*** – Working with the City and the Department of Veterans Affairs, PHA is committed to eliminating homelessness among our nation’s veterans. These activities include continuing to operate the Veterans Affairs Supportive Housing (VASH) – which is a non-MTW program - and assisting in the development of the IMPACT Veterans project noted above. The IMPACT Veterans project will utilize MTW Block Grant and other funds.
- ***Scattered Site Asset Repositioning Strategy*** – PHA will continue implementation of an asset repositioning strategy for the scattered site portfolio to promote neighborhood revitalization, generate revenue, and reduce operating expenses. In addition to a planned disposition and auction of vacant and obsolete scattered site properties, PHA is working with partners to develop new small scale replacement housing projects that will help to strengthen and revitalize Philadelphia’s neighborhoods. PHA is also determining the feasibility of converting a number of long-term vacant scattered site units under the Rental Assistance Demonstration (RAD) in order to dispose of the severely distressed units and preserve subsidy by developing replacement units. Finally, PHA is currently developing master plans for a number of specific neighborhoods in Philadelphia that are under tremendous market rate development pressure in order to create and preserve affordable housing and allow low and moderate-income households the opportunity to benefit from the access and amenities of these areas. MTW Block Grant and other funding will be used to support PHA’s asset repositioning initiatives.
- ***Rental Assistance Demonstration*** – PHA is evaluating the feasibility of converting some public housing units to project-based rental assistance under the Rental Assistance Demonstration (RAD) Program. PHA is evaluating the use of both MTW Block Grant funding and MTW programmatic flexibility to the extent allowed by HUD under the RAD

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

- ***Public Safety Initiatives*** – PHA will continue efforts to strengthen and improve safety and security for residents and staff including operating mobile mini-stations, bike patrols, and a Crime Suppression Team, as well as implementing automated security systems at PHA developments that allow for central control and monitoring. Using MTW Block Grant and other funding, PHA has adopted a community-policing model that links its policing activities to the broader framework provided by the City's Police Department and works in conjunction with members of the business community, faith-based organizations, community groups, non-profit groups, victim service providers, health service providers, the media, individuals, and other city agencies. In tandem, a new task force consisting of residents, staff, and partners has been charged with identifying other strategies to fight crime at PHA developments under the PHA Safe, Affordable Housing for Everyone (SAFE) Program. PHA is also actively collaborating with the City and a consortium of local agencies to implement a comprehensive Youth Violence Prevention Strategic Plan.
- ***Self-Sufficiency and Youth Development Programs*** – Using MTW Block Grant and other leveraged funding, PHA will continue to offer a broad array of self-sufficiency services focused on helping residents prepare for the workforce and obtain jobs with living wage incomes, along with programs to support youth development and education. PHA's program design incorporates appropriate incentives and disincentives, is evidence-based and is outcome-driven. A critical ongoing objective is for PHA to maximize and leverage its investments through innovative partnerships with State, City, and non-profit agencies, universities, and other social services organizations. Over the past year, PHA made dramatic progress in restructuring its self-sufficiency programs. This included the comprehensive restructuring and re-launch of the Pre-Apprenticeship Program, the creation of a new Section 3 Resident Job Bank and the establishment of the new PhillySeeds, Inc. non-profit. PhillySeeds, Inc. has already awarded \$160,000 in scholarships to residents under the new PHA Scholars Program. In FY 2015, PHA will build on this foundation. A new partnership with Philly Works and enhanced Community Partner programming is projected to generate 250 training and job placement slots in the coming year. PHA's plans also include full implementation of a new literacy initiative, a new after school program in partnership with Cheyney University, and expanded educational programming in partnership with Drexel University, Temple University and the Community College of Philadelphia.
- ***Second Chance Initiative*** – PHA plans to implement a time-limited, ten voucher pilot program to provide supportive services and housing subsidies to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and Mayor's Office of Reintegration Services (RISE) Program.

- ***Nursing Home Transition*** – PHA will continue to work with the City and State to provide affordable housing opportunities for people with disabilities who are able to transition from nursing homes to community-based settings.
- ***Asset Management*** – Utilizing MTW flexibility, PHA has established a Local Asset Management Plan as defined in Appendix A. In FY 2014, PHA began an internal review of its asset management strategies and approach, which may result in modifications to the current plan in FY 2015. The goal of this effort is to more closely align PHA's asset management to multi-family industry norms, with allowances for the unique features of PHA's organization and portfolio.
- ***Rent Simplification Initiatives*** – PHA will continue to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency.

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

- ***Reducing Homelessness Initiative*** – In addition to the homeless veterans initiatives noted above, PHA will continue to actively collaborate with the City, social service and local non-profit agencies on a series of initiatives to reduce and help prevent homelessness. Under the Blueprint to End Homelessness program, PHA plans to provide 500 housing opportunities for formerly homeless families that are leaving transitional housing.
- ***HCV Mobility Pilot Program*** – With funding from a new HUD grant, PHA has recently commenced a new pilot Housing Choice Voucher Mobility Program in partnership with other Housing Authorities in the region, HUD, Quadel, the First Suburbs Project and other local/regional partners. The overall goal is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City of Philadelphia. Participants are provided with a broad range of supportive services, housing counseling, and other efforts to promote the successful transition to higher opportunity areas.
- ***Improving Access to PHA Programs and Services*** – PHA will expand its efforts to ensure open access to PHA programs to non-English speakers. Implementation of the Board-approved Language Access Plan will continue including the provision of translation services, development of new translated forms and other efforts to promote access and diversity.
- ***Lease Enforcement*** – PHA will strengthen its internal efforts to ensure enforcement of all lease provisions, including increasing rent collections and ensuring timely management responses to lease violations.
- ***Sustainability Policy*** – PHA has recently been awarded a Full Green Organizational Accreditation from HUD and the Sustainable Performance Institute in recognition of its comprehensive approach to sustainability and green building and management practices.

PHA has also joined HUD and the Department of Energy's Better Buildings Challenge initiative. Under this initiative, PHA has committed to reducing the energy intensity of its entire portfolio by 20% over a ten year period. Over the next year, PHA will continue its comprehensive efforts to promote sustainability, including implementation of its recently adopted Green Action Plan and Green Operations and Maintenance Manual. In addition, PHA commits to exploring initiatives that will educate and encourage PHA residents to conserve resources and take steps to use energy efficiently.

- ***No Smoking Initiative*** – To promote staff and resident health and wellness, PHA will explore implementation of a no smoking policy for all public housing, which policy shall be presented to the Board for approval. PHA will work with partners, including the City's Department of Public Health and Drexel University, in this initiative. PHA will work with resident leadership to obtain input and develop an effective implementation and resident communications strategy.
- ***Office of General Counsel Initiatives*** – Restructuring and staffing of the Office of General Counsel (OGC) was a key element of the PHA recovery effort. In FY 2015, OGC will continue to direct and respond to all PHA legal matters, ensuring careful oversight and control of expenditures on outside legal counsel. Among many other initiatives, OGC will support the newly constituted PHA Board of Commissioners in refining by-laws, improving meeting practices and procedures and other governance matters. OGC will also work closely with PHA operational departments in ongoing efforts to enhance lease enforcement; provide support to PHA's extensive development initiatives including the evaluation and processing of RAD conversion applications; and assist in improving PHA's risk mitigation strategies.
- ***Supply Chain Initiatives*** – Supply Chain plans to implement improvement efforts in FY 2015, including activities to expand supplier outreach; increase involvement of MBE/WBE entities as PHA vendors; reduce processing times for invoice approvals and vendor solicitations; and strengthen the vendor evaluation process. A goal of improving scheduling efficiency and reducing PHA's vehicle fleet size has also been established for FY 2015. A new Investment Recovery Program will be developed to maximize the value of surplus or obsolete assets through online auctions and other revenue generating activities.
- ***Automation Initiatives*** – Other efforts to improve customer service and streamline PHA's operations will continue in FY 2015. Planned efforts led by PHA's Information Systems Management division include: improvements to the Interactive Voice Response system so that residents, vendors, and the general public can easily navigate PHA's system and obtain helpful automated information including updated status; development of a Human Resources Case Management system; improvements to the Housing Choice Voucher Program web portals; development of new automated Employee Performance Evaluation systems and, upgrades to core business software, network systems, and computer hardware.

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

Background on the MTW Annual Plan

This is the fourteenth Annual Plan submitted by PHA under the MTW Demonstration Program. The FY 2015 Annual Plan incorporates new HUD requirements adopted in May 2013. The Annual Plan elements have been restructured and modified as needed to comply with HUD's regulations.

As part of each year's MTW planning process, PHA provides opportunities for residents, PHA staff and the broader community to review the proposed goals and objectives and offer feedback, consistent with the requirements of the MTW Agreement.

Prior to finalizing the Annual Plan, PHA conducted a meeting with resident leadership to discuss its contents and provide opportunities for resident input. PHA provided a thirty day public comment period to allow for resident and general public review. PHA also conducted a public hearing and obtained Board of Commissioners approval prior to submission of the Plan to HUD.

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

Planned New Public Housing Units

As part of its “6 in 5” Initiative to develop, acquire and/or preserve 6000 units of affordable housing, PHA plans to add 171 new public housing units to its inventory during the Plan year. As detailed in Table 1 below, this includes planned new units at Queen Lane, Queen’s Row, and Markoe Street, as well as units to be developed with partners New Courtland and IMPACT Veterans. Accessible units for disabled households will comprise 19 of the planned new units. Note that the actual number of public housing units developed during the Plan year may vary from the planned total based on progress in securing Low Income Housing Tax Credit funding, changes based on decisions about the Rental Assistance Demonstration program, the timing of HUD and local approvals, and other factors. Also note that Table 1 does not reflect redevelopment activity that is projected to start in FY 2015, but that is not expected to result in new units until after the period.

Table 1: Planned New Public Housing Units During FY 2015

| AMP Name and Number | Bedroom Size | | | | | | | Total Units | Population Type | # of UFAS Units | |
|--|--------------|----|----|----|----|---|----|-------------|-----------------|--------------------|-----------|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6+ | | | Fully Accessible** | Adaptable |
| TBD Queen Lane* | 0 | 9 | 26 | 20 | 0 | 0 | 0 | 55 | General | 6 | 0 |
| TBD Queen’s Row | 0 | 16 | 8 | 0 | -0 | 0 | 0 | 24 | General | 2 | 0 |
| TBD Markoe Street | 0 | 0 | 4 | 2 | 0 | 0 | 0 | 6 | General | 1 | 0 |
| TBD IMPACT Veterans | 0 | 1 | 18 | 7 | 0 | 0 | 0 | 26 | Other | 4 | 0 |
| TBD NewCourtland | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 60 | Elderly | 6 | 0 |
| Total Public Housing Units to be Added | | | | | | | | 171 | | | |

Other Population Type: Supportive Housing (Veterans)

*HUD Section 106 review ongoing

**In addition to accessible units, 129 of the 171 units will be designed to meet “visitability” standards.

Planned Public Housing Units to Be Removed from Inventory

As part of its revitalization program and ongoing portfolio assessment and repositioning efforts, PHA plans to demolish and/or dispose of a total of 1,470 units as summarized in Table 2. Planned demolition activity at Queen Lane, Blumberg and Norris Apartments is part of a

revitalization program for each of these sites, paving the way for newly redeveloped communities. PHA is also proceeding with demolition/disposition of vacant and obsolete scattered site units. PHA is planning another auction of scattered site units in the near future. Some scattered site units will be replaced by new developments sponsored by PHA and/or its partners. While Table 2 provides an estimate of the number of units to be removed from the public housing inventory during the Plan Year, the actual number may vary depending on the timetable for HUD approvals, auction activity, RAD conversion considerations, and other factors. The scattered site units listed in Table 2 include units already approved for disposition by HUD, as well as additional obsolete units for which PHA may request HUD disposition approval in FY 2015.

Table 2: Planned Public Housing Units to Be Removed During FY 2015

| PIC Dev. # / AMP and PIC Dev. Name | Number of Units to be Removed | Explanation for Removal |
|---------------------------------------|----------------------------------|--|
| PA002000024 Queen Lane* | 120 | Demolition and redevelopment of obsolete development |
| PA002000050 Norman Blumberg | 403 | Partial demolition and redevelopment of obsolete development |
| PA002000014 Norris Apartments | 147 | Demolition and redevelopment of obsolete development |
| PA 901 Scattered Sites | 32 | Disposition of obsolete scattered sites under Repositioning Initiative |
| PA 902 Scattered Sites | 87 | Disposition of obsolete scattered sites under Repositioning Initiative |
| PA 903 Scattered Sites | 23 | Disposition of obsolete scattered sites under Repositioning Initiative |
| PA 904 Scattered Sites | 47 | Disposition of obsolete scattered sites under Repositioning Initiative |
| PA 905 Scattered Sites | 79 | Disposition of obsolete scattered sites under Repositioning Initiative |
| PA 906 Scattered Sites | 73 | Disposition of obsolete scattered sites under Repositioning Initiative |
| PA 907 Scattered Sites | 68 | Disposition of obsolete scattered sites under Repositioning Initiative |
| PA 908 Scattered Sites | 73 | Disposition of obsolete scattered sites under Repositioning Initiative |
| PA 909 Scattered Sites | 175 | Disposition of obsolete scattered sites under Repositioning Initiative |
| PA 910 Scattered Sites | 143 | Disposition of obsolete scattered sites under Repositioning Initiative |

* Queen Lane Section 106 review ongoing

| | |
|--|--------------|
| Total Number of Units to be Removed | 1,470 |
|--|--------------|

Planned New Project-Based Voucher Leasing

PHA provides project-based subsidies to non-profit sponsors and private property owners through its Unit-Based Leasing and Development (UBV) MTW initiative. Table 3 below provides details on new UBV developments that PHA plans to subsidize during the Plan Year, with a projected total of 135 new units. Overall, PHA projects that 2,061 units will be under

contract and leased by the end of the Plan Year. Actual contract/leasing figures may vary based on factors, including contract terminations or suspensions, new projects approved by the PHA Board, and other considerations.

Table 3: New Housing Choice Vouchers to be Project-Based During FY 2015

| Property Name | Anticipated Number of New Vouchers to be Project-Based | Description of Project |
|--|--|---|
| Gaudenzia Foundation, Inc. (Tioga Family Center) | 24 | Target population is very low income families. Project consists of 24 units in low-rise bldgs in North Philadelphia. |
| Inglis House – Inglis Community LIFE | 40 | Target population is very low income seniors and disabled households. Project consists of 40 unit building in West Philadelphia. Supportive services are available to residents. , |
| Liberty Housing – Marine Club Condominiums | 6 | Target population is very low income disabled households. Project consists of 6 units in a mid-rise building in Midtown Philadelphia. Supportive services are available to residents. |
| Project HOME – 810 Arch Street | 50 | Target population is very low income homeless households. Project consists of 50 units in low-rise Center City location. Supportive services are available to residents. |
| Mt. Vernon Manor Phase II | 15 | Target population is very low income families. Project consists of 15 units in row homes in West Philadelphia. |

Anticipated Total New Vouchers to be Project-Based

135

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

2,061

2,061

Other Planned Changes to Housing Stock

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

PHA has received proposals from prospective partners for over 1,000 units of affordable housing in response to its "6 in 5" RFP. Over the coming year, PHA projects that it will enter into partnerships for some number of these units as funding is firmed up by the partners, including successful applications for Low Income Housing Tax Credit allocations.

PHA is currently reviewing the feasibility of converting existing public housing sites to project-based under the Rental Assistance Demonstration (RAD) program, subject to a determination that RAD conversion would: a) support the revitalization and long-term preservation of selected RAD sites; b) be financially feasible; and c) provide adequate protections for current and future term tenants. PHA may utilize MTW flexibility and MTW Block Grant Funds in its RAD

transactions subject to HUD approval. To the extent approvable by HUD on an individual transaction basis, PHA may utilize and combine other MTW funds to support the financial feasibility of RAD transactions including construction and ongoing operating costs. PHA is considering RAD conversion for some of its public housing portfolio based on an analysis of capital needs and financial feasibility. To date, PHA has partnered with the City of Philadelphia to submit an application for Choice Neighborhoods funding for Norris Homes which, if successful, will include RAD conversion of a portion of the newly developed housing units. Other RAD proposals may be submitted for Board approval in late 2013 and/or during the Plan Year. Proposals received in response to PHA's "6 in 5" RFP may be considered as replacement housing under a RAD conversion. Prior to submitting an application for RAD conversion, PHA will conduct two public meetings with residents of the impacted developments and obtain approval of the conversion application by PHA's Board of Commissioners. *(Note that subsequent to the public comment period for the MTW Plan, the PHA Board approved submission of a RAD application for selected units.)*

Subject to funding availability and completion of all HUD and other approvals, PHA intends to commence the redevelopment of Blumberg and Norris Homes during the Plan Year; however, units are not projected to come online in FY 2015.

PHA will conduct master planning activities in and around the 2300 block of North 30th Street, with the goal of developing veterans housing units. Board approval will be required for any development efforts that may result. PHA anticipates that MTW funding and programmatic flexibility will be used to support this initiative.

PHA is in the pre-development stages of a new development known as Strawberry Mansion/Oakdale which will involve the new construction of 76 infill units of rental housing in the Strawberry Mansion section of North Philadelphia. Construction is anticipated to begin in FY 2015 and conclude in FY 2016.

Additionally, PHA is expecting to begin construction of approximately 20 units of replacement scattered site units in the Point Breeze section of South Philadelphia.

Finally, PHA is working with the Philadelphia Redevelopment Authority on the potential acquisition of a partially completed 24-unit development known as Brooklyn Heights.

General Description of Planned Capital Expenditures

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

PHA maintains updated physical needs assessments including estimated replacement and/or repair costs for all PHA developments. Capital needs continue to dramatically exceed available funding.

Table 4 provides information on PHA's planned capital obligations and expenditures for FY 2015. Note that PHA is required to submit this Annual Plan in advance of receipt of federal funding information for the fiscal year. In light of continuing reductions in federal funding and the uncertainty of future funding, the information on Table 4 is preliminary and subject to change based on actual funding. Actual obligations and expenditures may vary based on other factors such as construction schedules, timing of local approvals, and new and emerging repair needs. In addition to funding for new projected units listed in Table 1 above, Table 4 includes funding for planned major redevelopment efforts that are expected to start in FY 2015 at Blumberg and Norris Homes, subject to required approvals and funding availability.

As part of a long-term strategy to consolidate PHA's operations, approximately \$40 million is budgeted to acquire, rehabilitate or construct an administrative office facility. This facility will ensure greater efficiency of operations for PHA departments, which are currently located in multiple locations throughout the City of Philadelphia. This consolidation may involve disposition or conveyance of existing administrative facilities.

In addition, PHA has or will soon select developer partners for a number of vacant properties owned by PHA throughout the City. While it is expected that the developer partners will be responsible for raising the capital funding to construct on these sites, in certain circumstances, PHA may elect to provide funding with HUD's approval (if required) in the best interests of PHA. The sites currently under consideration include:

- 2012 Chestnut Street (vacant office facility)
- Schuylkill Falls (vacant land adjacent to Schuylkill Falls HOPE VI development)
- 600 Block of North 8th Street (underutilized parking lot)
- N. 10th Street & Poplar (vacant land adjacent to Richard Allen HOPE VI development)

Table 4: Planned Capital Obligations and Expenditures During FY 2015

| Development/Project | Description | FY2015 Estimated Obligations & Expenditures |
|--|---|---|
| 2800 Block of Oakdale / Strawberry Mansion Street Planning | New construction of 79 affordable housing units (67 projected to be LIHTC/ACC public housing units, and 12 projected to be PBV units) | \$26,175,000 |
| Administrative Offices | Acquisition/Rehabilitation/New Construction | \$40,000,000 |
| Bartram Village | Window replacement of entire site | \$2,118,758 |
| Blumberg Phase I | 57 LIHTC/ACC units onsite and offsite (may be converted to RAD) | \$23,000,000 |
| Civil Capital Work - PHA Wide | Civil - Repair and replacement of exterior fences, roof, asphalt and concrete at various sites. | \$3,496,991 |
| Collegeview | Roof replacement and mechanical upgrades | \$1,176,000 |
| Conventional Site Fire Unit Rehab | Major rehabilitation | \$1,200,000 |
| Electrical Capital Work - PHA | Electrical – Repair/replace/upgrade electrical systems and lighting | \$269,735 |

| Development/Project | Description | FY2015 Estimated Obligations & Expenditures |
|---|--|---|
| Wide | | |
| Emlen Arms | Elevator upgrades | \$1,700,000 |
| Fairhill | Painting | \$125,000 |
| Haddington Homes | Roof replacement | \$604,705 |
| Harrison Plaza | Exterior brick repair and HVAC upgrade | \$3,551,305 |
| Hill Creek | Mechanical upgrade, sprinkler upgrade, electrical upgrade and fencing | \$5,273,856 |
| Holmecrest | New underground heating distribution | \$1,001,100 |
| Johnson Homes | Miscellaneous site concrete and fencing repairs | \$981,750 |
| Johnson Homes | Comprehensive modernization of public housing units, systems (Year 1 of 3) | \$20,000,000 |
| Katie B. Jackson | Roof replacement drainage and flashing | \$130,000 |
| Markoe Street Phase III | Development of 6 public housing units | \$2,000,000 |
| Mechanical Capital Work- PHA Wide | Mechanical - HVAC Upgrades - repair, replace or refurbish air conditioning units. Including chillers, roof top package units, window AC units, exhaust fans, DX split units at various sites | \$1,250,595 |
| Mill Creek Community Center | Development of a new community center at 49th and Aspen Sts. | \$4,000,000 |
| Morton Homes | Electrical upgrade and fencing | \$1,550,000 |
| Mount Olivet | Exterior envelope and moisture protection | \$500,000 |
| Neighborhood Revitalization - Scattered Site Comprehensive Rehabilitation | Scattered Sites / Physical Needs Assessment (PNA) priority and REAC site repairs / public housing unit repairs | \$8,760,000 |
| Norman Blumberg Apts. | Exterior façade work | \$683,749 |
| Norman Blumberg Apts. | Isolation of all utilities servicing the Senior building | \$3,000,000 |
| Norman Blumberg Apts. | Relocation and demolition of on-site public housing units (except Senior building) approx. 403 public housing units | \$6,000,000 |
| Norris Choice Neighborhoods Phase I | New construction of 100 units (including both public housing and PBV units) | \$1,250,000 |
| Oxford Village | REAC site repairs and window replacement | \$4,925,000 |
| Parkview | HVAC upgrades - replace unit heaters | \$40,000 |
| Plumbing Capital Work- PHA Wide | Plumbing - replacement of old and failing equipment integral to the sites with new ejector pumps, duplex sumps and sanitary piping at various sites. | \$75,000 |
| Queen Lane | Demolish 119 public housing units and development of office space, community room and 55 replacement public housing residential units | \$24,033,241 |
| Queen's Row | Acquisition and rehabilitation of 24 unit complex into public housing units | \$2,700,000 |
| Scattered Sites- Fairhill Square | Tree pruning, roof replacement, kitchen upgrades, bathroom remodeling, flooring replacements and exterior bay replacement in various units | \$377,500 |
| Scattered Sites- Francisville | Tree pruning, roof replacement, kitchen upgrades, bathroom remodeling, flooring replacements and exterior bay replacement in various units | \$357,500 |
| Scattered Sites- Germantown/Hunting Park | Tree pruning, roof replacement, kitchen upgrades, bathroom remodeling, flooring replacements and exterior bay replacement in various units | \$372,500 |
| Scattered Sites- Haddington | Tree pruning, roof replacement, kitchen upgrades, bathroom remodeling, flooring replacements and exterior bay replacement in various units | \$365,500 |
| Scattered Sites- Kingsessing | Tree pruning, roof replacement, kitchen upgrades, bathroom remodeling, flooring replacements and exterior bay replacement in various units | \$372,500 |
| Scattered Sites- Ludlow | Tree pruning, roof replacement, kitchen upgrades, bathroom remodeling, flooring replacements and exterior bay replacement | \$355,000 |

| Development/Project | Description | FY2015 Estimated Obligations & Expenditures |
|-------------------------------------|--|---|
| | in various units | |
| Scattered Sites- Mantua | Tree pruning, roof replacement, kitchen upgrades, bathroom remodeling, flooring replacements and exterior bay replacement in various units | \$347,500 |
| Scattered Sites- Oxford Jefferson | Tree pruning, roof replacement, kitchen upgrades, bathroom remodeling, flooring replacements and exterior bay replacement in various units | \$387,500 |
| Scattered Sites- Strawberry Mansion | Tree pruning, roof replacement, kitchen upgrades, bathroom remodeling, flooring replacements and exterior bay replacement in various units | \$382,500 |
| Scattered Sites- Susquehanna | Tree pruning, roof replacement, kitchen upgrades, bathroom remodeling, flooring replacements and exterior bay replacement in various units | \$382,500 |
| South Philadelphia Development | Development of approximately 20 public housing units in Point Breeze area | \$5,000,000 |
| Spring Garden Apts. | Mechanical upgrade - new site pipe and insulation | \$4,300,000 |
| Suffolk Manor | Building envelope and interior wall water damage assessment and restoration / repair | \$489,000 |
| Third-Party Capital Requests | Funding for third-party development partnerships for "6 in 5" Initiative to develop public housing units | \$5,000,000 |
| West Park Apartments | Elevator upgrades, mechanical upgrades, sprinkler upgrades and exterior brick work and painting | \$6,840,597 |
| Wilson Park | Water penetration, emergency system upgrade, sprinkler upgrade and pipe repairs | \$3,069,111 |
| TOTAL | | \$219,970,993 |

B. Leasing Information

PHA's core business involves management and oversight of over 15,000 public housing units and 18,000 Housing Choice Vouchers:

- The public housing inventory includes units for families, seniors, and people with disabilities located at conventional and scattered site properties. It also includes properties managed by Alternatively Managed Entities (AMEs) and the Philadelphia Asset and Property Management Corporation (PAPMC). PHA's inventory includes some units that are not available for occupancy because: (i) they have been approved for demolition or disposition but the demolition or disposition has not yet taken place; (ii) they have been scheduled for significant levels of modernization; (iii) they are utilized for administration or resident services purposes; or (iv) they are eligible for other HUD-authorized exclusions.
- The Housing Choice inventory changes from year to year and includes MTW tenant-based vouchers as well as vouchers authorized by HUD for special purposes such as the Veterans Affairs Supportive Housing Program, Family Unification Program, SRO Moderate Rehab and Mainstream programs. Periodically, HUD issues Enhanced Vouchers and Tenant Protection Vouchers for PHA to administer. As allowed by the MTW Agreement, PHA incorporates Enhanced and Tenant Protection Vouchers into the MTW block grant when eligible.

As required by HUD, Table 5 below provides information only on households living in “MTW units” that PHA plans to serve during FY 2015. This includes all households residing in PHA public housing units as well as HCV MTW households. Table 5 does not include households to be served under the Non-MTW HUD Special Purpose Voucher program categories noted above. The actual number of households served may vary.

Table 5: Planned Number of Households Served at End of FY 2015

| MTW Households to be Served Through: | Planned Number of Households to be Served | Planned Number of Unit Months Occupied/Leased |
|--|--|--|
| Federal MTW Public Housing Units to be Leased | 13,407 | 160,884 |
| Federal MTW Voucher (HCV) Units to be Utilized | 15,646 | 187,752 |
| Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs | 0 | 0 |
| Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs | 0 | 0 |
| Total Households Projected to be Served | 29,053 | 348,636 |

Reporting Compliance with Statutory MTW Requirements

PHA is in compliance with its MTW statutory requirements.

Description of Anticipated Issues Related to Leasing

Public Housing Program - Actual leasing figures for public housing may be impacted by development and relocation timetables. While PHA believes that its leasing projections are sound, over the course of FY 2015, construction schedules may change as a result of unanticipated site conditions, weather-related issues, and other factors. This in turn may result in scheduling changes or delays in re-occupancy and relocation activity that may ultimately impact leasing levels.

C. Waiting List Information

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

PHA operates its waiting lists in a nondiscriminatory manner that seeks to avoid unintended discriminatory effects. PHA affirmatively markets its sites in a variety of venues and periodicals to ensure that the public is aware of the availability of PHA housing. PHA treats all applicants in a non-discriminatory manner. PHA also monitors its waiting lists to determine if there are

significant changes in the percentage of protected classes and, if there were, would determine whether its affirmative marketing methods should be modified.

Table 6 provides information on PHA's waiting lists in the format required by HUD.

Table 6: Wait List Information Projected for Beginning of FY 2015

| Housing Program(s) | Wait List Type | Number of Households on Wait List | Wait List Open, Partially Open or Closed | Are There Plans to Open the Wait List During the Fiscal Year |
|---|-------------------------|-----------------------------------|--|--|
| Public Housing 1 | Other | 28,609 | Partially Open | No |
| Public Housing 2 (Tax Credit) | Site-Based Waiting List | 28,821 | Open | Waitlist is currently open |
| Housing Choice Voucher Program Tenant Based | Community-Wide | 54,368 | Partially Open | No |

Information on Partially Open Wait Lists

Public Housing wait lists are currently only open to applicants that require wheelchair accessible units; applicants aged 55 and older; and applicants referred to PHA from external agencies with whom PHA has a referral agreement as described in the Admissions and Continued Occupancy Policy (i.e. Blueprint to End Homelessness and others).

The HCV wait list is closed except for applicants who qualify for admission under HUD's Special Purpose Voucher programs including VASH, as well as applicants referred to PHA from external agencies with whom PHA has a referral agreement as described in the Administrative Plan.

Description of "Other" Wait List Type

As specified in the Admissions and Continued Occupancy Policy, PHA's Public Housing wait list combines site-based, first available, and centrally managed wait list features. Public Housing developments have site-based waiting lists that each development is responsible for managing. Applicants may select specific sites or "first available" unit citywide. Centrally managed waitlists are administered by the Admissions Department including applicants that require a wheelchair accessible unit, and those with a preference designation such as the Blueprint program.

Planned Wait List Organizational or Policy Changes

The following is a summary of wait list policy/organizational changes planned for FY 2015:

- PHA will establish site-based wait lists for new developments that come online during the fiscal year in accordance with its Admissions and Continued Occupancy Policy.

- As specified in the ACOP, PHA may close individual public housing site-based wait lists when the number of applicants on the waiting list exceeds projected vacancies.
- PHA will modify its HCV Administrative Plan as needed to reflect Board-approved policy changes, including preferences under the new Second Chance Program.
- PHA will modify its Public Housing Admissions and Continued Occupancy Policy as needed to reflect proposed policy changes to the “6 in 5” program in order to align with the City’s Office of Housing and Community Development and Pennsylvania Housing Finance Agency priorities for accessible and Special Needs units. Referrals for Special Needs units will be required to come from the City of Philadelphia's Deputy Mayor for Health and Opportunities Permanent Supportive Housing Clearinghouse, which shall act as PHA's Local Lead Agency as that term is used by the Pennsylvania Housing Finance Agency (PHFA). The Local Lead Agency is an agency that has (i) experience and responsibility in their jurisdiction for planning and assessing needs for one or more of the above referenced target populations; (ii) responsibility for funding services and organizing the service system to assure tenants get services they need in a timely and comprehensive manner; (iii) the capacity to manage a referral process consistent with fair housing laws; and (iv) be able to enter into an agreement with developers for referrals, pre-tenancy and post-tenancy services and supports. To be eligible for consideration under PHA's ACC program, developers must meet the same definition of 'supportive housing' as required by PHFA, be targeting an eligible population, have an agreement with PHA's Local Lead Agency, and have easy access to transportation services.
- PHA is also evaluating implementation of new preferences that incorporate employment, educational, and/or job training requirements as a condition of occupancy for designated newly rehabilitated units. Seniors and people with disabilities will be exempt from employment requirements, if applicable. PHA may modify its Admissions and Continued Occupancy Policy in FY 2015, subject to Board approval, to reflect these new preferences. To the extent that any such modifications require MTW authority, PHA will establish appropriate MTW activities for HUD approval in future Plans.
- PHA will continue to work with local advocacy organizations to streamline transfer processes for victims of domestic and sexual violence in furtherance of PHA’s compliance with the federal Violence Against Women Act.

III. PROPOSED MTW ACTIVITIES

PHA proposes to establish one new MTW activity in FY 2015:

MTW Proposed Activity 2015-1 Second Chance Initiative

Activity Description: PHA will use its MTW authority to support implementation of the Second Chance Housing Choice Voucher Pilot Program. PHA's Board of Commissioners approved this program in October 2013 by adoption of the Second Chance Housing Policy. The policy permits the provision of 10 tenant-based vouchers for active participants in good standing with two partner agencies – the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and the Mayor's Office of Reintegration Services (RISE) program. Housing assistance will only be available to the participants for a period of up to two years, at which point the participants will be required to transition off the program to other affordable housing. The STAR Program works in conjunction with Federal Probation and Parole, to offer ex-offenders an opportunity to reduce their parole period by one year through participation in the Re-Entry Program. Each participant signs a contract with their parole officer to transition the oversight of their parole to the two federal Judges that administer the STAR program. The STAR program collaborates with the local RISE program to provide counseling, education, job training and job placement services.

The STAR program is designed to provide multiple levels of support to returning citizens at the family, social and logistical level to assist in preventing recidivism. Participants voluntarily participate in the closely-monitored program, wherein specific criteria have to be fulfilled at regular intervals. RISE is the lead agency in the City of Philadelphia for the management of reintegration services for those formerly incarcerated in state prisons. It provides the skills, training, and education necessary for returning citizens to successfully re-integrate into society, avoid recidivism, and lead constructive, useful lives. The STAR program is a national model for aiding federal offenders in their reentry to society in coordination with RISE.

One of the barriers to successful re-entry has been access to housing. Many of the past program participants struggled to maintain employment, continue their education or reunite with their kin because they could not secure a stable home. Many participants resided with family members, paramours or friends, and these environments, typically, did not support a positive reentry into society. Therefore, PHA in partnership with the STAR and RISE programs is piloting a program that provides access to stabilized housing through the voucher program.

Participants in good standing with RISE and STAR will sign an addendum to their PHA application to allow PHA to monitor their participation in the RISE and STAR programs and to communicate with their probation officer, if applicable. Participants will also report their participation in the vocational, educational, social or community service opportunities offered by PHA and/or RISE on a quarterly basis. The collaborative reporting and participant management across PHA, STAR and RISE will help ensure that participants stay on track, access services, be good tenants. If a participant does not remain in good standing with the STAR and RISE programs they risk a return to confinement and loss of the voucher. Participants who do not meet their program responsibilities will be notified of proposed voucher termination by PHA.

They may request an informal hearing through PHA's existing process to review and appeal this decision. Vouchers will be time-limited; however, all other requirements of PHA's MTW tenant-based voucher program including tenant rent contribution will apply. At this point, PHA plans to conduct the pilot program for an initial two-year period with a limit of ten vouchers. Prior to the end of the pilot period, PHA will determine whether to continue, discontinue or expand the program in consultation with partner agencies, and will discuss as appropriate in future MTW Annual Plans and Reports.

Statutory Objective: This initiative will support the MTW statutory objective to increase housing choice for low-income individuals/families by providing housing opportunities for ex-offenders who would otherwise face enormous challenges in finding affordable housing due to screening issues and other obstacles as a result of their prior incarceration.

Anticipated Impact: PHA anticipates that this activity will allow returning citizens to obtain more affordable housing in neighborhoods with greater opportunities. PHA also anticipates that access to affordable housing in better neighborhoods will contribute to a reduction in the recidivism rate by removing barriers, such as homelessness and unstable housing, which prevent a returning citizen from successfully transitioning back into society.

Anticipated Timeline: PHA anticipates implementing this activity in FY 2015. Due to the large demand for affordable housing by participants in the RISE and STAR programs, PHA expects to issue HCV vouchers to 10 participants within the first year.

Metrics:

| <i>CE #4: Increase in Resources Leveraged</i> | | | | |
|--|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Amount of funds leveraged in dollars (increase). | \$0 | TBD* | | |

*PHA will work with partner agencies to identify amount of leverage.

| <i>HC #5: Increase in Resident Mobility</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | 0 | 10 in FY 2015 | | |

| <i>SS #1: Increase in Household Income</i> | | | | |
|--|---|---|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Average earned income of households affected by this policy in dollars (increase). | TBD – This is a new program. PHA will determine average earned income of participants following enrollment. | 0 increase in earned income in FY 2015 based on enrollment timetable. | | |

| <i>SS #3: Increase in Positive Outcomes in Employment Status</i> | | | | |
|---|------------------------------|---|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Employed Full-Time | 10 program participants* | 10 program participants in FY 2015 | | |
| | 100% of program participants | 100% of program participants in FY 2015 | | |
| Enrolled in a Job Training Program | 0 program participants | 5 program participants in FY 2015 | | |
| | 0% of program participants | 50% of program participants in FY 2015 | | |
| Enrolled in an Educational Program | 0 program participants | 5 program participants in FY 2015 | | |
| | 0% of program participants | 50% of program participants in FY 2015 | | |

**All participants are required to be employed and maintain employment as a condition of participation; however, in the event they lose employment, they will be required to either obtain a new job or enroll in an educational or job training program as a condition of participation.*

| <i>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i> | | | | |
|---|---|---|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of households receiving TANF assistance (decrease). | TBD – This is a new program. PHA will determine the number of households receiving TANF following enrollment. | TBD – This is a new program. PHA will set a benchmark after determining how many participants receive TANF. | | |

| <i>SS #5: Households Assisted by Services that Increase Self-Sufficiency</i> | | | | |
|--|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of households receiving services aimed to increase self-sufficiency (increase). | 0 | 10 | | |

| <i>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</i> | | | | |
|---|---|--|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease). | TBD – This is a new program. PHA will determine the average amount of Section 8 subsidy per household following enrollment. | TBD – This is a new program. PHA will set a benchmark after determining the average amount of Section 8 subsidy per household. | | |

| <i>SS #7: Increase in Agency Rental Revenue</i> | | | | |
|--|---|---|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| PHA rental revenue in dollars (increase). | TBD – This is a new program. PHA will determine the agency rental revenue following enrollment. | TBD – This is a new program. PHA will set a benchmark after determining the baseline agency rental revenue. | | |

| <i>SS #8: Households Transitioned to Self Sufficiency</i> | | | | |
|--|-----------------|--|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of households transitioned to self sufficiency (increase). For this program purpose, PHA defines “self sufficiency” as successfully completing the program and transitioning to other affordable housing. | 0 | 0 in FY 15 based on program enrollment timetable | | |

Data Source: PHA will use data collected from its software system, participant surveys, and the partner agencies to track the number of participants that move to better units and/or neighborhoods as a result of this activity.

Authorization: Standard MTW Agreement, Attachment C, Paragraph D (2)d – The Agency is authorized to implement term limits for HCV units designated as part of the MTW Demonstration. This authorization waives certain provisions of Sections 8 (o)(7) and 8(o)(13)(f)-(g) of the United States Housing Act of 1937, as amended (the 1937 Act), and 24 CFR 982 Subpart L and 983 Subpart E as necessary to implement the Agency’s Annual MTW Plan. PHA is limiting the term of housing assistance for participants in this activity and therefore, MTW authorization is required.

Standard MTW Agreement, Attachment C, Paragraph D.4 – The Agency is authorized to determine waiting list procedures and tenant selection procedures that differ from the currently

mandated program requirements in the 1937 Act. PHA will utilize alternative participant selection criteria for this activity and therefore, MTW authorization is required.

Standard MTW Agreement, Attachment C, Paragraph D.2.b – The agency is authorized to determine the contents of contract rental agreements that differ from currently mandated program requirements in the 1937 Act. PHA will require participants of this initiative cooperate with service providers and remain employed as a condition of assistance and therefore, MTW authorization is required.

IV. APPROVED MTW ACTIVITIES

This section of the Annual Plan summarizes and provides a status update on MTW activities that have been previously approved by HUD. As required, this section also includes summary information on MTW activities that have been closed out or placed on hold by PHA. Initiatives are numbered to reflect the fiscal year in which the MTW was initially approved, i.e. MTW Activity 2011-1 was initially approved in FY 2011.

A. Implemented Activities

MTW Activity 2011-1: Partnership Programs Initiative

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

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

PHA projects that this initiative will result in the development of new housing and service delivery programs that address populations which have not been traditionally well-served by existing programs.

This activity was approved in FY 2011 and implemented in 2012 and subsequently modified in FY 2013 to incorporate specific components applicable to the youth aging out of foster care partnership with the Philadelphia Department of Human Services (DHS). In August 2012, PHA's Board approved a resolution authorizing PHA to enter into an MOU with DHS to create up to 50 housing opportunities to assist youth aging out of the foster care system. Three (3) participating youth have been housed in public housing units, and the plan is to evaluate their progress before proceeding with additional placements. In the FY 2014 Annual Plan, PHA discussed its intention to coordinate the Partnership Initiative activities with its new "6 in 5" Initiative. The "6 in 5" Initiative was initially announced in October 2012 with the goal of creating or preserving 6,000 units of affordable housing over a five year period, subject to funding availability and successful negotiation with partner agencies and/or developers. Units will be primarily developed or acquired in a three-pronged approach including: 1) PHA acting as developer; 2) Preservation of affordable units, including those that are nearing the end of the LIHTC compliance period (in partnership with the Pennsylvania Housing Finance Agency) and other units; and 3) Open solicitation of development proposals. An open solicitation process was conducted by PHA in FY 2014. Proposals are currently under review that are projected to result in new partnership units in FY 2015-16. Two projects (IMPACT Veterans and NewCourtland) are projected to come online in FY 2015 with a combined total of 86 units. Details on the unit types and financing will be finalized through negotiations with developer/sponsors, and may include use of PBV or ACC assistance, conversion under the Rental Assistance Demonstration or other approaches. In FY 2015, PHA will also continue to explore other options to provide innovative housing and service options for targeted populations. Finally, in FY 2015, in partnership with the City and the Department of Veterans Affairs, PHA will seek HUD approval for acquisition of an existing five-story apartment building that will be rehabilitated as 55 units of affordable housing for homeless veterans and their families. The table below provides summary information on the Partnership Programs Initiative:

| Development | Sponsor/ Partner | Units/ Type | Target Population | Start Date | End Date* | MTW Flexibilities Used |
|---|--------------------------------|---|------------------------------|-----------------------|----------------------|---------------------------------------|
| IMPACT Veterans and Family Housing Center | Impact Services Corporation | 26 LIHTC public housing units | Veteran families | 6/14 | 7/15 | MTW Block Grant |
| NewCourtland Apartments at Allegheny | NewCourtland | 60 LIHTC public housing units | Elderly | 6/14 | 7/15 | MTW Block Grant |

**Estimated construction completion date, subject to change.*

Proposed Changes to Activity: No changes are proposed that require MTW authority. However, PHA is clarifying its intention to make future "6 in 5" development selections in a manner that aligns with the accessibility and special needs housing priorities of the City's Office

of Housing and Community Development and the Pennsylvania Housing Finance Agency. To the extent feasible and subject to PHA Board approval, new affordable rental housing development projects that are awarded PHA operating subsidies under the “6 in 5” program must meet the following set-aside requirements: ten percent (10%) Physical disability; four percent (4%) Hearing and Vision disability; and ten percent (10%) Special Needs.

Referrals to PHA and/or project owners for Special Needs units will come from the City of Philadelphia's Deputy Mayor for Health and Opportunities Permanent Supportive Housing Clearinghouse, which shall act as PHA's Local Lead Agency as that term is used by the Pennsylvania Housing Finance Agency (PHFA). The Local Lead Agency is an agency that has (i) experience and responsibility in their jurisdiction for planning and assessing needs for one or more of the above referenced target populations; (ii) responsibility for funding services and organizing the service system to assure tenants get services they need in a timely and comprehensive manner; (iii) the capacity to manage a referral process consistent with fair housing laws; and (iv) be able to enter into an agreement with developers for referrals, pre-tenancy and post-tenancy services and supports. To be eligible for consideration under PHA's ACC program, developers must meet the same definition of 'supportive housing' as required by PHFA, be targeting an eligible population, have an agreement with PHA's Local Lead Agency, and have easy access to transportation services.

Changes to Benchmarks, Baseline, Metrics: Under HUD’s revised MTW reporting requirements, PHA is required to revise its MTW benchmarks, baseline, and metrics for consistency with the recently established HUD Standard Metrics. The table below provides the revised information for this MTW activity. PHA will report on outcomes in the MTW Annual Report.*

| <i>HC #1: Additional Units of Housing Made Available</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). | 0 | 86 in FY 2015 | | |

| <i>CE #4: Increase in Resources Leveraged - IMPACT</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Amount of funds leveraged in dollars (increase). | \$577,000 | \$7,545,447 | | |

| <i>CE #4: Increase in Resources Leveraged - NewCourtland</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Amount of funds leveraged in dollars (increase). | \$0.00 | \$16,014,211 | | |

** The HUD Standard Metrics for this activity will depend on the MTW flexibilities required and the type of service provided at each site. As additional agreements with service providers are finalized further HUD Standard Metrics may be added depending on the terms and necessary flexibilities of the agreements.*

MTW Activity 2004-1: Neighborhood Development and Revitalization Initiatives

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

- **Design Standards** – PHA continues to implement reasonable and modest design standards for new construction and rehabilitation work that mirror current design trends and the 21st century needs of residents. Modified design standards take into account efficiencies in energy usage, construction methods and technologies, and use of interior and exterior space. PHA standards also incorporate modern amenities and the latest concepts in urban design in order to reduce the negative connotation of public housing for PHA residents and to enhance the livability and marketability of PHA's housing stock. This activity, approved and implemented in FY 2004, is ongoing.
- **Total Development Cost Limits and Housing Cost Caps** – PHA has established and maintains reasonable cost limits for development and redevelopment activities that replace HUD's Total Development Cost (TDC) limits and Housing Cost Caps (HCC). New cost limits reflect all the costs associated with developing new PHA conventional and scattered sites and rehabilitating existing units in these categories. PHA cost limits address current construction practice costs while incorporating energy efficient and environmentally sound equipment and materials used in the building process. They support the development of accessibility features in units and throughout the development. In addition, the establishment of new cost limits takes into account the market trends in construction and union labor rates, Davis Bacon rates, and costs associated with government contract work versus private market contract work. The cost limits incorporate the cost of modern design amenities to improve PHA's marketability. PHA's most recently updated MTW TDC and HCC cost limits, along with information on the methodology used to establish these cost limits, are attached as Appendix D. This activity was approved and implemented in FY 2004. PHA plans to update the cost limits in the near future, and has undertaken negotiations with its various construction trades unions to develop a project labor agreement aimed at establishing an affordable housing construction/rehab wage rates as well as work rules to improve efficiency and reduce costs.
- **Streamlined Mixed-Finance Development Process** – PHA is authorized to develop public housing through several financing methods, including the mixed-finance approach, which involves the use of private financing, Housing Choice Vouchers, and public housing development funds. According to public housing regulations, PHA and its partners may select among several ownership structures for mixed-finance transactions. These structures may include total private ownership, where PHA does not hold an ownership interest; total ownership by PHA; or a mixture of partial ownership by PHA

and its partners. The various arrangements may necessitate different documents, especially for those transactions with third party-developers/owners for which PHA will provide capital or ACC subsidy only. These mixed finance developments may consist of all public housing units or a mixture of public housing and market rate or non-public housing rental and homeownership units. This activity was approved and implemented in FY 2004 and is ongoing.

- **MTW Site and Neighborhood Standards** – PHA is authorized to implement alternate Site and Neighborhood Standards for its public housing and voucher programs, in lieu of those standards at 24 CFR § 941.202(b)-(d) and 24 CFR 983.57. PHA continues to use these standards for determining the location of existing, newly constructed, or substantially rehabilitated housing that receives MTW subsidy. This activity was approved and implemented in FY 2004 and is ongoing.
- **Streamlined Acquisition Process** – Subject to the provisions of the MTW Agreement, PHA is authorized to acquire sites without prior HUD approval, provided that the agency certifies that HUD site selection requirements have been met. Accordingly, PHA has established a public housing acquisition process as part of its streamlined mixed-finance process agreed to by HUD. This activity was approved and implemented in FY 2002. PHA recognizes that the foregoing authorization does not exempt the housing authority from environmental approvals or other approvals required outside of the U.S. Housing Act of 1937, as amended. PHA also acknowledges that it needs to identify any planned acquisitions in the MTW Annual Plan and to report on actual acquisitions in the MTW Annual Report.
- **Strategy for Development:** PHA has adopted a Development-Asset Management Strategy for Public Housing that takes a comprehensive neighborhood-by-neighborhood and block-by-block approach to redeveloping, consolidating, rehabilitating, demolishing, and acquiring and disposing of scattered site units independently and in partnership with government and other local neighborhood-based organizations. This activity was approved and implemented in FY 2005 and it is ongoing. As appropriate, PHA's new Development Principles will be used to guide all future development efforts.

Proposed Changes to Activity: No changes are proposed.

Changes to Benchmarks, Baseline, Metrics: Under HUD's revised MTW reporting requirements, PHA is required to revise its MTW benchmarks, baseline, and metrics for consistency with the recently established HUD Standard Metrics. The table below provides the revised information for this MTW activity. PHA will report on outcomes in the MTW Annual Report.

| <i>CE #1: Agency Cost Savings</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total cost of task in dollars (decrease). | TBD | TBD | | |

**HUD is requiring the use of this metric; however, PHA does not believe it is applicable in this context of this MTW activity. PHA will identify the current baseline as part of the FY 15 Annual Report and then establish a benchmark of maintaining this level going forward, i.e. PHA would not anticipate an increase in Agency Cost Savings.*

| <i>CE #2: Staff Time Savings</i> | | | | |
|--|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total time to complete the task in staff hours (decrease). | TBD | TBD | | |

**HUD is requiring the use of this metric; however, PHA does not believe it is applicable in this context of this MTW activity. PHA will identify the current baseline as part of the FY 15 Annual Report and then establish a benchmark of maintaining this level going forward, i.e. PHA would not anticipate a change in staff time savings.*

| <i>CE #3: Decrease in Error Rate of Task Execution</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Average error rate in completing a task as a percentage (decrease). | 0 | 0 | | |

**HUD is requiring the use of this metric; however, PHA does not believe it is applicable in this context of this MTW activity. PHA will identify the current baseline as part of the FY 15 Annual Report and then establish a benchmark of maintaining this level going forward, i.e. PHA would not anticipate a change in error rate.*

| <i>CE #4: Increase in Resources Leveraged</i> | | | | |
|--|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Amount of funds leveraged in dollars (increase). | \$0 | \$7.88 million* | | |

*Projected LIHTC equity leverage for Queen Lane.

| <i>HC #1: Additional Units of Housing Made Available</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). | 0 | 85 in FY 2015 | | |

| <i>HC #2: Units of Housing Preserved</i> | | | | |
|--|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). | 0 | 0 in FY 2015 | | |

| <i>HC #3: Decrease in Wait List Time</i> | | | | |
|---|--|--|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Average applicant time on wait list in months (decrease). | TBD - Average applicant time on wait list prior to implementation of the activity (in months). | TBD - Expected average applicant time on wait list after implementation of the activity (in months). | | |

| <i>HC #5: Increase in Resident Mobility</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | 0 | 85 in FY 2015 | | |

MTW 2004-2: Service-Enriched Housing for Seniors and People with Disabilities

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

- **Adult Day Care** – Adult Day Care provides non-medical supportive day services to eligible elderly persons. Adult Day Care includes assistance with activities of daily living, medication reminders, social activities, meals and snacks, and educational programs. An affiliate – Elderly and Disabled Services, LLC - administers the Adult Day Care program services. The first Adult Day Services facility is located at the Nellie Reynolds Gardens senior housing development. Both PHA residents and neighborhood residents are eligible to participate in the program. This activity was first approved and implemented in FY 2011. The facility opened in 2010. PHA plans to issue a Request for Proposals in FY 2015 in search of an operator for its Adult Day Care and Disabled Resident Homes known as the Quad Facilities.
- **Nursing Home Transition** – The Nursing Home Transition Initiative (NHTI) is a partnership with the Department of Public Welfare (DPW) that assists persons transitioning out of nursing homes with accessing affordable housing. As part of NHTI, PHA administers seventy-five (75) State-supported vouchers for referrals of disabled consumers in need of low-income housing. NHTI households may be eligible for a preference for public housing or HCV. In addition, PHA has entered into a Memorandum of Understanding (MOU) with Liberty Resources, Inc. to refer to PHA disabled households who may be eligible for a preference for public housing or HCV. PHA utilizes its MTW flexibility to increase HCV payment standards up to 120% of the HUD Fair Market Rents in order to secure housing, subject to rent reasonableness. This activity was first approved and implemented in FY 2010 and is ongoing.
- **Definition of Elderly** – An elderly person is defined as an individual who is at least 55 years old. An elderly family is defined as one with a head of household, co-head, spouse or sole member who is at least 55 years old. For the purposes of admission to public housing designated as elderly-only, the definition of *elderly* and *elderly family* for each designated project will be specified in PHA's Designated Housing Plan in effect and may differ from the foregoing definition. This activity was first approved and implemented in FY 2004 and is ongoing.

Proposed Changes to Activity: PHA completed retrofitting of accessible units required under Attachment E of the MTW Agreement; thus, this activity has been reclassified as “completed” and moved to the relevant section of the Annual Plan. No other changes are proposed.

Changes to Benchmarks, Baseline, Metrics: Under HUD’s revised MTW reporting requirements, PHA is required to revise its MTW benchmarks, baseline, and metrics for consistency with the recently established HUD Standard Metrics. The table below provides the revised information for this MTW activity. PHA will report on outcomes in the MTW Annual Report.

| <i>HC #5: Increase in Resident Mobility</i> | | | | |
|---|-----------------------------------|-------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | 0 – Adult Day Care (ADC) | 26 per year (ADC) | | |
| | 0 – Nursing Home Transition (NHT) | 75 ongoing (NHT) | | |

| <i>HC #7: Households Assisted by Services that Increase Housing Choice (Adult Day Care and Nursing Home Transition)</i> | | | | |
|--|-----------------------------------|-------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of households receiving services aimed to increase housing choice (increase). | 0 – Adult Day Care (ADC) | 26 per year (ADC) | | |
| | 0 – Nursing Home Transition (NHT) | 75 ongoing (NHT) | | |

MTW Activity 2004-3: Simplification and Streamlining of Rent and Recertification Processes for Public Housing and HCV

Description/Update: PHA is implementing a series of initiatives in the public housing and/or HCV programs designed to simplify rent calculation and the recertification, streamline administrative processes, and reduce paperwork burdens on residents and staff. The following is a summary of ongoing and planned program components:

- **Two and Three-Year Recertification** – PHA has restructured the annual and interim review processes and procedures for public housing and HCV to require recertifications every two years, except for public housing residents choosing ceiling rents who are recertified every three years. Generally, residents are not required to report changes in income between regularly scheduled recertifications. Interim recertification is required for changes in household composition. Additionally, PHA will complete EIV checks every six months for households with zero, temporary or sporadic income. Interim recertifications are restricted to one every six months; however, see proposed change below for HCV interim recertifications. Elderly and disabled households are exempted from this restriction on interim recertifications. This activity was approved and implemented in FY 2004 and is ongoing.
- **Ceiling Rents** – PHA has established ceiling rents for its public housing developments, which are periodically updated. This activity was approved and implemented in FY 2004 and is ongoing. Ceiling rents for sites managed by PAPMC are set at the Pennsylvania Housing Finance Agency ceiling rent limits in effect for LIHTC properties. PHA implemented current PHFA 40% ceiling rents at conventional and scattered sites effective as of July 1, 2013. Ceiling rents will be updated annually to reflect the then-current 40% PHFA ceiling rents. At PHA developments where tenants pay for some or all utilities, the applicable utility allowance may be applied to the ceiling rent, i.e. the ceiling rent amount may be offset by the applicable tenant-paid utility allowance amount. PHA tenants will continue to have the option of selecting either a ceiling rent or an income-based rent. PHA will apply the ceiling rent amount when it is less than the income-based rent calculation. Tenants who select an income-based rent will pay no more than 30% of adjusted income for rent. PHA may elect to phase-in rent increases to avoid serious financial hardship to residents if necessary.
- **Rent Calculation Method** – PHA has established an alternative rent structure for the HCV and public housing programs to motivate residents to work and accumulate savings. Note that residents living in LIHTC units are not subject to this system. Public housing residents may elect a ceiling rent in lieu of the income-based calculation method. PHA's rent simplification system includes the following components: establishing a single working household deduction; modifying the definition of income to exclude the first \$500 of asset income as well as certain medical-related insurance premiums; and eliminating other deductions and reducing the standard rent calculation percentage based on family size. Minimum rents have been implemented in both the leased housing and public housing programs. This activity was approved and implemented in FY 2004 and is ongoing.

- **Payment Standards** – PHA has implemented a policy in the HCV program whereby the current payment standard is applied at regular recertification. This activity was implemented in FY 2008 and is ongoing.
- **Reasonable Rent** – PHA has developed and implemented a reasonable rent policy for the HCV program whereby reasonable rent determinations are completed at initial lease up, upon request for a rent increase, and at other times PHA deems it necessary to conduct a reasonable rent re-determination. This activity was approved and implemented in FY 2008 and is ongoing.

PHA may implement across-the-board rent increases or rent freezes for properties in the HCV program. When and if an across-the-board rent increase is awarded, PHA will complete a reasonable rent determination at the time of the next annual HQS inspection and apply applicable policies related to reasonable rent when and if the rent is not reasonable. This policy was approved and implemented in FY 2005.

- **Utility Allowances** – PHA is authorized to implement a revised utility allowance methodology that includes the following components: a) HCV participants who are responsible for paying gas heat and who are eligible to participate in the PGW Customer Responsibility Program (CRP) will have the gas portion of their utility allowances calculated using an alternative methodology. Participation in the PGW CRP program places a cap on the amount of money that eligible residents will be required to pay for their gas utility payments based on household income, not consumption. Utility allowance schedules are typically determined based on an analysis of the cost of reasonable consumption based on dwelling unit size/type. PHA will utilize the PGW CRP capped amount to calculate the gas allowance due to residents, except in those limited circumstances where the CRP amount exceeds PHA's gas utility allowance schedule. The alternative utility allowance amounts will be factored into the rent calculation, including the Total Tenant Payment calculation. With this change, residents will continue to have their Total Tenant Payment limited to no more than 28% of household income. PHA has received approval to implement this initiative in the public housing program; however, only HCV implementation has taken place to date; b) Utility allowances will be phased out for residents with incomes at or above 80% of Area Median Income; c) PHA will review and modify public housing utility schedules periodically based on an assessment of available HUD funding and the requirements of the MTW Agreement and Plan. PHA may apply the HUD-determined operating subsidy pro-ratio factor to determine the actual utility schedule amounts. Revised utility allowances will be applied to a family's rent calculations at the next scheduled recertification after the allowance is adopted or at one time across all affected households. The approach taken will be at the discretion of PHA; and d) PHA will establish a minimum threshold of \$20 for payment of utility allowance payments. This activity was approved and implemented in FY 2009.
- PHA is also authorized to expand the utility allowance policy to require public housing and HCV tenants receiving either heat or electric utility allowances to enroll and

participate in the PECO Customer Assistance Plan, LIHEAP and any other applicable programs that offer reduced rates, energy usage grants, or other financial incentives to low-income households. This activity was approved in FY 2011.

- Finally, using its MTW authority, PHA will periodically, at its discretion, review HCV utility allowance schedules to determine if adjustments are required. Annual updates will not be required. This activity was first approved in FY 2014.

PHA reviews and reevaluates the impact of its rent reform initiatives on an annual basis. Current MTW rent policies do not have an adverse impact on affordability as rent for residents of both public housing and HCV (MTW vouchers) is less than or equal to 28% of adjusted household income. Public housing residents also have the option to select a ceiling rent.

Proposed Changes to Activity: No additional MTW waivers are requested. The PHA Board of Commissioners has approved a change to the Two and Three Year Recertification activity for the HCV program. Under this policy, HCV participants may request up to two (2) voluntary interim recertifications between regular recertifications. PHA may elect to adopt a similar policy in its public housing program subject to Board approval.

Changes to Benchmarks, Baseline, Metrics: Under HUD's revised MTW reporting requirements, PHA is required to revise its MTW benchmarks, baseline, and metrics for consistency with the recently established HUD Standard Metrics. The table below provides the revised information for this MTW activity. PHA will report on outcomes in the MTW Annual Report.

| <i>CE #1: Agency Cost Savings</i> | | | | |
|---|--|--|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total cost of task in dollars (decrease). | \$877,965 (based on 56,100 total estimated hours for above activities multiplied by an average \$15.65 hourly rate) | \$658,473 estimated total cost after implementation of above activities | | |

| <i>CE #2: Staff Time Savings</i> | | | | |
|--|---|--------------------------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total time to complete the task in staff hours (decrease). | 56,100 hrs estimated for above activities | 42,075 hrs (25% reduction estimated) | | |

| <i>CE #3: Decrease in Error Rate of Task Execution*- Rent Calculation Method</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Average error rate in completing a task as a percentage (decrease). | TBD | TBD | | |

**PHA implemented its revised rent calculation method in 2004, and does not have historical data on rent calculation error rates at that time. PHA will identify the current baseline as part of the FY 15 Annual Report (which already reflects error rate reductions) and then establish a benchmark of maintaining this level going forward, i.e. PHA would not anticipate future reductions to error rates.*

| <i>CE #5: Increase in Agency Rental Revenue – Utility Allowance Policy</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Rental revenue in dollars (increase). | \$0 | TBD | | |

| <i>SS #1: Increase in Household Income – HCV*</i> | | | | |
|--|---|--|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Average earned income of households affected by this policy in dollars (increase). | The average earned income of households affected by this policy in FY 14 is \$17,032. | The expected average earned income of households affected by this policy after implementation of the activity is \$17,032. | | |

** Although this activity was implemented in FY 04, HUD has only recently required PHA to track the average earned income of households affected by this policy, therefore PHA has used data from FY 14 to determine the baseline. As this activity has been implemented and on-going for over 10 years, PHA expects the average earned income of households to remain stable. For additional information see HUD's Frequently Asked Questions About HUD Form 50900 dated September 13, 2013.*

| <i>SS #1: Increase in Household Income - Public Housing*</i> | | | | |
|--|---|---|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Average earned income of households affected by this policy in dollars (increase). | The average earned income of households affected by this policy in FY 14 is \$15,187. | The expected average earned income of households affected by this policy after implementation of the activity is \$15,187.* | | |

** Although this activity was implemented in FY 04, HUD has only recently required PHA to track the average earned income of households affected by this policy, therefore PHA has used data from FY 14 to determine the baseline. As this activity has been implemented and on-going for over 10 years, PHA expects the average earned income of households to remain stable. For additional information see HUD's Frequently Asked Questions About HUD Form 50900 dated September 13, 2013.*

| <i>SS #3: Increase in Positive Outcomes in Employment Status</i> | | | | |
|---|---|--|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Employed | 4,725 work-able heads of households had earned income as of March 31, 2014. | 4,725 work-able heads of households will have earned income as of the end of FY 15. | | |
| | 36% of work-able heads of households had earned income as of March 31, 2014. | 36% of work-able heads of households will have earned income as of the end of FY 15. | | |
| Unemployed | 8,282 work-able heads of households had no earned income as of March 31, 2014. | 8,282 work-able heads of households will have no earned income as of the end of FY 2015. | | |
| | 64% of work-able heads of households had no earned income as of March 31, 2014. | 64% of work-able heads of households will have no earned income as of the end of FY 15. | | |

** Although this activity was implemented in FY 04, HUD has only recently required PHA to track the employment status of work-able heads of households affected by this policy, therefore PHA has used data from FY 14 to determine the baseline. As this activity has been implemented and on-going for over 10 years, PHA expects the employment status of work-able heads of household to remain stable. For additional information see HUD's Frequently Asked Questions About HUD Form 50900 dated September 13, 2013.*

| <i>SS #8: Households Transitioned to Self Sufficiency</i> | | | | |
|---|-----------------|--|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of households transitioned to self sufficiency (increase). | 0 households | 72 households are expected to transition to self sufficiency in FY 15. | | |

**PHA defines a households that transitions to self-sufficiency as a HCV participant who exist the program as a result of being over-income or one that receives no HAP subsidy but still qualifies as program participants.*

NOTE: PHA maintains that the above metrics do not accurately reflect the success of this activity as they do not account for unit/population turnover (i.e. households moving out and in over multiple years). The baselines set above reflect a snapshot in time and do not account for families leaving and being replaced by lower-income families resulting in the make-up of the benchmark populations being increasingly different over time.

MTW Activity 2004-4: Unit-Based Leasing and Development Program

Description/Update: Expanding the supply of affordable housing in Philadelphia continues to be a major objective of the PHA MTW Demonstration program. Under PHA's Unit-Based Leasing and Development Program ("UBV" or the "Unit-Based Program"), PHA negotiates contracts with for-profit and non-profit private sector housing providers for unit-basing PHA's local rent Subsidy using MTW block grant funds (Operating, Capital, HCV) based on property specific agreements. To date, PHA has selected Unit-Based Program for MTW HCV Funds participants through a competitive procurement process. This MTW initiative was approved and implemented in FY 2004.

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

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

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

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

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

A family residing in a UBV unit funded with MTW HCV funds may terminate the lease at any time after the initial term. The family must give advance written notice to the owner in accordance with the lease and provide a copy of such notice to PHA. Once a family terminates the lease, the family will no longer be part of the HCV or UBV program. Pursuant to PHA's MTW authority, PHA does not provide UBV participant families who want to move with tenant-based assistance with a tenant-based HCV voucher.

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

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

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

In FY 2015, PHA will continue to operate this program including, as appropriate, incorporating it into the "6 in 5" Initiative to create 6,000 units of affordable housing over a five-year period as referenced above. PHA may also issue requests for proposals for this initiative during the Plan Year.

The following table provides information on projects that are subsidized under this initiative as of the date of submission of the Plan. Additional projects that are projected to be under contract in FY 2015 are included in Table 3:

| Development Name | Sponsor | Building Type | Neighborhood Location | Total Units Under Contract | Target Population | Supportive Services |
|-------------------------|-----------------------------------|-----------------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------------|
| 1260 Housing | Columbus Property Management | Low rise apartments and row homes | Scattered sites | 164 | mental health/chemical dependency | yes |
| 1260 Housing | Columbus Property Management | Mid rise apartments | Northeast Philadelphia | 11 | mental health/chemical dependency | yes |
| Art Apartments | Pinelake Management Associates LP | Low rise apartments | West Philadelphia | 30 | families/very low income | no |

| Development Name | Sponsor | Building Type | Neighborhood Location | Total Units Under Contract | Target Population | Supportive Services |
|-----------------------------|--|--|--------------------------------|-----------------------------------|--------------------------------------|----------------------------|
| Belmont Gardens | Sarah Allen Community Homes V L P | Low rise apartments | West Philadelphia | 3 | families/very low income | no |
| Bernice Elza | Peoples Emergency Center | Low rise apartments | West Philadelphia | 6 | emancipated teens/homeless | yes |
| Bethesda Project Bainbridge | Bethesda Project Inc | Low rise apartments | South Philadelphia | 20 | homeless | yes |
| Bethesda Project South | Bethesda Project Inc | Low rise apartments | Center City Philadelphia | 4 | homeless | yes |
| Bethesda Project Spruce | Bethesda Project Inc | Low rise apartments | Center City Philadelphia | 13 | homeless | yes |
| Boriquen | Borinquen Associates Ii Limited | Scattered Row homes | North Philadelphia | 22 | families/very low income | no |
| Brentwood Parkside | Brentwood Parkside Associates | High rise apartments | West Philadelphia | 22 | seniors/families/very low income | no |
| Patriot House | Citizens Acting Together Can Help, Inc | Low rise apartments | South Philadelphia | 15 | homeless | yes |
| Chatham Court Apartments | Chatham Apts. Assoc. LP | Low rise apartments | West Philadelphia | 18 | families/very low income | no |
| Cloisters | Cloisters III Housing Partnership | Low rise apartments/duplexes and row homes | West Philadelphia | 18 | homeless | yes |
| Diamond St Venture I | Diamond St Ventures | Scattered duplexes | North Philadelphia | 14 | families/very low income | no |
| Diamond St Venture II | Diamond St Ventures | Scattered duplexes | North Philadelphia | 6 | families/very low income | no |
| Diamond St Venture III | Diamond St Ventures | Scattered duplexes | North Philadelphia | 17 | families/very low income | no |
| Dignity | Community For Dignity & Fairness | Scattered row homes | Germantown/Mt. Airy | 10 | women with children (domestic abuse) | yes |
| Dignity | Community For Dignity & Fairness | Scattered row homes | Logan (Northwest Philadelphia) | 3 | women with children (domestic abuse) | yes |
| Dignity | Community For Dignity & Fairness | Scattered row homes | Mt. Airy | 4 | women with children (domestic abuse) | yes |
| Dignity | Community For Dignity & Fairness | Scattered row homes | Germantown/Mt. Airy | 11 | women with children (domestic abuse) | yes |
| Dignity | Community For Dignity & Fairness | Scattered row homes | Germantown | 16 | women with children (domestic abuse) | yes |
| Dignity Boss | Community For Dignity & Fairness | Scattered row homes | Germantown/Mt. Airy | 8 | women with children (domestic abuse) | yes |
| Dignity Nedro | Community For Dignity & Fairness | Low rise apartments | Logan (Northwest Philadelphia) | 5 | women with children (domestic abuse) | yes |
| Dunlap School | Dunlap | Low rise | West | 35 | seniors | no |

| Development Name | Sponsor | Building Type | Neighborhood Location | Total Units Under Contract | Target Population | Supportive Services |
|--|---------------------------------|-----------------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------------|
| Venture | Management Partners LP | apartments | Philadelphia | | | |
| Edgewood Manor | Edgewood Manor Associates Ii Lp | Low rise apartments | North Philadelphia | 33 | families/very low income | no |
| Elders Place I | Penn Housing LLC | High rise apartments | Germantown | 43 | seniors | no |
| Elders Place II | Penn Housing LLC | Low rise apartments | Germantown | 38 | seniors | no |
| Fattah Homes I | PEOPLES EMERGENCY CENTER | Scattered Row homes | West Philadelphia | 6 | homeless | yes |
| Fourth St Access | Columbus Property Management | Row homes and triplexes | North Philadelphia | 24 | families/very low income | no |
| Freedom Village | Freedom Village L P | Low rise apartments | North Philadelphia | 16 | families/very low income | no |
| Gaudenzia Shelton Court | Gaudenzia Foundation Inc. | Triplex and low rise apartments | North Philadelphia | 19 | young women (chemical dependency) | yes |
| HELP Philadelphia II | HELP USA | Low rise apartments | West Philadelphia | 50 | transitional housing for women | yes |
| HELP USA (HELP PA Affordable Housing) | HELP USA | Row homes | West Philadelphia | 14 | Veterans | yes |
| Imani Homes | Imani Homes Limited Partnership | Row homes | West Philadelphia | 24 | families/very low income | no |
| Imani II | Peoples Emergency Center | Row homes | West Philadelphia | 6 | families/very low income | no |
| Imani III | Peoples Emergency Center | Row homes | West Philadelphia | 6 | families/very low income | no |
| Imani IV | Peoples Emergency Center | Row homes | West Philadelphia | 8 | families/very low income | no |
| Imani V | Peoples Emergency Center | Row homes | West Philadelphia | 11 | homeless | yes |
| Inglis Apartments at Elmwood | Inglis House | Low Rise apartments and row homes | West Philadelphia | 40 | seniors and disabled | yes |
| Inglis Housing (Morris-Klein Apts) | Inglis House | High rise apartments | West Philadelphia | 19 | seniors and disabled | yes |
| Jannie's Place | Peoples Emergency Center | low rise apartments | West Philadelphia | 6 | homeless | yes |
| JBH Homes | Project Home | Low rise apartments | Fairmount | 15 | alcohol dependency | yes |
| Kate's Place | Project Home | High rise apartments | Center City Philadelphia | 30 | homeless/ chemical dependency | yes |

| Development Name | Sponsor | Building Type | Neighborhood Location | Total Units Under Contract | Target Population | Supportive Services |
|--------------------------------|---|-----------------------------------|------------------------------|-----------------------------------|-------------------------------|----------------------------|
| Hamill Mills | Lena St Associates | Low rise apartments | Germantown | 40 | seniors | no |
| Ascension Manor | Liberty Resources | Low rise apartments | North Philadelphia | 3 | disabled | yes |
| Praveen Chestnut | Liberty Resources | Low rise apartments | West Philadelphia | 3 | disabled | yes |
| LIH Walnut | ARCH VII - LIH Walnut Associates | Low rise apartments | West Philadelphia | 14 | families/very low income | no |
| Locust Towers | Magdim Towers INC | High rise | West Philadelphia | 40 | families/very low income | no |
| Monument Rd | Methodist Family Services of Philadelphia | Low rise apartments | West Philadelphia | 11 | emancipated teens/homeless | yes |
| Monument Mews | Monument Mews | Low Rise apartments and row homes | West Philadelphia | 60 | families/very low income | no |
| Mt. Vernon | Mt. Vernon LP | Low rise apartments | West Philadelphia | 15 | families/very low income | no |
| New Courtland Apts at Cliveden | New Courtland | High rise apartments | Germantown | 32 | seniors | no |
| NPCH - Community Building | NPCH Associates | Duplex apartments | North Philadelphia | 16 | families/very low income | no |
| Parkside 2000 Associates | Columbus Property Management | Scattered triplexes | West Philadelphia | 8 | families/very low income | no |
| Parkside 2000 Associates | Columbus Property Management | Scattered triplexes | West Philadelphia | 42 | families/very low income | no |
| Paseo Verdes | Transit Village Affordable Housing LP | Row homes | North Philadelphia | 19 | families/very low income | no |
| RBM | Peoples Emergency Center | Low rise apartments | West Philadelphia | 9 | homeless | yes |
| Powelton Heights | Columbus Property Management | Low rise apartments | West Philadelphia | 30 | seniors | no |
| Kate's Place | Project Home | High rise apartments | Center City Philadelphia | 5 | homeless/ chemical dependency | yes |
| Ray's Place | Project Home | Low rise apartments | North Philadelphia | 17 | mental health/ veterans | yes |
| Regent Terrace | Regent Terrace Housing Partnership | Low rise apartments | West Philadelphia | 80 | families/very low income | no |
| Sarah Allen | Sarah Allen Community Home IV LP | Low rise apartments | West Philadelphia | 3 | seniors | no |
| Sartain School Apartments | Sartain Management Partners LP | Low rise apartments | North Philadelphia | 35 | seniors | no |

| Development Name | Sponsor | Building Type | Neighborhood Location | Total Units Under Contract | Target Population | Supportive Services |
|-------------------------------|--|---------------------------------|-----------------------------------|-----------------------------------|-------------------------------|----------------------------|
| Sedgley Apartments | MPB School Apartments LP | Low rise apartments | North Philadelphia | 16 | families/very low income | no |
| Sheila D Brown Women's Center | Sheila D Brown Women's Center | Low rise apartments | South Philadelphia | 9 | women/behavioral disabilities | yes |
| South 55th St | South 55th Street L.P. | Duplex apartments | West Philadelphia | 18 | families/very low income | no |
| Lehigh Park | St Christophers Associates L P VIII | High rise apartments | North Philadelphia | 25 | families/self sufficiency | yes |
| Susquehanna Apartments | Susquehanna Apts LP | Low rise apartments | North Philadelphia | 47 | families/very low income | no |
| Temple N 16th St | Columbus Property Management | Low rise apartments | North Philadelphia | 49 | families/very low income | no |
| Temple N Gratz St | Columbus Property Management | Low rise apartments | North Philadelphia | 40 | families/very low income | no |
| Walnut Park | Walnut Park Associates LLC | High rise apartments | West Philadelphia | 224 | seniors | no |
| Walnut Thompson | Walnut-Thompson L P | High rise and duplex apartments | Center City and West Philadelphia | 35 | families/very low income | no |
| WCRP | Women's Community Revitalization Project | Row homes | North Philadelphia | 16 | families/very low income | yes |
| WCRP | Women's Community Revitalization Project | Row homes | North Philadelphia | 38 | families/very low income | yes |
| WCRP | Women's Community Revitalization Project | Row homes | North Philadelphia | 32 | families/very low income | yes |
| WCRP | Women's Community Revitalization Project | Row homes | North Philadelphia | 12 | families/very low income | yes |
| TOTAL | | | | 1926 | | |

Proposed Changes to Activity: No changes are proposed.

Changes to Benchmarks, Baseline, Metrics: Under HUD's revised MTW reporting requirements, PHA is required to revise its MTW benchmarks, baseline, and metrics for consistency with the recently established HUD Standard Metrics. The table below provides the revised information for this MTW activity. PHA will report on outcomes in the MTW Annual Report.

HC #1: Additional Units of Housing Made Available

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|---|-----------------|----------------------------------|----------------|----------------------------|
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). | 0 units | 664 units at the end of FY 2015* | | |

** HUD requires this metric track only newly constructed and/or rehabilitated unit as additional units of housing made available. As of the end of FY 2014, 535 newly constructed or rehabilitated units received project-based assistance. An additional 129 units are anticipated to come on-line by the end of FY 15 - See Table 3 for a breakdown (excluding Liberty Housing).*

HC #5: Increase in Resident Mobility

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|---|-----------------|--|----------------|----------------------------|
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | 0 households | 1,926 households will be able to move to a better unit and/or neighborhood of opportunity by the end of FY 15. | | |

HC #7: Households Assisted by Services that Increase Housing Choice

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|--|-----------------|------------------|----------------|----------------------------|
| Number of households receiving services aimed to increase housing choice (increase). | 0 households | TBD* | | |

**HUD is requiring the use of this metric; however, PHA does not believe it is applicable in this context of this MTW activity. PHA will identify the current baseline as part of the FY 15 Annual Report and then establish a benchmark of maintaining this level going forward, i.e. PHA would not anticipate an increase in households assisted by services that increase housing choice.*

MTW Activity 2005-2: Streamline the Admissions and Transfer Process

Description/Update: PHA has established a number of MTW policies designed to streamline the admissions and transfer policies for both Public Housing and HCV Programs:

- **MTW Transfers** – PHA may authorize a limited number of split-family transfers from Public Housing to the Housing Choice Voucher Program and vice versa. These transfers are referred to as MTW transfers. PHA provides for up to 50 Housing Choice Vouchers and 50 PH units to be transferred back and forth between PH and the HCV program. No more than 100 moves are authorized per fiscal year. Eligibility is determined by PHA Senior Management on a case-by-case basis, based upon immediate need, disability needs and availability of vouchers or public housing units. Transfers are used to support witness protection activities, domestic violence prevention, and other needs. If a resident transfers from Public Housing to the Housing Choice Voucher program, that resident will be subject to HCV eligibility guidelines. This activity was approved and implemented in FY 2005 and is ongoing.
- **HCV Waiting List** – Once a family is leased under the HCV Program, the family may remain on the waiting lists for Tax Credit and Public Housing sites. Additionally, PHA may require that the family sign an agreement whereby the family acknowledges they will not be eligible for selection from the Tax Credit or Public Housing site waiting lists until the initial lease term has been completed. If the family's name comes to the top of the Tax Credit or Public Housing site waiting lists prior to completion of the initial lease term, the family will be skipped; however, they will retain their position on the waiting list. The family will be selected from the Tax Credit or Public Housing site waiting list when they have completed their initial lease term and a vacant unit is available. Additionally, the family will be subject to all applicable program screening and eligibility requirements. This initiative was approved as modified and implemented in FY 2012.
- **Public Housing Waiting List** – Once a family is housed in public housing, the family will be removed from all other scattered site and conventional PH waiting lists. However, a family may remain on the HCV and/or Tax Credit Site waiting lists. Additionally, PHA may require that the family sign an agreement whereby the family acknowledges that their name will be removed from all other scattered site and conventional PH waiting lists and they will not be eligible for selection from the HCV and/or Tax Credit Site waiting lists until the initial lease term has been completed. If the family's name comes to the top of the HCV and/or Tax Credit Site waiting lists prior to completion of the initial lease term, the family will be skipped; however, they will retain their position on the waiting list(s). The family will be selected from the HCV and/or Tax Credit Site waiting lists when they have completed their initial lease term and either a voucher or vacant unit is available. Additionally, the family will be subject to all applicable program screening and eligibility requirements. Applicants, as a reasonable accommodation, may request that their name remain on waiting lists once housed, and PHA, on a case-by case basis, will review these requests in order to accommodate the needs of a person with disabilities. This initiative was approved as modified and implemented in FY 2012.

Proposed Changes to Activity: No changes are proposed. PHA removed the previous Verification Policy activity based on a determination that no MTW authority is required to implement the policy.

Changes to Benchmarks, Baseline, Metrics: Under HUD's revised MTW reporting requirements, PHA is required to revise its MTW benchmarks, baseline, and metrics for consistency with the recently established HUD Standard Metrics. The table below provides the revised information for this MTW activity. PHA will report on outcomes in the MTW Annual Report.

| <i>HC #3: Decrease in Wait List Time – MTW Transfers</i> | | | | |
|---|--|--|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Average applicant time on wait list in months (decrease). | TBD - Average applicant time on wait list prior to implementation of the activity (in months). | TBD - Expected average applicant time on wait list after implementation of the activity (in months). | | |

| <i>HC #5: Increase in Resident Mobility- MTW Transfers</i> | | | | |
|--|-----------------|--|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase) | 0 | 25 (estimate based on recent history with MTW Transfer activity) | | |

| <i>CE #1: Agency Cost Savings – MTW Transfers</i> | | | | |
|--|--|------------------|--|---|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total cost of task in dollars (decrease). | TBD - Cost of task prior to implementation of the activity (in dollars). | TBD | Actual cost of task after implementation of the activity (in dollars). | Whether the outcome meets or exceeds the benchmark. |

| <i>CE #2: Staff Time Savings – HCV and Public Housing Waiting Lists</i> | | | | |
|--|--|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total time to complete the task in staff hours (decrease). | TBD - Total amount of staff time dedicated to the task prior to implementation of the activity (in hours). | TBD | | |

MTW Activity 2005-3: HCV Program Efficiencies

Description/Update: PHA is implementing additional efficiencies in the HCV Program designed to simplify processing and streamline administrative processes. The following is a summary of ongoing program components:

- **Moving to Work Family Agreement Addendum (MTWFAA)** – PHA has implemented a requirement for all HCV participants to sign a MTWFAA as a condition for approval of tenancy and continued occupancy. By signing the MTWFAA, participants agree to comply with all of the rules and regulations of PHA's Housing Choice Voucher Program, including the MTW-related terms and conditions described in the MTWFAA. Failure to abide by the HCV Program rules and regulations and terms and conditions of the MTWFAA may result in termination from the HCV Program. This is an efficiency measure which ensures that participants have full and accurate information on participant responsibilities at the time of entry to the program. This activity was implemented in FY 2004 and is ongoing.
- **Restriction on Elective Moves** – PHA policy regarding moves during the initial lease term and at the time of biennial recertification pertains to moves both within PHA's jurisdictions and initial moves outside of PHA's jurisdiction. Families are not permitted to move within PHA's jurisdiction during the initial term of assisted occupancy. The CEO or designee must approve exceptions to this policy. Subsequent to the initial lease term, families are permitted to move only at the time of biennial recertification or under extenuating circumstances as defined in the Administrative Plan subject to PHA management approval. Examples of extenuating circumstances include approved and documented VAWA or reasonable accommodation move requests. PHA may deny permission to move if the family violates HCV Program obligations and/or owes PHA money. This activity was approved and implemented in FY 2008 and is ongoing.
- **Criteria for Portability Moves** – PHA has established criteria for all port out moves. The criteria requires that MTW voucher participants requesting to port out provide a verified employment, education, safety, or medical/disability need to support their move to another jurisdiction. Families who are unable to provide a verified "employment, education, safety, or medical/disability need" will not be permitted to port out. PHA has established verification requirements to validate the family's employment, education, safety, or medical/disability need. If a voucher participant leases up within the City of Philadelphia, they are not permitted to port out during their initial lease term except for extenuating circumstances such as approved and documented VAWA or reasonable accommodation requests. Subsequent to their initial lease term, families may only move at the time of their biennial reexamination. Families with vouchers administered under the VASH program are not subject to this policy. This MTW activity only applies to MTW voucher participants whose initial voucher was issued by PHA or those who have subsequently been absorbed by PHA. This activity was first approved in FY 2013.

Proposed Changes to Activity: No changes are proposed.

Changes to Benchmarks, Baseline, Metrics: Under HUD's revised MTW reporting requirements, PHA is required to revise its MTW benchmarks, baseline, and metrics for consistency with the recently established HUD Standard Metrics. The table below provides the revised information for this MTW activity. PHA will report on outcomes in the MTW Annual Report.

| <i>CE #1: Agency Cost Savings – MTW Family Addendum</i> | | | | |
|--|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total cost of task in dollars (decrease). | \$0* | \$0 | | |

**PHA implemented this activity in FY 2004 and does not have baseline information available for that period. PHA believes that the implementation of the MTW Family Addendum results in cost savings as a result of elimination of redundant staff time needed to review participant responsibilities multiple times. As this activity was implemented 10 years ago, no further agency cost savings are anticipated.*

| <i>CE #1: Agency Cost Savings – Restriction on Elective Moves</i> | | | | |
|--|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total cost of task in dollars (decrease). | Not available | \$25,259 | | |

**PHA implemented this activity in FY 2007 and does not have baseline cost information available for that period. See CE#2 below for this activity for estimate of staff time savings (in hours) already achieved. The benchmark for CE#1 agency costs savings is based on an average hourly labor rate of \$15.65 times 1,614 labor hours.*

| <i>CE #1: Agency Cost Savings – Criteria for Portability Moves</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total cost of task in dollars (decrease). | \$8,451* | \$4,695 | | |

**Cost savings are calculated based on the labor hours listed below in CE#2 times an hourly labor rate of \$15.65.*

| <i>CE #2: Staff Time Savings – MTW Family Addendum</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total time to complete the task in staff hours (decrease). | 0* | 0 | | |

**PHA implemented this activity in FY 2004 and does not have baseline information available for that period. PHA believes that the implementation of the MTW Family Addendum results in elimination of redundant staff time needed*

to review participant responsibilities multiple times. As this activity was implemented 10 years ago, no further staff time savings are anticipated.

| <i>CE #2: Staff Time Savings – Restriction on Elective Moves</i> | | | | |
|---|---|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total time to complete the task in staff hours (decrease). | 1,614 hrs (based on 1,291 moves in most recent fiscal year)* | 1,614* | | |

**PHA implemented this activity in FY 2007 and does not have baseline information available for that period. Thus, the baseline reflects staff time savings already achieved. PHA has established a benchmark to continue the same or comparable level of staff time savings.*

| <i>CE #2: Staff Time Savings – Criteria for Portability Moves</i> | | | | |
|--|---|---------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Total time to complete the task in staff hours (decrease). | 540 hours (based on FY 12 port activity) | 300 hours estimated | | |

B. Not Yet Implemented Activities

MTW Activity 2014-1: Flexible Subsidy Initiative

Description/Update: Through its “6 in 5” Initiative, PHA intends to partner with qualified non-profit and for-profit developers to construct, rehabilitate, acquire, and/or preserve 6,000 units of affordable rental housing, some of which may be public housing units, over the five-year period from 2013 to 2018. PHA has recently issued a Request for Proposals (RFP) to solicit developer proposals for this initiative. This activity was approved by the PHA Board and submitted to HUD for approval in late 2013 as part of a mid-year amendment to the MTW Annual Plan for FY 2014.

In order to promote the development and preservation of quality, affordable rental units that meet the diverse needs of low-income households, including special needs populations, PHA intends to utilize MTW flexibility in limited instances where the current public housing operating subsidy level (combined with projected tenant rental income) is inadequate to ensure the long-term viability of new public housing units to be developed and/or acquired under the “6 in 5” Initiative. Under this proposed MTW activity, PHA may elect to combine public housing operating subsidy with other MTW Block Grant funds to establish a local MTW flexible subsidy level higher than the standard public housing operating subsidy amount. PHA will only use such flexibility where the project otherwise meets PHA’s stated development objectives, but is determined to be financially infeasible without the use of higher flexible subsidy funding allowable under MTW. HUD review and approval will be required for each transaction involving MTW flexible subsidies as part of the mixed-finance closing process pursuant to 24 CFR 941.

In light of the fact that the current MTW Agreement will expire in 2018 unless extended by HUD, PHA acknowledges that funding from the MTW Block Grant may not be available to support the additional operating subsidy after that date. PHA also acknowledges that the blended subsidy initiative may impact its current and future Replacement Housing Factor funds.

PHA may also request HUD review and approval of additional waivers to current public housing regulations in the interest of increasing housing choice, promoting long-term project viability, and encouraging more affordable housing development. The following waivers do not specifically require MTW authority; however, PHA is providing this information to clarify its intentions with respect to seeking additional waivers. PHA may request the following additional non-MTW waivers from HUD as part of the review and approval process for public housing mixed-finance transactions:

- Allowing the owner of public housing units that are to receive flexible subsidy, including PHA if it is the owner, to utilize public housing operating subsidy and other MTW funds, to pay for debt service associated with the project; and
- Allowing for the modification or elimination of the standard ten-year affordability “tail” in the Declaration of Restrictive Covenants.

Based on its five-year goal, PHA projects that 300 additional affordable units that utilize flexible subsidy will be achieved over a five-year period from FY 2015 through FY 2019. PHA has projected that 50% of these units will be new or substantial rehabilitation units and the remaining 50% will be preservation units.

Proposed Changes to Activity: No changes are proposed.

Changes to Metrics, Baseline and Benchmarks: As part of its submission to HUD, PHA incorporated the following HUD standard metrics for this activity.

| <i>HC #1: Additional Units of Housing Made Available</i> | | | | |
|---|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). | 0 | | | |

| <i>HC #2: Units of Housing Preserved</i> | | | | |
|--|-----------------|------------------|----------------|----------------------------|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). | 0 | | | |

C. Activities On Hold

Not applicable.

D. Closed Out Activities

The following table summarizes previously approved MTW activities that PHA has completed, discontinued, or determined do not require MTW authority to implement.

| Plan Year | Activity | Reason for Close Out | Close Out Year |
|------------------|--|---|-----------------------|
| FY 2011 | Community Service Policy | Determination made that activity does not require MTW flexibility. | FY 2013 |
| FY 2011 | Expanding Use of LIHTC | Determination made that proposed activities were covered under Partnership and Unit-Based Leasing/Development Initiatives. | FY 2013 |
| FY 2011 | Scattered Site Income Tiering | PHA elected to discontinue this initiative prior to its implementation based on decisions made as part of the scattered site asset repositioning initiative including disposition and auction of vacant and obsolete properties. | FY 2011 |
| FY 2010 | Accessible Unit Retrofitting and Development | PHA has completed the accessible unit retrofitting under Attachment E of the MTW Agreement. PHA will continue to develop accessible units as part of its revitalization programs; however, this activity does not require specific MTW authority. | FY 2014 |
| FY 2009 | Assisted Living | PHA discontinued this activity prior to its implementation based on a determination that sufficient funding was not available from state, federal and other required sources. | FY 2011 |
| FY 2009 | Home Care Services | PHA discontinued this activity prior to its implementation based on a determination that services can be more efficiently delivered through third-party partners. | FY 2011 |
| FY 2007 | Transitional Housing Facilities | Determination made that comparable activities are authorized under Partnership Initiative. | FY 2013 |
| FY 2007 | LIFE Program | Determination made that activity does not require MTW flexibility. | FY 2013 |
| FY 2005 | Comprehensive Resident Self Sufficiency Services | PHA continues to provide comprehensive resident self sufficiency services that utilize MTW Block Grant funds. However, no MTW programmatic waivers | FY 2014 |

| Plan Year | Activity | Reason for Close Out | Close Out Year |
|------------------|--|--|-----------------------|
| | | are required. These activities are now referenced in Chapter V under the Single Fund Flexibility section. | |
| FY 2005 | Voucher Issuance | PHA elected to discontinue this policy based on an assessment that it would not contribute to PHA's utilization goals. | FY 2014 |
| FY 2004 | HCV Time Limit | PHA discontinued this activity due to economic conditions which limited the availability of jobs for residents. | FY 2012 |
| FY 2004 | Family Economic Development Action Plan/Tenant Responsibility Training | PHA discontinued this activity along with discontinuation of HCV time limit as they were interrelated activities. | FY 2014 |
| FY 2004 | Tenant Responsibility Training | Determination made that activity does not require MTW flexibility. | FY 2013 |
| FY 2004 | Blueprint | PHA continues to implement the Blueprint Program; however, a determination was made that activity does not require MTW flexibility. | FY 2013 |
| FY 2004 | HCV HQS Enforcement | PHA elected to discontinue this policy based on a decision to establish uniform HQS enforcement policies for both MTW and Non-MTW vouchers. | FY 2012 |
| FY 2004 | Public Housing Service Order Policy | PHA elected to discontinue this policy after discussions with the HUD Field Office concerning the need to expedite service order response times. | FY 2012 |

V. MTW SOURCES AND USES OF FUNDING

A. Estimated Sources and Uses of MTW Funding for Fiscal Year 2015

Table 7 and 8 below provides estimated sources and uses of MTW funds for FY 2015. As PHA's funding levels for future calendar years are unknown at the present time, this table provides preliminary projections. Actual sources and uses are expected to vary based on the level of funding provided to PHA and the level of actual expenses. PHA's estimated Sources and Uses budget for FY 2015 assumes continued reductions in Public Housing Operating Subsidy, Capital Fund Program, HCV, and HCV Administrative fees. The tables follow HUD's required formats and do not include information on Non-MTW funding sources and uses. See also Appendix E for additional RHF-related information as required by the RHF Amendment to the MTW Agreement.

Table 7: Estimated Sources of MTW Funding for FY 2015

| Sources | | |
|---------------------------------------|--|----------------------|
| FDS Line Item | FDS Line Item Name | Dollar Amount |
| 70500 (70300+70400) | Total Tenant Revenue | \$24,045,000 |
| 70600 | HUD PHA Operating Grants | \$288,400,000 |
| 70610 | Capital Grants | \$49,176,047 |
| 70700 (70710+70720+70730+70740+70750) | Total Fee Revenue | \$ 0 |
| 71100+72000 | Interest Income | \$115,000 |
| 71600 | Gain or Loss on Sale of Capital Assets | \$1,200,000 |
| 71200+71300+71310+71400+71500 | Other Income | \$1,000,000 |
| 70000 | Total Revenue | \$363,936,047 |

Table 8: Estimated Uses of MTW Funding for FY 2015

| Uses | | |
|--|--|----------------------|
| FDS Line Item | FDS Line Item Name | Dollar Amount |
| 91000 (91100+91200+91400+91500+91600+91700+91800+91900) | Total Operating – Administrative | \$72,218,000 |
| 91300+91310+92000 | Management Fee Expense | \$ 0 |
| 91810 | Allocated Overhead | \$ 0 |
| 92500(92100+92200+92300+92400) | Total Tenant Services | \$5,285,000 |
| 93000 (93100+93600+93200+93300+93400+93800) | Total Utilities | \$25,644,000 |
| 93500+93700 | Labor | \$82,000 |
| 94000 (94100+94200+94300+94500) | Total Ordinary Maintenance | \$56,472,000 |
| 95000 (95100+95200+95300+95500) | Total Protective Services | \$7,500,000 |
| 96100 (96110+96120+96130+96140) | Total Insurance Premiums | \$12,500,000 |
| 96000 (96200+96210+96300+96400+96500+96600+96800) | Total Other General Expenses | \$15,000,000 |
| 96700 (96710+96720+96730) | Total Interest Expense and Amortization Cost | \$ 0 |
| 97100+97200 | Total Extraordinary Maintenance | \$8,000,000 |
| 97300+97350 | Housing Assistance Payments + HAP Portability-In | \$120,363,188 |
| 97400 | Depreciation Expense | \$40,871,859 |
| 97500+97600+97700+97800 | All Other Expenses | \$ 0 |
| 90000 | Total Expenses | \$363,936,047 |

Use of Single Fund Flexibility

Under the MTW Program, PHA is authorized to establish an MTW Block Grant budget. Activities that utilize Block Grant single fund flexibility are summarized below:

- Capital Activities to support the security systems upgrades, asbestos abatement projects, and elevator repairs and site improvements throughout PHA.
- Family Program and comprehensive resident supportive service activities to support a wide range of public safety, program compliance, and training and education efforts for PHA residents including: youth development programs citywide; senior programs citywide; Pre-Apprenticeship Program; service coordination; job training and placement; educational partnership initiatives; affordable homeownership programs; Community Relations police units; Community Partners training and educational programs; and other Economic Development and Self-Sufficiency program activities.

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

B. Local Asset Management Plan

Is the PHA allocating costs within statute? No, as allowed under the MTW Agreement.

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

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix? Yes

Pursuant to its MTW Agreement, PHA has developed a Local Asset Management Plan that describes the agency's cost allocation plan and other technical components of PHA's local asset management strategy. HUD approved PHA's Local Asset Management Plan as part of the MTW FY 2010 Annual Plan submission. A copy of the approved Plan is found in Appendix A.

VI. ADMINISTRATIVE

A. Resolution

A Resolution approving the MTW Annual Plan and the MTW Plan Certification of Compliance has been adopted by the PHA Board of Commissioners. The Resolution is included with the Plan in Appendix B.

B. Public Review Process

PHA provided public notice of the draft Annual Plan. The public comment period extended from November 29 through December 30, 2013. A review meeting with resident leadership was conducted on December 16 (40 in attendance), and an open public hearing was conducted on December 19, 2013 (15 in attendance).

C. Evaluations

PHA has established the Office of Policy, Research and Enterprise Planning (OPREP) which – among other duties – focuses on assisting PHA departments with developing and evaluating MTW initiatives. PHA is committed to both maximizing the use of MTW flexibility to promote MTW statutory objectives and PHA's goals, and sharpening the internal focus on monitoring and evaluating MTW outcomes.

D. Annual Statement/Performance and Evaluation Report

The Annual Statement/Performance and Evaluation Reports for all capital grants with unexpended amounts are included in Appendix F.

APPENDIX A – LOCAL ASSET MANAGEMENT PLAN

APPENDIX A – Local Asset Management Plan

Introduction

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

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

- Marketing and tenant selection
- Rent collections
- Routine and preventive maintenance
- Unit turnover
- Security
- Resident services
- Resident and community relations
- Capital improvements planning
- Other activities necessary to support the efficient operations of the site

In the implementation of these project level management activities, other PHA departments including Client Services, Public Safety, Maintenance, Development, ISM, Finance and Budget, Quality Assurance, and the Office of Strategic Management support PHA Asset Managers. Asset Managers are routinely provided with on-line detailed and summary management reports on budget status and all key performance indicators to facilitate their monitoring and oversight of property level activities. PHA also conducts multidisciplinary Performance Management meetings at quarterly intervals, to allow for a thorough review of key performance indicators at the individual site and system-wide levels.

PHA Asset Managers develop and monitor property budgets with support from the PHA Finance and Budget staff. Budget trainings are held annually to support the budget development process. Asset Managers are provided with tools to develop their budget estimates including property-specific non-utility and utility cost data from the prior 18 months.

PHA's local asset management plan is consistent with the principles of asset management described in 24 CFR 990.255 and in the First Amendment to PHA's MTW Agreement. Further, the plan is generally consistent with the provisions of 24 CFR 990.260, 990.265, 990.270, 990.275 and 990.285. As allowed under the First Amendment to the MTW Agreement, PHA's local asset management plan deviates from parts of 24 CFR 990.280, including requirements related to property management fees and fees for services. PHA will utilize the Cost Allocation method referenced in paragraph 6.F.4.b of the First Amendment.

Due to the unique features of the Philadelphia market, PHA's housing portfolio, and the agency, PHA has determined that use of the Cost Allocation method is the most efficient, cost-effective means of achieving the asset management principles referenced above. The factors that impact PHA's asset management plans include, but are not necessarily limited to, the following:

- Scattered Site Portfolio. PHA has over 4190 scattered site properties, which represents nearly 1/3 of its public housing portfolio. We understand this is far and away the largest scattered site public housing portfolio in the country. The geographic diversity of these scattered site units impacts warehouse operations, locations and numbers of management offices, and staffing requirements. The scattered site portfolio also includes a number of vacant lots, for which no HUD subsidy is received and for which a fee-based asset management approach could not be implemented. PHA has developed a strategy for reconfiguring this portfolio in a way that would be more cost-effective to operate which has been submitted to HUD for approval. Managing these sites presents unique challenges that PHA's asset management plans are structured to address.
- Aging Housing Stock. PHA operates one of the oldest public housing stocks in the country. It is more costly to operate than newer housing. PHA has engaged in an aggressive development program during the last few years to upgrade and redevelop its units. Due to a lack of adequate funds, this process is far from complete.
- Unionized Workforce. PHA has a heavily unionized workforce. Currently, PHA has contracts with approximately 11 unions. This significantly impacts the operations and costs of PHA's activities. As such, PHA's asset management plan is structured to be cost effective within the limits of these contracts.
- MTW Initiatives. Since the onset of its participation in MTW, PHA has sought to use its MTW flexibilities to implement agency-wide cost-cutting initiatives that will increase efficiencies, maximize use of federal dollars, and benefit PHA's clients. PHA has moved many functions to the site-based level, however a number of MTW initiatives require central administration so they can be adequately measured. For example, PHA has implemented innovative technological systems to maximize efficiencies in admissions, property management, and client services. There are costs associated with development and implementation of these systems before they are implemented at the site level. Under MTW, PHA has also implemented departmental

oversight protocols through its Quality Assurance Program. PHA's quality control program has already made PHA's programs more efficient by reducing errors and improving oversight.

- **Local Costs.** Philadelphia is an old, industrial city where labor costs for maintenance and construction activities are significant. These high costs can be attributed to, in part, prevailing wage requirements as well as the cost of materials and services in the Philadelphia market.

A description of the cost allocation plan and other technical components of PHA's local asset management plan to be applied in MTW Year 12 follow.

I. AMP Definitions

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

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

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

A. Cash & Investments

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

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

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

B. Tenant Accounts Receivable and Allowance for Doubtful Accounts

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

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

C. Other Accounts Receivable

Other accounts receivable will be distributed based on the purpose and source of the receivable. Receivables related to a PHA Managed AMP and PAPMC / AME Managed AMP will be distributed to the specific AMP. Any receivable that is not associated to a specific AMP will be distributed to the Indirect Cost Departments.

D. PHASI Assets and Liability / Worker's Compensation Liability

The PHASI and Worker's Compensation liabilities will remain with the Indirect Cost Departments. At this time, PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. However, PHA has utilized the LIPH (Fund 001) cash accounts in the past to pay most Agency Wide liabilities. Then, the LIPH (Fund 001) receives reimbursements from other programs where applicable. The expenses related to the

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

E. Prepaid Insurance

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

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

F. Materials Inventory

PHA implemented an e-procurement system that will streamline the purchasing process by connecting the site and support staffs' material needs directly to the vendor. This will allow the staff to order material as needed and receive materials only on an as needed basis. Currently, PHA has one warehouse, which is located on Bartram Avenue. The inventory at this site is used for routine maintenance needs at all of PHA's sites

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

G. Fixed assets and accumulated depreciation

Fixed assets and accumulated depreciation are reconciled to the PeopleSoft Asset Module and distributed to the appropriate PHA Managed AMPs and the Indirect Cost Departments. PHA has reviewed and analyzed all fixed assets and verified that the fixed assets and depreciation are charged to the appropriate PHA Managed AMP or Indirect Cost Department. PHA has identified the individual cost for each scattered site unit and has established each individual unit as an asset in the fixed asset module. PHA's Asset Module (AM) has been established for many years. AM provides PHA with the ability to prepare fixed asset and depreciation reports by AMP or department. AM tracks all of the fixed assets transactions and records all monthly fixed asset entries to the appropriate PHA Managed AMP or Indirect Cost Department.

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Fixed assets and accumulated depreciation are included in the PHA Audited financial statements for each discretely presented component unit.

H. Accounts Payable and Accrued Liabilities

Other accounts payable and accrued liabilities includes all liabilities not specifically referred to in the following detailed liability categories. Other accounts payable and accrued liabilities have been distributed based on the purpose and source of the payable or liability. Payables or liabilities related to a PHA Managed AMP and PAPMC / AME Managed AMP will be distributed to the specific AMP. Any payable or liability that is not associated to a specific AMP has been distributed to the Indirect Cost Departments.

I. Payroll Liabilities

All payroll liabilities will continue to be presented with the Indirect Cost Departments. At this time, PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. However, PHA has utilized the LIPH (Fund 001) cash accounts in the past to pay most Agency Wide liabilities. Then, the LIPH (Fund 001) receives reimbursements from other programs where applicable. The expenses related to the payroll liabilities will continue to be charged to appropriate programs or AMPs. PHA will continue to review the treatment of these liabilities on an annual basis to confirm that its treatment is appropriate.

J. Compensated Absences

Compensated absences liabilities will be distributed between the Indirect Cost Departments and the PHA Managed AMPs based on where payroll is charged. No compensated absences liabilities will be distributed to the PAPMC / AME AMPs because no payroll will be charged to those AMPs.

K. Equity

Equity has been reclassified based on the redistribution of all assets and liabilities. By definition, the Invested in Capital Assets equity balance will follow the Net Fixed Assets that are owned by an AMPs or Departments. Invested in capital assets will be distributed between the Indirect Cost Departments and the PHA Managed AMPs based on where the Net Fixed Assets amount is distributed

Based on the Special Instructions for Preparing Financial Data Schedules for Moving to Work Agencies, PHA will report all unrestricted net assets for the LIPH (Fund 001) program with the MTW column, CFDA #14.881. All unrestricted net asset balances for the PHA Managed AMPs will be adjusted to zero, and PHA will only provide each PHA Managed AMP with funding to operate the program. Any excess funding or operating profit or loss will be absorbed into the MTW program based on the principle that the MTW program is treated as a single funding source.

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Investments in capital assets are included in the PHA Audited financial

statements for each discretely presented component unit. Unrestricted net assets are included in the PHA Audited financial statements for each discretely presented component unit.

III. Revenues

A. Tenant Revenues

1. PHA Managed AMPs

Tenant Revenues will be directly charged to the appropriate AMP.

2. PAPMC/AME Managed AMPs

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

B. Direct Revenues

Direct revenues include tenant fees and service charges that can be identified and charged to a specific site.

1. PHA Managed AMPs

PHA currently records all direct revenues to the proper PHA Managed AMP. PHA currently records all tenant charges and any direct revenue to the proper PHA Managed AMP. PHA's account structure includes the program code (AMP number) and the appropriate department code, which enables PHA to charge the revenues to the proper PHA Managed AMPs.

PHA's systems and procedures related to direct revenues currently in application are in compliance with asset based accounting. PHA's systems and procedures will require no transition period or transition procedures to comply with asset based accounting requirements of presenting all direct revenues under the proper AMP.

2. PAPMC/AME Managed AMPs

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

C. Indirect Revenues

Indirect revenues are other income items that cannot be identified or charged to a specific AMP or to the Indirect Cost Departments. Indirect revenues will be allocated between the PHA Managed AMPs based on the percentage of units available. PHA will review the treatment of these liabilities on an annual basis to confirm that its treatment is appropriate.

D. HUD Operating Subsidy

1. PAPMC / AME Manage AMPs

The Operating Subsidy paid to the PAPMC / AME Managed AMPs will continue to be based on the amount agreed to in the R&O Agreement. The Operating Subsidy amount actually paid to the PAPMC / AME Managed AMPs will be presented as an operating subsidy revenue and direct expense under the appropriate AMP.

2. PHA Managed AMPs

For PHA's project based accounting purposes, Operating Subsidy is considered an indirect revenue source. PHA's Operating Subsidy is provided in one block as if PHA were one AMP. The funding for all AMPs is calculated using the same Allowable Expense Level per PHA's MTW agreement. Since the basis of the funding calculation is the same across all AMPs, PHA considers Operating Subsidy an indirect revenue source. For all PAPMC and AME Managed AMPs, the amount of subsidy revenue allocated to these sites will be based on the R & O agreements.

PHA will distribute the remaining operating subsidy to the PHA Managed AMPs based on the actual operating needs for each of the PHA Managed AMPs. The operating subsidy transferred will be sufficient for each PHA Managed AMP to have neither an operating profit nor loss.

PHA will examine the financial needs of each of the PHA Managed AMPs using its financial statements to determine that the HUD Operating Subsidy allocated to PHA Managed AMPs is sufficient for the AMP's financial needs.

E. Operating Transfers from the MTW Block (Excess HAP) & CFP

1. PHA Managed AMPs

PHA has included in its MTW annual plan Operating Transfers from the MTW Program and the CFP Program into the Public Housing Program to offset operating expenses. PHA has determined that the appropriate treatment of Operating Transfers at the current time will be to allocate the Operating Transfers to all PHA Managed AMPs based on the number of available units. The Operating Transfers are made to assist the PHA Managed AMPs with its

operations. PHA may need to adjust the allocation of the Operating Transfers in fiscal years to assist the operating needs of one AMP over another AMP that may not need the assistance. PHA's MTW agreement with HUD permits the PHA flexibility to move funds between its Public Housing, Section 8 HCV, and CFP programs. PHA will reserve the right to adjust the allocations of the Operating Transfers to meet the financial needs of all of the PHA Managed AMPs.

2. PAPMC / AME Managed AMPs

Operating Transfers will not be allocated to the PAPMC / AME Managed AMPs.

IV. Expenses

A. Direct Expenses

1. PHA Managed AMPs

PHA currently records all direct expenses to the proper AMP. PHA's procurement and accounts payables processes include assigning the proper chart fields or account structure. PHA's account structure includes the program code (AMP number) and the appropriate department code.

For payroll, PHA directly charges all payroll costs using account labels. Account labels are used to tell PHA's accounting system where to directly charge an employee's payroll costs. PHA can setup as many account labels as needed to have payroll costs charged to the proper program, department, AMP, etc. based on PHA's requirements. PHA's accounting system gives the Authority the automated ability to charge payroll costs from the employee timesheets to the proper account. When employees complete their weekly timesheets, the employees report all hours to account labels. The timesheets allow employees to charge as many account labels as needed during the week. Employees submit their timesheets to their direct supervisor for approval. The direct supervisor verifies that the correct account labels. PHA's systems and procedures related to direct expenses currently in application are in compliance with asset based accounting. PHA's systems and procedures will require no transition period or transition procedures to comply with asset based accounting requirements of presenting all direct revenues and expenses under the proper AMP.

2. PAPMC/AME Managed AMPs

The only PAPMC/AME Managed AMPs direct expenses that will be included in the LIPH (Fund 001) financial statements are PHA's payment of Operating Subsidies. All other direct expenses are included in the PHA Audited financial statements for each discretely presented component unit.

B. Corporate Legal

PHA has diverse legal issues due to the size of its programs. PHA will analyze legal expenses to determine the appropriate treatment of the legal expenditures. The treatments of the legal expenses are as follows:

1. Direct Legal Expenses

Legal expenses that can be identified as a direct cost to a specific AMP will be charged to that AMP.

2. Indirect Legal Expenses for the Benefit of PHA Managed AMPs

Indirect legal expenses that cannot be defined as costs for a specific AMP, but can be identified as providing benefits to the PHA Managed AMPs will be prorated across all AMPs.

3. Indirect Legal Expenses to Support MTW Objectives

Indirect legal expenses that cannot be defined as costs for a specific AMP, and cannot be identified as providing benefits to the PHA Managed AMPs will be considered legal expenses to support the MTW objectives. The legal expenses will be charged to the Indirect Cost Departments. PHA will utilize interest income and MTW transfers to offset these expenses.

C. Maintenance Expenses

1. Payroll Expenses

PHA currently directly charges all maintenance payroll costs to the direct PHA Managed AMP. PHA directly charges all payroll costs using account labels. Account labels are used to tell PHA's accounting system where to directly charge a maintenance employee's payroll costs. PHA can setup as many account labels as needed to have payroll costs charged to the proper PHA Managed AMP. PHA's accounting system gives the Authority the automated ability to charge maintenance payroll costs from the employee timesheets to the proper account. When maintenance employees complete their weekly timesheets, the employees report all hours to account labels. The timesheets allow maintenance employees to charge as many account labels as needed during the week. Maintenance employees submit their timesheets to their direct supervisor for approval. The direct supervisor verifies that the correct account labels.

2. Materials and Contract Costs

PHA currently records all maintenance materials and contract costs directly to the proper PHA Managed AMP. PHA's procurement and accounts payables processes

include assigning the proper chart fields or account structure. PHA's account structure includes the program code (AMP number) and the appropriate department code.

PHA's systems and procedures related to maintenance materials and contract costs currently in application are in compliance with asset based accounting. PHA's systems and procedures will require no transition period or transition procedures to comply with asset based accounting requirements of presenting all direct revenues and expenses under the proper AMP.

D. Indirect Expenses

1. PHA Managed AMPs

PHA will be using an allocation to charge overhead from the Indirect Cost Departments to the AMPs. The Indirect Cost Departments expenditures will be allocated to all PHA Managed AMPs. (APPENDIX 3) The overhead allocation account will always have a credit balance under the Indirect Cost Departments to offset the expenses allocated to the AMPs. PHA will have the ability to print reports that present the total revenues and operating expenses of the Indirect Cost Departments and show the overhead allocation amount as a contra to the operating expenses.

PHA will review each cost department, Indirect Cost and Frontline, to determine the appropriate allocation for each department. PHA will review all of its allocations on an annual basis to determine if each of the PHA Managed AMPs is charged the proper amount of expenses. The review of the allocations will examine the financial effects of the allocations to each of the AMPs. PHA will reserve the right to adjust allocations as needed to assist the financial solvency of all of the PHA Managed AMPs.

At the end of each fiscal year, PHA has calculated the total expenses of the Indirect Cost Departments, and then prepared an allocation of those expenses across all of the PHA Managed AMPs which has been presented as allocated overhead.

2. PAPMC / AME Managed AMPs

The Indirect Cost Departments expenditures will not be normally allocated to PAPMC / AME Managed AMPs. If expenditures are determined to benefit the PAPMC / AME Managed AMPs, those expenditures will be directly charged to the appropriate PAPMC / AME Managed AMPs.

E. Frontline Expenses

1. PHA Managed AMPs

PHA has certain frontline expenses that will be provided centrally since this is the most cost-effective way to provide these services. These services are provided to PHA Managed AMPs only. The prorating of expenses to the AMPs will be determined on a department-by-department basis, so that the AMPs receiving services from the department are charged an appropriate percentage of the department expenses (APPENDIX 2). Frontline expenses will be charged to the appropriate expense accounts for the AMPs.

PHA will review all of its allocations on an annual basis to determine if each of the PHA Managed AMPs is charged the proper amount of expenses. The review of the allocations will examine the financial effects of the allocations to each of the AMPs. PHA will reserve the right to adjust allocations as needed to assist the financial solvency of all of the PHA Managed AMPs.

2. PAPMC / AME Managed AMPs

The Indirect Cost Departments expenditures will not be normally allocated to PAPMC / AME Managed AMPs. If expenditures are determined to benefit the PAPMC / AME Managed AMPs, those expenditures will be directly charged to the appropriate PAPMC / AME Managed AMPs.

V. Capital Fund Program

PHA will apply all expenditures under the Capital Fund program to three areas, PHA Managed AMPs, PAPMC / AME Managed AMPs, and Capital Projects. Under PHA's MTW agreement, PHA is permitted flexibility with the expenditures of Capital Funds. Some of the expenditures that PHA will not be able to apply all expenditures made under the Capital Fund Program to a specific PHA Managed AMP or PAPMC / AME Managed AMP. PHA will create a separate category to charge these expenditures, Capital Projects.

Although PHA is an MTW agency and is not required to, PHA reports and tracks all CFP expenditures based on the CFP Budget Line Items. PHA has determined this method to be accurate and efficient method to track CFP expenditures.

A. 1406 Expenditures

1406 expenditures will be prorated across all PHA Managed AMPs. PHA has included in its annual plan Operating Transfers from the CFP Program into the Public Housing Program to offset operating expenses. PHA has determined that the appropriate treatment of Operating Transfers at the current time will be to allocate the Operating Transfers to all PHA Managed AMPs based on the number of available units. PHA will establish an account number for the CFP Operating Transfers. The Operating Transfers are made to assist the PHA Managed AMPs with its operations. PHA may need to adjust the allocation of the Operating Transfers in fiscal years to

assist the operating needs of one AMP over another AMP that may not need the assistance. PHA will reserve the right to adjust the allocations of the Operating Transfers to meet the financial needs of all of the PHA Managed AMPs. PHA will not present expenditures for the CFP under the Capital Projects cost department for BLI 1406.

B. 1408 / 1410 / 1430 Expenditures

PHA utilizes CFP Grant Funds in many different ways to support PHA's MTW objectives. PHA will analyze grant expenditures in these three Budget Line Items (BLIs) to determine the appropriate treatment of the expenditures. The three treatments are as follows:

1. Direct Expenditures

Expenditures that can be identified as a direct cost to a specific AMP will be charged to that AMP.

2. Indirect Expenditures for the Benefit of PHA Managed AMPs

Indirect costs that cannot be defined as expenditures for a specific AMP, but can be identified as providing benefits to the PHA Managed AMPs will be prorated across all AMPs. This would include expenditures in the 1410 BLI. PHA utilizes 10% of each year's annual award to charge an allocated percentage of administrative salaries and benefits per PHA's OMB circular A-133 compliant Indirect Cost Allocation Plan. PHA will continue to allocate administrative salaries and benefits to this BLI; however, at this time the expenditures will be prorated across all the PHA Managed AMPs. PHA will review these expenditures on an annual basis to determine if any adjustments to the allocation are required.

3. Indirect Expenditures to Support Capital Projects

Indirect costs that cannot be defined as expenditures for a specific AMP, and cannot be identified as providing benefits to the PHA Managed AMPs will be considered expenditures to support the Capital Projects. Some CFP expenditures that are included in this area would include Staff Training, Software Improvements and Database Management, and Pre-apprenticeship Job Training Programs.

C. 1501 Expenditures

1501 expenditures are related to the repayment and interest on Construction Bonds that were approved by HUD in prior fiscal years. PHA received 4 series of bonds. HUD repays the bonds and interest on different schedules for each of bonds on a semi-annual basis. PHA utilized the proceeds of the Construction

Bonds for the benefit of several different PHA Managed AMPs, for Homeownership units that have been sold, and for PAPMC / AME Managed AMPs. PHA also utilized the interest earned on the proceeds for the benefit of construction projects. PHA will not be able to identify which specific PHA Managed AMP or PAPMC / AME Managed AMPs to charge the annual payments of principle and interest. PHA plans to charge the expenditures to the Capital Projects category.

D. All Other CFP BLIs

PHA currently charges most of the grant expenditures under BLIs 1440 to 1499 to a specific PHA Managed AMP or PAPMC / AME Managed AMP. As with the other Capital Fund Program BLIs, there will be some expenditures made that PHA will not be able to charge to a specific PHA Managed AMP or PAPMC / AME Managed AMP. In these few cases, PHA will charge the expenditures to the Capital Projects category.

E. Project Based Budgeting

PHA currently prepares project based operating budgets and operating budgets for all of the departments. PHA adds all of the budgets to the Automated Accounting System. The operating budgets are currently used in the procurement and accounts payable process. The operating budgets are consolidated for the purposes of preparing PHA's monthly financial statements. PHA needs to add to the operating budgets for each of the projects and departments budget amounts for the Indirect Cost and Frontline Expense Departments allocation account. PHA's operating budget process is currently in compliance with the HUD Project Based Budgeting requirements.

When PHA has prepared its Capital Fund Program Budgets, PHA determines specific capital work items that need to be completed at all or some of PHA sites. PHA does not establish a Capital Budget by site, but by work item. Then once PHA determines which sites PHA will perform the work item, PHA reclassifies the budget amount from a PHA Wide work item to the specific site. PHA will continue this process; however, the budget will be established at the Capital Projects category rather than PHA Wide.

VI. FDS Reporting - Financial Data Schedule ("FDS")

PHA will submit its FYE 2012 FDS in compliance with the HUD "Special Instructions for Preparing Financial Data Schedules for Moving To Work Agencies" published March 9, 2010.

APPENDIX A LOCAL ASSET MANAGEMENT PLAN

APPENDIX 1

PHA MANAGED SITES

| PROJECT NUMBER | PROJECT NAME | UNITS |
|-------------------|--------------------------|---------------|
| PA2-001 | Johnson Homes | 530 |
| PA2-003 | Richard Allen | 150 |
| PA2-010 | Raymond Rosen | 552 |
| PA2-013 | Wilson Park | 727 |
| PA2-014 | Norris Apartments | 145 |
| PA2-015 | Harrison Plaza | 299 |
| PA2-018 | Arch Homes | 73 |
| PA2-020 | Spring Garden Apartments | 203 |
| PA2-024 | Queen Lane Apartments | 19 |
| PA2-029 | Hill Creek | 331 |
| PA2-030 | Abbotsford Homes | 235 |
| PA2-031 | Bartram Village | 499 |
| PA2-032 | Oxford Village | 199 |
| PA2-034 | Whitehall Apartments | 248 |
| PA2-035 | Haddington Homes | 147 |
| PA2-039 | West Park Apartments | 323 |
| PA2-042 | Champlost Homes | 102 |
| PA2-046 | Haverford Homes | 24 |
| PA2-049 | Morton Homes | 248 |
| PA2-050 | Blumberg Apts | 498 |
| PA2-054 | Parkview Apartments | 20 |
| PA2-055 | Fairhill Apartments | 264 |
| PA2-062 | Pt. Breeze | 71 |
| PA2-063 | Katie B Jackson | 56 |
| PA2-065 | College View | 54 |
| PA2-066 | Holmecrest Homes | 84 |
| PA2-076 | Emlen Arms | 155 |
| PA2-077 | Bentley Hall | 96 |
| PA2-079 | Plymouth Hall | 53 |
| PA2-093 | Westpark Plaza | 65 |
| PA2-100 | Cecil B Moore | 29 |
| PA2-104 | Arlene Homes | 32 |
| PA2-114 | Gladys B Jacobs | 80 |
| PA2-901 | Haddington | 430 |
| PA2-902 | Mantua | 383 |
| PA2-903 | Kingsessing | 518 |
| PA2-904 | Germantown/Hunting Park | 362 |
| PA2-905 | Fairhill Square | 451 |
| PA2-906 | Francisville | 417 |
| PA2-907 | Ludlow | 427 |
| PA2-908 | Susquehanna | 411 |
| PA2-909 | Strawberry Mansion | 429 |
| PA2-910 | Oxford Jefferson | 341 |
| TOTAL | | 10,780 |

PAPMC / AME MANAGED SITES

| PROJECT NUMBER | PROJECT NAME | UNITS |
|-------------------|--------------------------------|--------------|
| PA2-121 | Courtyard Apartments | 470 |
| PA2-126 | 8 Diamonds | 152 |
| PA2-127 | Spring Garden Scattered Sites | 86 |
| PA2-128 | Martin Luther King - Phase I | 49 |
| PA2-129 | Cambridge Plaza II | 40 |
| PA2-130 | Falls Ridge | 135 |
| PA2-131 | St. Anthony's Senior Residence | 38 |
| PA2-132 | Suffolk Manor | 137 |
| PA2-133 | Richard Allen III | 178 |
| PA2-136 | Martin Luther King - Phase III | 45 |
| PA2-137 | Cambridge Plaza I | 44 |
| PA2-138 | Mount Olivet | 161 |
| PA2-139 | Greater Grays Ferry Estates I | 245 |
| PA2-143 | Greater Grays Ferry Estates II | 184 |
| PA2-145 | Lucien E. Blackwell I | 80 |
| PA2-146 | Angela Court I (St. Ignatius) | 67 |
| PA2-147 | Cambridge Plaza III | 40 |
| PA2-148 | Neumann North | 67 |
| PA2-149 | Martin Luther King IV | 42 |
| PA2-150 | Lucien E. Blackwell II | 80 |
| PA2-152 | Germantown House | 133 |
| PA2-153 | Lucien E. Blackwell III | 50 |
| PA2-156 | Marshal Shepard | 80 |
| PA2-157 | Ludlow Phase III | 75 |
| PA2-158 | Nellie Reynolds Garden | 64 |
| PA2-159 | Angela Courts II | 54 |
| PA2-160 | Warnock I | 50 |
| PA2-161 | Warnock II | 45 |
| PA2-162 | Spring Garden II | 32 |
| PA2-163 | Mantua I | 50 |
| PA2-164 | Mantua II | 51 |
| PA2-173 | Paschall Village I | 49 |
| PA2-174 | Paschall Village II | 50 |
| PA2-175 | Norris, LP | 51 |
| TOTAL | | 3,174 |

Unit counts are those included in subsidy calculation for calendar year ending 12/31/13

APPENDIX 2

| Department ID | Department Description |
|---------------|---|
| 404404 | Special Operations |
| 405405 | Environmental Services |
| 406406 | Inspections |
| 407407 | Safety Office |
| 427427 | Family Self Sufficiency |
| 441441 | Public Housing Admissions |
| 442442 | Public Housing Leasing |
| 455455 | Conventional Sites Specialty Crews |
| 456456 | Combustion |
| 462462 | Force Account Programs |
| 463463 | Work Order Center |
| 464464 | Vector Control |
| 467467 | Provisional Roofing |
| 468468 | Roofing Inspections |
| 470470 | Primary Electric |
| 471471 | Elevators |
| 472472 | Lock Shop |
| 473473 | Specialty Plumbing |
| 494494 | Fleet Management |
| 496496 | Risk Management Insurance |
| 512512 | Lease Enforcement/Compliance |
| 601601 | Call Center |
| 651651 | Customer Support Services |
| 602602 | Events |
| 709712 | End User Support Services |
| 440440 | Office, General Manager, Scattered Sites Mgmt |
| 450450 | Office, General Manager, Conv. Sites Mgt & Maint. |
| 460460 | Office, GM, Scattered Sites Maint. |
| 431431/451451 | North Area Management |
| 432432/452452 | Northeast Area Management |
| 433433/453453 | South Area Management |
| 434434/454454 | West Area Management |
| 438438/458458 | North Central Area Management |
| 431431/451451 | North Area Vacancy Crew |
| 432432/452452 | Northeast Area Vacancy Crew |
| 433433/453453 | South Area Vacancy Crew |
| 434434/454454 | West Area Vacancy Crew |
| 438438/458458 | North Central Area Vacancy Crew |
| 490490-493493 | PHA Police |

FRONTLINE DEPARTMENTS AND PRORATION METHODS

Proration Method

[illegible]

APPENDIX 2 (CONTINUED)**PHA FRONTLINE PRORATION RATE CALCULATIONS****PROJECT**

| NUMBER | PROJECT NAME | UNITS | PERCENTAGE |
|------------------------------------|--------------------------|---------------|-------------------|
| PA2-001 | Johnson Homes | 530 | 4.9165% |
| PA2-003 | Richard Allen | 150 | 1.3915% |
| PA2-010 | Raymond Rosen | 552 | 5.1206% |
| PA2-013 | Wilson Park | 727 | 6.7440% |
| PA2-014 | Norris Apartments | 145 | 1.3451% |
| PA2-015 | Harrison Plaza | 299 | 2.7737% |
| PA2-018 | Arch Homes | 73 | 0.6772% |
| PA2-020 | Spring Garden Apartments | 203 | 1.8831% |
| PA2-024 | Queen Lane Apartments | 19 | 0.1763% |
| PA2-029 | Hill Creek | 331 | 3.0705% |
| PA2-030 | Abbotsford Homes | 235 | 2.1800% |
| PA2-031 | Bartram Village | 499 | 4.6289% |
| PA2-032 | Oxford Village | 199 | 1.8460% |
| PA2-034 | Whitehall Apartments | 248 | 2.3006% |
| PA2-035 | Haddington Homes | 147 | 1.3636% |
| PA2-039 | West Park Apartments | 323 | 2.9963% |
| PA2-042 | Champlost Homes | 102 | 0.9462% |
| PA2-046 | Haverford Homes | 24 | 0.2226% |
| PA2-049 | Morton Homes | 248 | 2.3006% |
| PA2-050 | Blumberg Apts | 498 | 4.6197% |
| PA2-054 | Parkview Apartments | 20 | 0.1855% |
| PA2-055 | Fairhill Apartments | 264 | 2.4490% |
| PA2-062 | Pt. Breeze | 71 | 0.6586% |
| PA2-063 | Katie B Jackson | 56 | 0.5195% |
| PA2-065 | College View | 54 | 0.5009% |
| PA2-066 | Holmecrest Homes | 84 | 0.7792% |
| PA2-076 | Emlen Arms | 155 | 1.4378% |
| PA2-077 | Bentley Hall | 96 | 0.8905% |
| PA2-079 | Plymouth Hall | 53 | 0.4917% |
| PA2-093 | Westpark Plaza | 65 | 0.6030% |
| PA2-100 | Cecil B Moore | 29 | 0.2690% |
| PA2-104 | Arlene Homes | 32 | 0.2968% |
| PA2-114 | Gladys B Jacobs | 80 | 0.7421% |
| PA2-901 | Haddington | 430 | 3.9889% |
| PA2-902 | Mantua | 383 | 3.5529% |
| PA2-903 | Kingsessing | 518 | 4.8052% |
| PA2-904 | Germantown/Hunting Park | 362 | 3.3581% |
| PA2-905 | Fairhill Square | 451 | 4.1837% |
| PA2-906 | Francisville | 417 | 3.8683% |
| PA2-907 | Ludlow | 427 | 3.9610% |
| PA2-908 | Susquehanna | 411 | 3.8126% |
| PA2-909 | Strawberry Mansion | 429 | 3.9796% |
| PA2-910 | Oxford Jefferson | 341 | 3.1633% |
| PHA Managed AMPs Only Total | | 10,780 | 100.00% |

Unit counts are those included in subsidy calculation for calendar year ending 12/31/13

APPENDIX 2 (CONTINUED)**PHA FRONTLINE PRORATION RATE CALCULATIONS****PROJECT**

| NUMBER | PROJECT NAME | UNITS | PERCENTAGE |
|------------------------------------|--------------------------|--------------|-------------------|
| <u>Germantown Region</u> | | | |
| PA2-024 | Queen Lane Apartments | 19 | 2.503% |
| PA2-030 | Abbottsford Homes | 235 | 30.962% |
| PA2-042 | Champlost Homes | 102 | 13.439% |
| PA2-049 | Morton Homes | 248 | 32.675% |
| PA2-076 | Emlen Arms | 155 | 20.422% |
| Germantown Region Total | | 759 | 100.000% |
| <u>North Central Region</u> | | | |
| PA2-001 | Johnson Homes | 530 | 31.623% |
| PA2-010 | Raymond Rosen | 552 | 32.936% |
| PA2-050 | Blumberg Apts | 498 | 29.714% |
| PA2-077 | Bentley Hall | 96 | 5.728% |
| North Central Region Total | | 1676 | 100.000% |
| <u>North Region</u> | | | |
| PA2-003 | Richard Allen | 150 | 13.146% |
| PA2-014 | Norris Apartments | 145 | 12.708% |
| PA2-015 | Harrison Plaza | 299 | 26.205% |
| PA2-020 | Spring Garden Apartments | 203 | 17.791% |
| PA2-055 | Fairhill Apartments | 264 | 23.138% |
| PA2-114 | Gladys B Jacobs | 80 | 7.011% |
| North Region Total | | 1141 | 100.000% |
| <u>Northeast Region</u> | | | |
| PA2-029 | Hill Creek | 331 | 36.175% |
| PA2-032 | Oxford Village | 199 | 21.749% |
| PA2-034 | Whitehall Apartments | 248 | 27.104% |
| PA2-066 | Holmecrest Homes | 84 | 9.180% |
| PA2-079 | Plymouth Hall | 53 | 5.792% |
| Northeast Region Total | | 915 | 100.000% |

APPENDIX 2 (CONTINUED)**Scattered Sites Region**

| | | | |
|-------------------------------------|-------------------------|-------------|-----------------|
| PA2-054 | Parkview Apartments | 20 | 0.465% |
| PA2-065 | College View | 54 | 1.255% |
| PA2-100 | Cecil B Moore | 29 | 0.674% |
| PA2-104 | Arlene Homes | 32 | 0.743% |
| PA2-901 | Haddington | 430 | 9.991% |
| PA2-902 | Mantua | 383 | 8.899% |
| PA2-903 | Kingsessing | 518 | 12.035% |
| PA2-904 | Germantown/Hunting Park | 362 | 8.411% |
| PA2-905 | Fairhill Square | 451 | 10.479% |
| PA2-906 | Francisville | 417 | 9.689% |
| PA2-907 | Ludlow | 427 | 9.921% |
| PA2-908 | Susquehanna | 411 | 9.549% |
| PA2-909 | Strawberry Mansion | 429 | 9.967% |
| PA2-910 | Oxford Jefferson | 341 | 7.923% |
| Scattered Sites Region Total | | 4304 | 100.000% |

South Region

| | | | |
|---------------------------|-----------------|-------------|-----------------|
| PA2-013 | Wilson Park | 727 | 51.269% |
| PA2-031 | Bartram Village | 499 | 35.190% |
| PA2-062 | Pt. Breeze | 71 | 5.007% |
| PA2-063 | Katie B Jackson | 56 | 3.949% |
| PA2-093 | Westpark Plaza | 65 | 4.584% |
| South Region Total | | 1418 | 100.000% |

West Region

| | | | |
|--------------------------|----------------------|------------|-----------------|
| PA2-018 | Arch Homes | 73 | 12.875% |
| PA2-035 | Haddington Homes | 147 | 25.926% |
| PA2-039 | West Park Apartments | 323 | 56.966% |
| PA2-046 | Haverford Homes | 24 | 4.233% |
| West Region Total | | 567 | 100.000% |

Unit counts are those included in subsidy calculation for calendar year ending 12/31/13

APPENDIX 2 (CONTINUED)

PHA FRONTLINE PRORATION RATE CALCULATIONS

| PROJECT | | UNITS | PERCENTAGE |
|----------------------------------|--------------------------|-------------|----------------|
| NUMBER | PROJECT NAME | | |
| <u>Conventional Sites</u> | | | |
| PA2-001 | Johnson Homes | 530 | 8.1841% |
| PA2-003 | Richard Allen | 150 | 2.3162% |
| PA2-010 | Raymond Rosen | 552 | 8.5238% |
| PA2-013 | Wilson Park | 727 | 11.2261% |
| PA2-014 | Norris Apartments | 145 | 2.2390% |
| PA2-015 | Harrison Plaza | 299 | 4.6170% |
| PA2-018 | Arch Homes | 73 | 1.1272% |
| PA2-020 | Spring Garden Apartments | 203 | 3.1347% |
| PA2-024 | Queen Lane Apartments | 19 | 0.2934% |
| PA2-029 | Hill Creek | 331 | 5.1112% |
| PA2-030 | Abbottsford Homes | 235 | 3.6288% |
| PA2-031 | Bartram Village | 499 | 7.7054% |
| PA2-032 | Oxford Village | 199 | 3.0729% |
| PA2-034 | Whitehall Apartments | 248 | 3.8295% |
| PA2-035 | Haddington Homes | 147 | 2.2699% |
| PA2-039 | West Park Apartments | 323 | 4.9876% |
| PA2-042 | Champlost Homes | 102 | 1.5750% |
| PA2-046 | Haverford Homes | 24 | 0.3706% |
| PA2-049 | Morton Homes | 248 | 3.8295% |
| PA2-050 | Blumberg Apts | 498 | 7.6899% |
| PA2-055 | Fairhill Apartments | 264 | 4.0766% |
| PA2-062 | Pt. Breeze | 71 | 1.0964% |
| PA2-063 | Katie B Jackson | 56 | 0.8647% |
| PA2-066 | Holmecrest Homes | 84 | 1.2971% |
| PA2-076 | Emlen Arms | 155 | 2.3935% |
| PA2-077 | Bentley Hall | 96 | 1.4824% |
| PA2-079 | Plymouth Hall | 53 | 0.8184% |
| PA2-093 | Westpark Plaza | 65 | 1.0037% |
| PA2-114 | Gladys B Jacobs | 80 | 1.2353% |
| Conventional Sites Total | | 6476 | 100.00% |

Unit counts are those included in subsidy calculation for calendar year ending 12/31/13

APPENDIX 3**INDIRECT COST DEPARTMENTS OVERHEAD ALLOCATION RATES****PROJECT**

| NUMBER | PROJECT NAME | UNITS | PERCENTAGE |
|------------------------------------|--------------------------|---------------|-------------------|
| PA2-001 | Johnson Homes | 530 | 4.9165% |
| PA2-003 | Richard Allen | 150 | 1.3915% |
| PA2-010 | Raymond Rosen | 552 | 5.1206% |
| PA2-013 | Wilson Park | 727 | 6.7440% |
| PA2-014 | Norris Apartments | 145 | 1.3451% |
| PA2-015 | Harrison Plaza | 299 | 2.7737% |
| PA2-018 | Arch Homes | 73 | 0.6772% |
| PA2-020 | Spring Garden Apartments | 203 | 1.8831% |
| PA2-024 | Queen Lane Apartments | 19 | 0.1763% |
| PA2-029 | Hill Creek | 331 | 3.0705% |
| PA2-030 | Abbotsford Homes | 235 | 2.1800% |
| PA2-031 | Bartram Village | 499 | 4.6289% |
| PA2-032 | Oxford Village | 199 | 1.8460% |
| PA2-034 | Whitehall Apartments | 248 | 2.3006% |
| PA2-035 | Haddington Homes | 147 | 1.3636% |
| PA2-039 | West Park Apartments | 323 | 2.9963% |
| PA2-042 | Champlost Homes | 102 | 0.9462% |
| PA2-046 | Haverford Homes | 24 | 0.2226% |
| PA2-049 | Morton Homes | 248 | 2.3006% |
| PA2-050 | Blumberg Apts | 498 | 4.6197% |
| PA2-054 | Parkview Apartments | 20 | 0.1855% |
| PA2-055 | Fairhill Apartments | 264 | 2.4490% |
| PA2-062 | Pt. Breeze | 71 | 0.6586% |
| PA2-063 | Katie B Jackson | 56 | 0.5195% |
| PA2-065 | College View | 54 | 0.5009% |
| PA2-066 | Holmecrest Homes | 84 | 0.7792% |
| PA2-076 | Emlen Arms | 155 | 1.4378% |
| PA2-077 | Bentley Hall | 96 | 0.8905% |
| PA2-079 | Plymouth Hall | 53 | 0.4917% |
| PA2-093 | Westpark Plaza | 65 | 0.6030% |
| PA2-100 | Cecil B Moore | 29 | 0.2690% |
| PA2-104 | Arlene Homes | 32 | 0.2968% |
| PA2-114 | Gladys B Jacobs | 80 | 0.7421% |
| PA2-901 | Haddington | 430 | 3.9889% |
| PA2-902 | Mantua | 383 | 3.5529% |
| PA2-903 | Kingsessing | 518 | 4.8052% |
| PA2-904 | Germantown/Hunting Park | 362 | 3.3581% |
| PA2-905 | Fairhill Square | 451 | 4.1837% |
| PA2-906 | Francisville | 417 | 3.8683% |
| PA2-907 | Ludlow | 427 | 3.9610% |
| PA2-908 | Susquehanna | 411 | 3.8126% |
| PA2-909 | Strawberry Mansion | 429 | 3.9796% |
| PA2-910 | Oxford Jefferson | 341 | 3.1633% |
| PHA Managed AMPs Only Total | | 10,780 | 100.00% |

Unit counts are those included in subsidy calculation for calendar year ending 12/31/13

APPENDIX 3 (CONTINUED)**INDIRECT COST DEPARTMENTS**

| Department ID | Department Description |
|----------------------|--|
| 100100 | Office, Executive Director |
| 110110 | Office, Senior Deputy Executive Director |
| 200200 | Office, Inspector General |
| 338338 | Office, Assistant Executive Director, Supply Chain Mgmt |
| 339339 | Contracts Administration |
| 340340 | Contracts & Procurement |
| 341341 | Affirmative Action |
| 342342 | Purchasing |
| 343343 | Office Services |
| 400400 | Office, AED for Operations |
| 401401 | Office, Executive General Manager |
| 496496 | Risk Management |
| 500500 | Office, General Manager Human Resources |
| 501501 | Recruitment & Replacement |
| 502502 | Compensation & Benefits |
| 503503 | Labor/Employment Relations |
| 504504 | Student Interns |
| 505505 | Technical Aides |
| 507507 | Temporary Personnel |
| 508508 | Payroll |
| 510510 | Corporate Legal |
| 511511 | Real Estate Investment |
| 521521 | Strategic Management |
| 522522 | Organizational Development |
| 523523 | Quality Assurance |
| 600600 | Communications |
| 630630 | Program Compliance |
| 700700 | Office, Assistant Executive Director, Finance |
| 701701 | Finance |
| 707707 | Budget |
| 709709 | Office, Chief Information Officer, ISM |
| 709711 | Enterprise Systems |
| 709714 | ISM Financial Information Systems |
| 800800 | Office, Assistant Executive Director, Real Estate Services |
| 810811 | Program Management |
| 810812 | Program Development |
| 810813 | Policy |
| 344344-344345 | Inventory -Warehouses |

APPENDIX B – BOARD RESOLUTION AND MTW CERTIFICATION

11668

RESOLUTION NO. 1

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT ITS MOVING TO WORK ("MTW") ANNUAL PLAN ("PLAN") FOR MTW YEAR FIFTEEN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") AND TO UNDERTAKE ALL ACTIONS TO OBTAIN HUD APPROVAL AND IMPLEMENT THE PLAN

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

WHEREAS, pursuant to Philadelphia Housing Authority ("PHA") Board of Commissioners Resolution No. 10618, dated December 21, 2000, PHA submitted to HUD an MTW Application Plan and Agreement; and

WHEREAS, since 2002, when HUD accepted PHA's application for participation in the MTW Demonstration Program and HUD and PHA executed a MTW Demonstration Agreement ("MTW Agreement"), PHA has continuously participated in the MTW Demonstration Program, as detailed in Resolution 11577, adopted by the Board on January 11, 2013; and

WHEREAS, as a participant in the MTW Demonstration Program, PHA is required to develop an MTW Annual Plan for each fiscal year during the term of the MTW Agreement, which outlines the PHA budget and MTW activities, and to submit the Annual Plan for approval by its Board at least seventy-five (75) days prior to the beginning of each fiscal year; and

WHEREAS, PHA has developed the MTW Annual Plan for MTW Year Fifteen, PHA Fiscal Year 2015, beginning on April 1, 2014, a summary of which is attached hereto as Attachment "A;" and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on the Annual Plan, including scheduling at least one (1) public hearing and taking into consideration any comments received, by: 1) holding an introductory meeting with resident leadership and interested PHA residents on December 16, 2013; 2) holding a public hearing on December 19, 2013; 3) posting the draft plan on PHA's website; 4) making copies of the draft plan available at PHA site offices; and 5) accepting and considering public comments over a period lasting from November 29, 2013 to December 30, 2013; and

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

BE IT RESOLVED that the Board of Commissioners does hereby approve the MTW Year Fifteen Annual Plan and authorize PHA's Chair and/or its President & CEO or their authorized designee(s) to: 1) submit to HUD the PHA MTW Annual Plan for Fiscal Year 2015; 2) take all steps necessary to finalize and secure HUD approval and implement initiatives as described in the Plan, subject to receipt of adequate funding from HUD; 3) certify that the Public Hearing requirement has been met; and 4) execute the HUD Certifications of Compliance with MTW Plan Requirements and Related Regulations, in substantially the form attached hereto as Attachment "B."

I hereby certify that this was
APPROVED BY THE BOARD ON 1/16/14


ATTORNEY FOR PHA

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Certifications of Compliance

Annual Moving to Work Plan
Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning 4/1/14, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Philadelphia Housing Authority
PHA Name

002
PHA Number/HA Code

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

Lynette Brown-Saw
Name of Authorized Official

Chair of the Board of Commissioners
Title

[Signature]
Signature

4/15/14
Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

Certification of Payments to Influence Federal Transactions

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

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

Applicant Name

Philadelphia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Annual Plan FY 2015

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

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

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

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

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

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

Name of Authorized Official

Kelvin A. Jeremiah

Title

President & CEO

Signature

Date (mm/dd/yyyy)

01/17/2014

**ADDENDA
TO
CERTIFICATION OF PAYMENTS TO INFLUENCE FEDERAL TRANSACTIONS**

This certification does not extend to actions taken prior to my appointment as President & CEO of the Philadelphia Housing Authority.

Name of Authorized Official: Kelvin A. Jeremiah, President & CEO

Signature:

Date:

1/17/10

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Philadelphia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Annual Plan FY 2015

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

12 South 23rd Street, Philadelphia, PA 19103 and all PHA Sites

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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

Name of Authorized Official

Kelvin A. Jeremiah

Title

President & CEO

Signature

Date

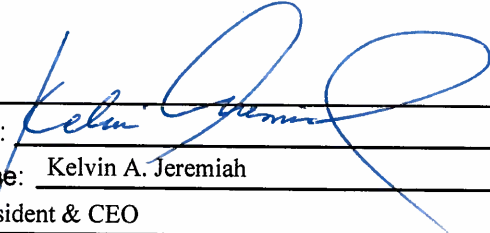
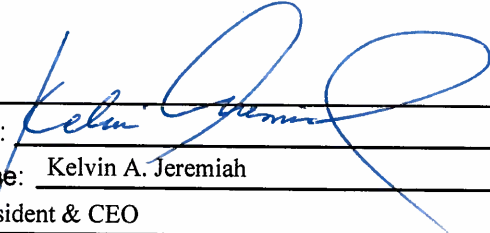
01/17/2014

X

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

| | | | | | |
|--|--|---|---|--|--|
| 1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance | | 2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award | | 3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____ | |
| 4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 2nd | | | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: | | |
| 6. Federal Department/Agency: U.S. Department of Housing & Urban Development | | | 7. Federal Program Name/Description: Moving to Work Annual Plan FY 2015 CFDA Number, if applicable: 14.870 | | |
| 8. Federal Action Number, if known: | | | 9. Award Amount, if known: \$ | | |
| 10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): Not Applicable | | | b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):  | | |
| 11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. | | | Signature:  Print Name: Kelvin A. Jeremiah Title: President & CEO Telephone No.: 215-684-4174 Date: 01/17/2014 | | |
| Federal Use Only: | | | | | Authorized for Local Reproduction Standard Form LLL (Rev. 7-97) |

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

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


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

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

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

**Certification of Consistency
with the Consolidated Plan****U.S. Department of Housing
and Urban Development**

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Philadelphia Housing AuthorityProject Name: PHA - Moving to Work Annual Plan FY 2015Location of the Project: The development and implementation of affordable housing and
economic development initiatives in Phila., in accord with the City's
ConPlan and AI. (2014 Consolidated Plan, adopted June, 2013)Name of the Federal
Program to which the
applicant is applying: HUD - Moving to Work DemonstrationName of
Certifying Jurisdiction: City of Philadelphia, Office of Housing & Community DevelopmentCertifying Official
of the Jurisdiction
Name: Deborah McCollochTitle: DirectorSignature: Date: 01/08/2014

APPENDIX C – ASSET MANAGEMENT TABLE

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|--|--|--|--------------------------------------|--|---|
| James Weldon Johnson House PA002000001 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods and/or LIHTC Application. | | Possible Elderly Designation | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |
| Greater Grays Ferry Estates (Formerly known as Tasker Homes) New AMP#s: PA002139 PA002143 | | | | | Includes 15-year tax credit and lease purchase homeownership components. |
| Richard Allen Homes Phase II PA002003 | Possible new development for residential and/or non-residential uses on vacant undeveloped parcels. | Possible disposition in connection with the new development. | | | Possible homeownership component in connection with potential modernization and revitalization. |
| Richard Allen Homes Phase III PA002133 | | | | | Includes 15-year tax credit and lease purchase homeownership components. |
| Raymond Rosen On-Site PA002010 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods and/or LIHTC Application. | | | | |
| Wilson Park PA002013 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods and/or LIHTC Application. | | 279 Elderly Units | Possible conversion of units/parcels for residential unit reconfiguration and commercial economic development, management offices, community and supportive services offices and/or open space. | |
| Queens Row PA# TBD | Acquisition of vacant 29 unit apartment complex to be rehabilitated. Development Plan submitted to HUD June 2013 for 24 units of public housing. 5 units will be developed as market rate using non-federal funds. | | | | |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|---|--|--|--------------------------------------|---|---|
| Norris I Apartments PA002014, new AMP # PA002175 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds. PHA applied for Choice Neighborhoods Implementation grant in 2013. Additional LIHTC Application to be submitted when funding is available. 51 units completed April, 2012. | Demolition in connection with the revitalization, and possible disposition in connection with mixed-finance development. 179 units demolished in March 2011. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Possible homeownership component in connection with potential modernization and revitalization. |
| Harrison Plaza PA002015 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods and/or LIHTC Application. | | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | |
| Arch Homes PA002018 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods and/or LIHTC Application. | | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | |
| Spring Garden Apartments PA002020 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | Potential demolition and disposition applications may be submitted for a portion of site. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | Possible homeownership component in connection with potential modernization and revitalization. |

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| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|--|--|--|--------------------------------------|---|---|
| Falls Ridge PA002130 | Possible candidate for revitalization/development by PHA or third party developer, which may include some demolition and development with capital funds,MTW, program income, bond proceeds, Choice Neighborhoods, private funds, Choice Neighborhood and/or LIHTC. | Possible disposition of vacant land in connection with new development | | | Possible homeownership component in connection with potential development. |
| Liddonfield Homes I PA002023 | Third party developer selected for entire site July 2012. Development Services Agreement being prepared, with expected completion of March 2014. Disposition application submitted. | Demolition of the site was completed in 2011 pursuant to HUD approved demolition and mandatory conversion applications. Disposition applications February 2013. | | Mandatory conversion of units/parcels for residential development, and/or commercial, economic development. | Possible homeownership component in connection with potential development. |
| Queen Lane I Apartments PA002024 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds. Candidate for tr Choice Neighborhoods, and/or LIHTC Application when availble. Submintted LIHTC application for highrise building (119 units) in 2011. | Demolition and disposition application in connection with new development and mixed finance submitted to HUD in 2011, application on hold pending completeion of Section 106 review process and environmental clearance. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Possible homeownership component in connection with potential modernization and revitalization. |
| Hill Creek Apts I & II PA002029 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|--|--|---|--------------------------------------|---|---|
| Abbottsford Homes PA002030 | Possible site for additional redevelopment including commercial space, through mixed financing or other financing strategies. | Possible disposition of a portion of the site in connection with mixed-finance or third party development | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | |
| Bartram Village PA002031 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program income, private funds with Choice Neighborhoods and/or LIHTC Application. | Possible demolition in whole or in part connection with the modernization and revitalization, and possible disposition in connection with mixed-finance or third party development. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Possible homeownership component in connection with potential modernization and revitalization. |
| Oxford Village PA002032 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | Possible homeownership component in connection with potential modernization and revitalization. |
| Whitehall Apartments I PA002034 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | Possible homeownership component in connection with potential modernization and revitalization. |
| Haddington Homes PA002035 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Possible homeownership component in connection with potential modernization and revitalization. |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|---|--|--|--------------------------------------|--|---|
| Martin Luther King Plaza PA002036 New PA#s: PA002128 PA002136 PA002149 | All Phases completed except for two (2) parcels. Acquired from City of Philadelphia. | Possible disposition in connection with mixed-finance development and/or other sale transactions to City and private developers. | | | 109 Homeownership Units. Choice Neighborhoods HO Middle income Program essential elements of Nehemiah, USHA of 1937. Completed. |
| Morton Homes PA002049 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development. | 47 Elderly Units | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | Possible homeownership component in connection with potential modernization and revitalization. |
| Westpark Apartments PA002039 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development or to private developers. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | Possible homeownership component in connection with potential modernization and revitalization. |
| Champlost Homes PA002042 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |
| Mantua Hall PA002045, new AMP PA002163, PA002164 | Revitalization of site into 101 new ACC/LIHTC units, commercial space, community room, management office completed in 2011. | | | | |
| Haverford Homes PA002046 | Possible candidate for modernization, rehabilitation, with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | Possible homeownership component in connection with potential modernization and revitalization. |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|---|--|---|--------------------------------------|--|---|
| Blumberg Apartments PA002050 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. Blumberg neighborhood was awarded CNI Planning grant in 2013. | Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development. | 94 units designated. | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion (family and senior bldgs) under the Rental Assistance Demonstration | Possible homeownership component in connection with potential modernization and revitalization. |
| Whitman Park PA002051 | | | | | Homeownership development; one unit remain to be sold |
| Passyunk Homes PA002052 (Deprogrammed) | Private development of market rate housing underway. 80,000 sqft administration building for PHA completed in 2009 | Disposition of property to private developer completed. | | | |
| Courtyard Apartments at Riverview PA 002053 New PA# PA002121 | Possible candidate for Rental Assistance Demonstration Program. | | | | |
| Parkview Apartments PA002054 | | | | | |
| Fairhill Apartments PA002055 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | | Possible Elderly Designation | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |
| Paschall Homes PA002061, new Amp PA002173, PA002174 | Revitalization of site into 100 new ACC/LIHTC units, community building, management office completed in 2011. | | | | |
| Cassie Holly (Point Breeze Court) PA002062 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | | 71 Elderly Units | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|---------------------------------------|---|---|---|--|---------------------------------|
| Katie B. Jackson PA002063 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | | 59 Elderly Units | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |
| Collegeview Homes PA002065 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | | 54 Elderly Units | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |
| Holmecrest Apartments PA002066 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | | 84 Elderly Units | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |
| Emlen Arms PA002076 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | | 156 Elderly Units | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |
| Bentley Hall PA002077 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | | 99 Elderly Units | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |
| Plymouth Hall PA002079 | Rehabilitation, reduction in unit count with ARRA formula funds and insurance proceeds completed in 2011. | | 53 Elderly Units; Designated Housing plan request for extension and amendment will be submitted to HUD in 2013. | Possible candidate for conversion under the Rental Assistance Demonstration. | |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|---|--|---|--------------------------------------|---|---|
| Germantown House PA002152 | | | 133 Elderly Units | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |
| West Park Plaza PA002093 | Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. Potential RAD program. | | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | |
| Brown Street Village PA002096 | Homeownership development. All units sold. | | | | Turnkey III Released for Occupancy in 1980-1982. Homeowner's Association formed. Homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |
| Herbert Arlene Homes PA002104 | Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application. | Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development. | Possible Elderly Designation | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |
| Gladys B. Jacobs PA002114 | Possible renovation for delivery of enhanced senior support services. | | 80 Elderly Units | | |
| Eight Diamonds PA002126 PA002141 (Formerly known as Raymond Rosen Off-Site PA002126) | Mixed Finance development by third party developer. Completed | | | Possible Rental Assistance Demonstration Program | |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|---|---|---|-------------------------------|---|---|
| Spring Garden Revitalization: Phase 1 PA002127 | Mixed Finance development by third party developer. Completed | | | Possible Rental Assistance Demonstration Program | |
| Spring Garden Revitalization: Phase 2 PA002162 | Mixed-finance development by third party developer complete. | | | Possible Rental Assistance Demonstration Program | |
| Scattered Sites PA002000901 | Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA may apply for Choice Neighborhoods, LIHTC, RACP and any other state and city funding sources when available. | Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization. |
| Scattered Sites PA002000902 | Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA may apply for Choice Neighborhoods, LIHTC, RACP and any other state and city funding sources when available. Possible candidate for conversion under the Rental Assistance Demonstration. | Possible demolition/disposition of non-viable units for neighborhood redevelopment activity. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. F56 | Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization. |

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| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|------------------------------------|---|--|-------------------------------|---|---|
| Scattered Sites PA002000903 | Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available. | Possible demolition/disposition of non-viable units for neighborhood redevelopment activity. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization. |
| Scattered Sites PA002000904 | Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA may apply for Choice Neighborhoods, LIHTC, RACP and any other state and city funding sources when available. | Possible demolition/disposition of non-viable units for neighborhood redevelopment activity. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization. |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|------------------------------------|---|--|-------------------------------|---|---|
| Scattered Sites PA002000905 | Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available. | Possible demolition/disposition of non-viable units for neighborhood redevelopment activity. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Section 32 of USHA of 1937. |
| Scattered Sites PA002000906 | Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA may apply for Choice Neighborhoods, LIHTC, RACP and any other state and city funding sources when available. | Possible demolition/disposition of non-viable units for neighborhood redevelopment activity. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization. |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|------------------------------------|---|--|-------------------------------|---|---|
| Scattered Sites PA002000907 | Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available. | Possible demolition/disposition of non-viable units for neighborhood redevelopment activity. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization. |
| Scattered Sites PA002000908 | Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA may apply for Choice Neighborhoods, LIHTC, RACP and any other state and city funding sources when available. Possible candidate for conversion under the Rental Assistance Demonstration. | Possible demolition/disposition of non-viable units for neighborhood redevelopment activity. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization. |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|--|---|--|--------------------------------------|---|---|
| Scattered Sites PA002000909 | Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available. | Possible demolition/disposition of non-viable units for neighborhood redevelopment activity. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization. |
| Scattered Sites PA002000910 | Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA may apply for Choice Neighborhoods, LIHTC, RACP and any other state and city funding sources when available. | Possible demolition/disposition of non-viable units for neighborhood redevelopment activity. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible candidate for conversion under the Rental Assistance Demonstration. | Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization. |
| St Anthony's Senior Residence: PA002131 | ACC subsidy only to third party developer | | 38 Elderly Units | Possible candidate for conversion under the Rental Assistance Demonstration. | |
| Inglis House | May provide capital funds, ACC subsidy and/or Section 8 vouchers for this project. | | | | |
| City-Wide | Provision of ACC subsidy, capital funds or HCV. | Dispo/Demo application to be submitted to HUD. | | | |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|---|---|---|--------------------------------------|---|--|
| Scattered Site Disposition: City-Wide | Disposition Plan to be developed and implemented. Disposition of properties at market rate. | Possible demolition in connection with the modernization and revitalization. Disposition application may be required. | | Possible RAD conversion | Possible Homeownership Component: Revised 5(h)/Section 32 of USHA of 1937. |
| Multi-Family Units for Replacement Housing Units | Site-Based Waiting List. Using capital funds to acquire and develop these replacement housing units. Provide ACC subsidy. | Disposition and acquisition application may be required. | Possible Elderly Only designation. | Replacement housing units may be candidates for conversion under Rental Assistance Demonstration. | |
| Suffolk Manor PA002132 | Possible major exterior envelope and air conditioner heating system to be improved. | | 77 Elderly Units | | |
| Cambridge Plaza Phase I PA-002137 | | | | | |
| Cambridge Plaza Phase II PA-002129 | | | | | |
| Cambridge Plaza Phase III Phase I PA002147 | | | | | |
| Mt. Olivet PA002138 | Possible major exterior envelope improvements and ground water remediation. | | 161 Elderly Units | | |
| Lucien E. Blackwell Homes Phase I PA002145 | | | | | |
| Lucien E. Blackwell Homes Phase II PA002150 | | | | | |
| Lucien E. Blackwell Homes Phase III PA002153 | | | | | |
| Lucien E. Blackwell Homes Phase IV (Marshall Shepard Village) PA002156 | | | | | |
| St Ignatius Phase I (Angela Court II) PA002146 PA002159 | Mixed Finance development by third party developer. Completed | | 67 and 54 Elderly Units Designated | Possible candidate for conversion under the Rental Assistance Demonstration. | |
| Neumann North PA002148 | Mixed Finance development by third party developer. Completed | | 67 Elderly Units Designated | Possible candidate for conversion under the Rental Assistance Demonstration. | |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|--|---|---|---|---|---|
| Ludlow HOPE VI Area Scattered Sites PA #s: PA002154 | Development completed | | | | |
| Nellie Reynolds Garden PA002158 | Development completed | | 64 Elderly housing designation for a portion of site. | | |
| Warnock PA002160 | Development completed | | | | |
| Warnock PA002161 | Development completed. New development for 45 housing units with office/commercial spaces. | | 45 Elderly housing designation. | | |
| Replacement unit Initiative | Possible acquisition of foreclosure properties, 202 properties, Private properties in combination with LIHTC and mixed finance development to develop new replacement units. | Possible demolition in connection with revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | Possible Elderly Designation | Replacement units may be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |
| Poplar to Oxford: Planning and Development Initiative | Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. PHA plan to submit the LIHTC and/or other State, City funding sources for new development. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. May be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|---|--|---|---|--|---|
| Eastern North Philadelphia | Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts in connection with pending Choice Neighborhoods Implementation grant or other program. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |
| Eastern Germantown Infill | Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts in connection with Choice Neighborhoods implementatoin grant. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.May be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |
| Spring Garden Area Unit Conversion | Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.May be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|---|--|---|---|--|---|
| South Phila area planning | Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.May be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |
| Southwest Phila Area planning | Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.May be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |
| West Philadelphia North of Market Street | Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|----------------------------------|--|---|---|---|---|
| Brewerytown | Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |
| Francisville | Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. May be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |
| Mill Creek Extension East | Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. May be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|----------------------------------|--|---|---|---|---|
| Mill Creek Extension West | Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. May be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |
| Oak Lane | Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. May be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |
| Transitional Housing | New construction of transitional housing units for homeless families and individuals and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. | |

Appendix C: Public Housing Long Term Asset Management Table

| Name, Number and Location | Development Activities | Demolition/ Disposition Activities | Designated Housing Activities | Conversion Activities | Homeownership Activities |
|---------------------------|--|---|---|--|---|
| Kensington North | Acquisition, new development for 80 units and rehabilitation of scattered site housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. | Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required. | May be requesting Elderly or Disabled Only Designation Plan | Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.May be candidates for Rental Assistance Demonstration. | Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers. |

APPENDIX D – MTW TDC/HCC

ATTACHMENT D

PHILADELPHIA HOUSING AUTHORITY

CURRENT MTW TOTAL DEVELOPMENT COST (TDC) AND HOUSING CAP COST (HCC) LIMITS*

| | NUMBER OF BEDROOMS | | | | | | | | | | | | | |
|--------------------------------|--------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------|------|
| | 0 | | 1 | | 2 | | 3 | | 4 | | 5 | | 6 | |
| | HCC | TDC | HCC | TDC | HCC | TDC | HCC | TDC | HCC | TDC | HCC | TDC | HCC | TDC |
| Detached/ Semi- Detached | \$ - | \$ - | \$225,373 | \$394,402 | \$266,207 | \$465,863 | \$319,931 | \$559,880 | \$374,708 | \$655,740 | \$429,310 | \$751,292 | \$ - | \$ - |
| Row House | \$ - | \$ - | \$203,374 | \$355,904 | \$239,263 | \$418,710 | \$287,115 | \$502,451 | \$334,969 | \$586,195 | \$382,821 | \$669,937 | \$ - | \$ - |
| Walk-up | \$176,055 | \$308,097 | \$176,055 | \$308,097 | \$203,708 | \$356,490 | \$269,878 | \$472,286 | \$331,729 | \$580,525 | \$390,368 | \$683,144 | \$ - | \$ - |
| Elevator | \$ - | \$ - | \$213,541 | \$341,665 | \$249,365 | \$398,985 | \$331,717 | \$530,747 | \$411,330 | \$658,128 | \$486,550 | \$778,480 | \$ - | \$ - |

**Additional documentation on PHA's MTW TDC/HCC policies was submitted in previous Annual Plans. The current TDC/HCC limits listed on the above table were originally implemented in 2008-2009. PHA will periodically review and update the table to reflect current cost limits.*



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June 29, 2009

Kenneth C. Evans, AIA
Philadelphia Housing Authority
12 South 23rd Street
Philadelphia, PA 19103

RE: TDC/HCC Limits – Building Cost Adjustments

Dear Mr. Evans;

At your request, Berger conducted research to determine the increase in costs to construct a typical housing unit in Philadelphia. Berger completed an update of PHA's Housing Cost Cap (HCC) and Total Development Cost (TDC) limits in the summer of 2008. The costs developed at that time were based on the construction of a typical 2 story, three bedroom townhouse / row home unit within the city limits of Philadelphia. Cost data from RS Means (2007 cost data) and the team's professional experience were utilized to develop the estimated costs. The layouts, features (including energy efficiency upgrades) and construction specifications were based on units recently constructed by PHA. Our 2008 report indicated that the average estimated HCC was \$196,753.00 resulting in a TDC of \$240,235.00 for the three bedroom unit. These costs were then extrapolated to the other standard unit configurations.

At this time, the United States is undergoing a very volatile time in terms of construction costs and housing market values. Historically, construction costs of residential units within the City of Philadelphia exceed the national construction cost averages due to lower than average unemployment, higher wage rates, and higher property costs. Although material costs and residential construction costs fell significantly across the country, the housing market remained relatively stable in the Philadelphia region.

In the 4th quarter of 2008, ENR presented 2008 construction cost data and published its forecast of 2009 construction cost indices. These indices indicated that the building construction cost index increased by 5.3% in 2008, but is projected to decrease by 0.5% in 2009. Additional data gathered from ENR indicates that the construction cost index in the past year in the Philadelphia region continued to increase by approximately 6.4%. Based on the report, the 6.4% annual gain is attributed to a spike in material costs in July 2008, but since that time building material prices have generally continued to decline. The ENR reports and forecasts are included on the following pages.

According to the 2009 ENR Residential Contracting Costbook, the construction industry had low to moderate inflation in 2008 with many materials decreasing in cost in the second half of the year, such as steel and concrete. The recommended inflation of residential construction costs is 4% for projects being completed after July 1, 2008. An excerpt from the 2009 ENR Residential Contracting Costbook is included on the following pages.

As a result of the research conducted, it is recommended that the HCC and TDC limits, which were developed based on 2007 costs, should be increased by 6% to appropriately reflect regional inflation and increases in construction costs in 2008. Adjustments were also made in the Prime Contractor's General Conditions, Overhead & Profit percentages to better reflect the regional economy, including lower unemployment rates and steady project backlog. Additional adjustments occurred, based on discussions with Philadelphia Housing Authority staff, to alter the actual square footages of the typical 3 bedroom



unit size. Philadelphia Housing Authority's typical 3 bedroom row home is a unit with a footprint of at least 1400 sf. Previous estimates were based on 1320 sf units. The footprint expansion was applied to all unit types to better reflect the provided floor plans of current units. A breakdown of the developed HCC cost along with the projected costs expanded to the other unit layouts is shown on the following pages.

If you have any questions, please contact me at 610-280-4029.

Sincerely,

Joseph R. Dietrich, PE
Manager – Site Engineering



Philadelphia Housing Authority

Weighted Average Cost Estimate for Sample Row Home

Date: June 29, 2009

SUMMARY OF 2007 ESTIMATES (based
on 1320 SF, 3 Bedroom Unit)*: **\$196,753** **149.06** **Per SF**

Inflation from 2007 Estimate: **6%**

REVISED SUBTOTAL: **\$208,558**

| | | |
|--|----------|----------------|
| | <u>%</u> | |
| <u>GENERAL CONDITIONS</u> | 10.0% | \$20,856 |
| <u>INSURANCE & TAXES</u> | 2.3% | \$4,797 |
| <u>Prime Contractor O & P</u> | 15.0% | \$31,284 |
| <u>BOND</u> | 2.5% | <u>\$5,214</u> |

REVISED TOTAL HCC (1320 SF, 3 Bedroom): **\$270,709** **\$205.08** **Per SF**

UPDATED HCC FOR 1400 SF, 3 BEDROOM UNIT: **\$287,115**
Increase from previous study: **19.5%**

* Does not include Prime Contractor's General Conditions, Overhead and Profit, Bonds, etc.
Previous Study HCC for 3 bdrm Row Home = \$240,235.00 including Gen Cond, O&P, Bonds, & Taxes



PHA MTW HCC / TDC as of 2008 STUDY

| | HCC | | | | | | |
|----------------------|------------|------------|------------|------------|------------|------------|------|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
| Detached/Semi-Detach | \$ - | \$ 188,574 | \$ 222,741 | \$ 267,693 | \$ 313,526 | \$ 359,212 | \$ - |
| Row House | \$ - | \$ 170,167 | \$ 200,196 | \$ 240,235 | \$ 280,275 | \$ 320,314 | \$ - |
| Walk-Up | \$ 147,309 | \$ 147,309 | \$ 170,447 | \$ 225,812 | \$ 277,564 | \$ 326,629 | \$ - |
| Elevator | \$ - | \$ 178,674 | \$ 208,649 | \$ 277,554 | \$ 344,168 | \$ 407,106 | \$ - |

| | TDC | | | | | | |
|----------------------|------------|------------|------------|------------|------------|------------|------|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
| Detached/Semi-Detach | \$ - | \$ 330,004 | \$ 389,796 | \$ 468,463 | \$ 548,671 | \$ 628,622 | \$ - |
| Row House | \$ - | \$ 297,792 | \$ 350,343 | \$ 420,412 | \$ 490,481 | \$ 560,549 | \$ - |
| Walk-Up | \$ 257,790 | \$ 257,790 | \$ 298,282 | \$ 395,171 | \$ 485,736 | \$ 571,712 | \$ - |
| Elevator | \$ - | \$ 285,878 | \$ 333,839 | \$ 444,087 | \$ 550,669 | \$ 651,369 | \$ - |

PROJECTED HOUSING COST CAP (HCC) / TOTAL DEVELOPMENT COSTS (TDC) LIMITS

Projected increase from previous = 19.5%

| | HCC | | | | | | |
|----------------------|------------|------------|------------|------------|------------|------------|------|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
| Detached/Semi-Detach | \$ - | \$ 225,373 | \$ 266,207 | \$ 319,931 | \$ 374,708 | \$ 429,310 | \$ - |
| Row House | \$ - | \$ 203,374 | \$ 239,263 | \$ 287,115 | \$ 334,969 | \$ 382,821 | \$ - |
| Walk-Up | \$ 176,055 | \$ 176,055 | \$ 203,708 | \$ 269,878 | \$ 331,729 | \$ 390,368 | \$ - |
| Elevator | \$ - | \$ 213,541 | \$ 249,365 | \$ 331,717 | \$ 411,330 | \$ 486,550 | \$ - |

| | TDC | | | | | | |
|----------------------|------------|------------|------------|------------|------------|------------|------|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
| Detached/Semi-Detach | \$ - | \$ 394,402 | \$ 465,863 | \$ 559,880 | \$ 655,740 | \$ 751,292 | \$ - |
| Row House | \$ - | \$ 355,904 | \$ 418,710 | \$ 502,451 | \$ 586,195 | \$ 669,937 | \$ - |
| Walk-Up | \$ 308,097 | \$ 308,097 | \$ 356,490 | \$ 472,286 | \$ 580,525 | \$ 683,144 | \$ - |
| Elevator | \$ - | \$ 341,665 | \$ 398,985 | \$ 530,747 | \$ 658,128 | \$ 778,480 | \$ - |

City Cost Index - Philadelphia



The building and construction cost indexes for ENR's individual cities use the same components and weighting as those for the 20-city national indexes. The city indexes use local prices for portland cement and 2 X 4 lumber and the national average price for structural steel. The city's BCI uses local union wages, plus fringes, for carpenters, bricklayers and iron workers. The city's CCI uses the same union wages for laborers.

| 1913=100 | | ENR Cost Indexes in PHILADELPHIA (1978-2009) | | | |
|----------|-------|--|-------|---------|-------|
| | | BCI | %CHG | CCI | %CHG |
| 1978 | Dec. | 1694.95 | +5.4 | 2839.24 | +5.7 |
| 1979 | Dec. | 1974.88 | +16.5 | 3183.93 | +12.1 |
| 1980 | Dec. | 1963.20 | -0.6 | 3233.59 | +1.6 |
| 1981 | Dec. | 2136.57 | +8.8 | 3603.48 | +11.4 |
| 1982 | Dec. | 2266.96 | +6.1 | 3858.50 | +7.1 |
| 1983 | Dec. | 2439.99 | +7.6 | 4175.74 | +8.2 |
| 1984 | Dec. | 2492.34 | +2.1 | 4437.81 | +6.3 |
| 1985 | Dec. | 2572.09 | +3.2 | 4549.62 | +2.5 |
| 1986 | Dec. | 2676.08 | +4.0 | 4678.78 | +2.8 |
| 1987 | Dec. | 2784.88 | +4.1 | 4883.56 | +4.4 |
| 1988 | Dec. | 2880.56 | +3.4 | 5064.20 | +3.7 |
| 1989 | Dec. | 2970.40 | +3.1 | 5299.78 | +4.7 |
| 1990 | Dec. | 3040.85 | +2.4 | 5431.26 | +2.5 |
| 1991 | Dec. | 3169.81 | +4.2 | 5616.96 | +3.4 |
| 1992 | Dec. | 3130.58 | -1.2 | 5682.35 | +1.2 |
| 1993 | Dec. | 3377.98 | +7.9 | 6022.23 | +6.0 |
| 1994 | Dec. | 3480.78 | +3.0 | 6224.86 | +3.4 |
| 1995 | Dec. | 3563.18 | +2.4 | 6431.00 | +3.3 |
| 1996 | Dec. | 3640.49 | +2.2 | 6599.25 | +2.6 |
| 1997 | Dec. | 3974.05 | +9.2 | 7057.36 | +6.9 |
| 1998 | Dec. | 4062.29 | +2.2 | 7297.87 | +3.4 |
| 1999 | Dec. | 4155.14 | +2.3 | 7487.01 | +2.6 |
| 2000 | Dec. | 4236.77 | +2.0 | 7600.26 | +1.5 |
| 2001 | Dec. | 4348.07 | +2.6 | 7960.76 | +4.7 |
| 2002 | Dec. | 4532.14 | +4.2 | 8226.27 | +3.3 |
| 2003 | Dec. | 4596.20 | +1.4 | 8403.02 | +2.2 |
| 2004 | Dec. | 4847.39 | +5.5 | 8728.02 | +3.9 |
| 2005 | Jan. | 4716.83 | +1.9 | 8597.46 | +0.9 |
| | Feb. | 4716.33 | +1.3 | 8596.96 | +0.6 |
| | March | 4769.82 | +1.5 | 8650.45 | +0.7 |
| | April | 4801.07 | +1.3 | 8681.70 | +0.6 |
| | May | 4903.64 | +2.9 | 8681.70 | +0.3 |
| | June | 4913.89 | +1.7 | 8691.95 | -1.4 |
| | July | 4879.54 | +0.9 | 8657.60 | -1.8 |

| | | | | | |
|-------------|---------------|---------|------|----------|-------|
| 2006 | August | 4867.54 | +0.5 | 8645.60 | -2.1 |
| | Sept. | 4873.79 | +0.2 | 8651.85 | -2.2 |
| | Oct. | 4897.04 | +3.5 | 8675.10 | -0.4 |
| | Nov. | 4992.22 | +5.2 | 9179.60 | +5.2 |
| | Dec. | 5019.47 | +3.6 | 9206.85 | +5.5 |
| | Jan. | 5025.47 | +6.5 | 9212.85 | +7.2 |
| | Feb. | 5023.47 | +6.5 | 9210.85 | +7.1 |
| | March | 5017.47 | +5.2 | 9204.85 | +6.4 |
| | April | 5020.47 | +4.6 | 9207.85 | +6.1 |
| | May | 5018.72 | +2.4 | 9206.10 | +6.0 |
| | June | 5026.47 | +2.3 | 9213.85 | +6.0 |
| | July | 5042.97 | +3.4 | 9230.35 | +6.6 |
| 2007 | Aug. | 5049.97 | +3.8 | 9237.35 | +6.8 |
| | Sept. | 5052.22 | +3.7 | 9239.60 | +6.8 |
| | Oct. | 5203.29 | +6.3 | 9587.10 | +10.5 |
| | Nov. | 5227.82 | +4.7 | 9611.63 | +4.7 |
| | Dec. | 5219.57 | +4.0 | 9603.38 | +4.3 |
| | Jan. | 5213.07 | +3.7 | 9596.88 | +4.2 |
| | Feb. | 5212.57 | +3.8 | 9596.38 | +4.2 |
| | Mar. | 5215.07 | +3.9 | 9598.88 | +4.3 |
| | Apr. | 5217.82 | +3.9 | 9601.63 | +4.3 |
| | May | 5305.10 | +5.7 | 9628.48 | +4.6 |
| | June | 5306.10 | +5.6 | 9629.48 | +4.5 |
| | July | 5310.95 | +5.3 | 9634.33 | +4.4 |
| 2008 | Aug. | 5312.95 | +5.4 | 9636.33 | +4.4 |
| | Sept. | 5434.53 | +7.6 | 9838.27 | +6.5 |
| | Oct. | 5356.61 | +3.0 | 9760.35 | +1.8 |
| | Nov. | 5426.60 | +3.8 | 9830.34 | +2.3 |
| | Dec. | 5429.10 | +4.0 | 9832.84 | +2.4 |
| | Jan. | 5429.58 | +4.2 | 9833.31 | +2.5 |
| | Feb. | 5429.58 | +4.2 | 9833.31 | +2.5 |
| | Mar. | 5445.58 | +4.4 | 9849.31 | +2.6 |
| | Apr. | 5450.58 | +4.5 | 9854.31 | +2.6 |
| | May | 5469.83 | +3.1 | 9873.56 | +2.6 |
| | June | 5509.84 | +3.8 | 9913.57 | +3.0 |
| | July | 5579.59 | +5.1 | 9983.32 | +3.6 |
| 2009 | Aug. | 5587.97 | +4.2 | 9991.70 | +3.7 |
| | Sept. | 5869.48 | +8.0 | 10675.45 | +8.5 |
| | Oct. | 5888.17 | +9.9 | 10669.07 | +9.3 |
| | Nov. | 5869.42 | +8.2 | 10650.32 | +8.3 |
| | Dec. | 5814.50 | +7.1 | 10595.41 | +7.8 |
| | Jan. | 5802.25 | +6.9 | 10583.16 | +7.6 |
| | Feb. | 5788.00 | +6.6 | 10568.91 | +7.5 |
| | Mar. | 5789.52 | +6.3 | 10570.43 | +7.3 |
| | Apr. | 5787.77 | +6.2 | 10568.68 | +7.3 |
| | May | 5806.48 | +6.2 | 10560.94 | +7.0 |
| | June | 5791.08 | +5.1 | 10545.55 | +6.4 |

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The 2008 4Q Cost Report

December 22, 2008

Inflation came into 2008 like a lion but it's leaving as a lamb. Steel and oil prices spiked to record levels during the first half of the year, but then the worse financial crisis since the Great Depression unfolded and knocked prices back down. Last summer's cost surge is still working its way through the construction industry cost indexes but commodity prices are already falling and ENR predicts they will drag building costs down next year.



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- Equipment: Sales take a tumble
- International: Inflation down worldwide
- Asia: China's economic woes pull the region down
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COST SPIKE SPUTTERS

Inflation came into 2008 like a lion but it's leaving as a lamb. Steel and oil prices spiked to record levels during the first half of the year, but then the worse financial crisis since the Great Depression unfolded and knocked prices back down. Last summer's cost surge is still working its way through the construction industry cost indexes but commodity prices are already falling and ENR predicts they will drag building costs down next year ■

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By Tim Grogan



Recession KO's Inflation in

Inflation had its last hurrah during the first half of this year and it was quite impressive with both steel and oil prices soaring to record levels despite a subprime mortgage crisis that was destroying the housing industry. But then the Fat Lady sang and the full extent of the financial crisis started to reveal itself. With banks, insurance companies, Wall Street investment firms and the automotive industry all lining up for bailouts, commodity prices started to tumble. Oil prices fell from over \$140 per barrel to less than \$70. Steel prices also started to head down and economists expect them to keep falling through most of next year. Unemployment started to soar, and will undermine wage negotiations next year. To make matters worse, the problem is worldwide with Asia, Europe, the Middle East and Latin America all struggling. Demand is drying up and that is driving prices down.

With that dismal backdrop, ENR predicts that its Building Cost Index, after rising 5.3% this year, will post a rare 0.5% decline in 2009 as steel, lumber and

cement prices all fall. However, materials only make up 20% of ENR's Construction Cost Index. As a result, the CCI is projected to increase 1.2% by the end of next year, after climbing 5.7% in 2008.

These two trends point out the importance of labor costs in forecasting ENR's indexes. Union wage rates, including fringes, account for 80% of the CCI and 65% of the BCI. A year ago, ENR's forecast called for a 4.3% increase in the BCI's skilled-labor component and a 4.7% increase in the CCI's laborers component. The actual increase was 4.0% for

skilled labor and 5.2% for laborers among ENR's 20 cities.

Multiyear collective bargaining agreements are usually a good benchmark for predicting the following year's wage trends. This year that indicator is a bit murky. The Construction Labor Research Council, Washington, D.C., reports this year the average union wage for bricklayers increased 3.6%, while that for carpenters increased 5.0%. However, CLRC says there are "too few agreements to show a meaningful average for 2009" for skilled workers. On average, laborers in multiyear contracts have negotiated a 4.7% increase for next year.

But with unemployment soaring, union locals entering into negotiations in 2009 will be hard pressed to match those gains. In November, the U.S. Dept. of Labor reported construction's unemployment rate was 12.7%, more than double what it was a year ago. ENR believes that situation will dampen wage pressure and is forecasting labor costs to increase be-

ENR's 2009 Cost Forecast

| | 2008 | 2009 | % CHG. | |
|--------------------------------|----------|----------|--------|--------|
| | | | '07-08 | '08-09 |
| BUILDING COST INDEX | 4796.96 | 4774.24 | +5.3 | -0.5 |
| SKILLED LABOR INDEX | 8106.88 | 8406.83 | +4.0 | +3.7 |
| Wage, \$/hr. | 44.99 | 46.65 | +4.0 | +3.7 |
| CONSTRUCTION COST INDEX | 8551.32 | 8656.31 | +5.7 | +1.2 |
| COMMON LABOR INDEX | 17976.32 | 18605.49 | +5.2 | +3.5 |
| Wage, \$/hr. | 34.16 | 35.36 | +5.2 | +3.5 |
| MATERIALS COST INDEX | 2774.72 | 2555.52 | +7.3 | -7.9 |
| PORTLAND CEMENT, ton | 101.79 | 100.06 | +0.6 | -1.7 |
| LUMBER, 2X4, mbf | 421.88 | 407.11 | -2.8 | -3.5 |
| STRUCTURAL STEEL, cwt | 45.86 | 41.14 | +13.4 | -10.3 |

ENR'S COST INDEXES FORECASTED TO DECEMBER 2009. PERCENT CHANGES ARE DEC. VS. DEC.

Materials Price Inflation Through 2009

| | 2005 | 2006 | 2007 | 2008 | 2009 |
|-------------------------------|------|------|-------|------|-------|
| ASPHALT PAVING | 8.3 | 27.7 | 9.2 | 22.5 | 5.4 |
| CEMENT | 12.7 | 12.9 | 5.4 | -5.0 | -2.3 |
| REINFORCING BARS | 1.2 | 6.5 | 12.3 | 37.1 | -27.8 |
| CONSTRUCTION MACHINERY | 4.6 | 4.5 | 2.9 | 3.0 | 2.3 |
| FABRICATED PIPE | 9.9 | 5.4 | -1.3 | 7.7 | -3.6 |
| STRUCTURAL METAL | 7.2 | 4.0 | 3.1 | 10.5 | 0.5 |
| STRUCTURAL SHEET | 7.7 | 4.4 | 4.4 | 14.2 | -2.3 |
| GYPSUM PRODUCTS | 14.3 | 18.5 | -15.2 | -9.9 | -2.2 |
| LUMBER, SOFTWOOD | -2.9 | -7.0 | -9.9 | -8.2 | -6.8 |
| PLYWOOD | -5.9 | -7.6 | 2.0 | -0.7 | -7.3 |
| AGGREGATES | 6.8 | 9.2 | 8.7 | 6.5 | 0.5 |
| SHEET METAL WORK | 3.9 | 3.6 | 3.1 | 6.2 | -1.1 |
| STRUCTURAL STEEL | 2.0 | 15.4 | 16.4 | 30.7 | -19.7 |

SOURCE: IHS GLOBAL INSIGHT. ESCALATION RATES ARE ANNUAL AVERAGES.

2009

tween 3.5% and 3.7% next year.

Commodity Prices Collapse

The materials component of both ENR cost indexes consists of lumber, cement and structural steel. Prices for all three are forecast to decline in 2009. The most significant swing will come from steel prices, which account for 22% of the BCI and 13% of the CCI.

"It's safe to say that the only direction for steel in the next six months is down," says John Mothersole, an economist with Washington, D.C.-based forecasting firm IHS Global Insight. Structural-steel prices peaked in the third quarter of this year at \$1,094 a ton, which was \$465 higher than the third quarter of 2007. However, the rapid deterioration in both the domestic and global markets, especially demand for scrap metal from China, has pushed structural-steel prices back 15% this quarter, says Mothersole. He predicts prices will decline another 20% by the second quarter of next year before firming.

"A lot of capacity is being pulled offline and that will help form a bottom for steel prices," Mothersole notes. "And with all the stimulus being pumped into the global economy prices could snap back quicker than anticipated."

However, Global Insight's prediction is for prices to remain weak through 2010. "The nonresidential building market is starting to falter and we don't see that making a quick comeback," says Mothersole. ENR's forecast calls for structural-steel prices to decline 10.3% by next December.

The Portland Cement Association, Skokie, Ill., estimates that total cement

Builders' Construction Cost Indexes

| NAME, AREA AND TYPE | OCT. 2007 | JAN. 2008 | APRIL 2008 | JULY 2008 | OCT. 2008 | PERCENT CHANGE QUARTER | YEAR |
|--|--------------|--------------|---------------|--------------|--------------|---------------------------|-------|
| GENERAL-PURPOSE COST INDEXES | | | | | | | |
| ENR 20-city: Construction Cost ¹ | 748.97 | 753.15 | 755.23 | 772.05 | 802.78 | +4.0 | +7.2 |
| ENR 20-city: Building Cost ¹ | 671.19 | 674.48 | 677.06 | 699.06 | 720.45 | +3.1 | +7.3 |
| BuRec: General Buildings ² | 293.00 | 294.00 | 295.00 | 308.00 | 317.00 | +2.9 | +8.2 |
| Lee Saylor Inc.: Material/Labor ¹ | 789.99 | 790.20 | 789.85 | 794.87 | 821.31p | +3.0 | +4.0 |
| Means: Construction Cost ⁴ | 170.30 | 171.00 | 172.90 | 180.40 | 183.60 | +1.8 | +7.8 |
| SmithGroup ⁵ | 153.54 | 153.68 | 154.40 | 156.76 | NA | NA | NA |
| SELLING PRICE INDEXES—BUILDING | | | | | | | |
| Lee Saylor Inc.: Subcontractor ¹ | 905.93 | 910.40 | 920.00 | 927.77 | 927.56p | 0.0 | +3.8 |
| Turner: General Building ¹ | 876.00 | 889.00 | 903.00 | 919.25 | 919.00 | 0.0 | +4.9 |
| Rider Hunt Levett & Bailey ⁷ | 145.63 | 147.78 | 150.40 | 152.36 | 154.04 | +1.1 | +5.8 |
| VALUATION INDEXES | | | | | | | |
| Marshall & Swift: Industrial ⁵ | 173.50 | 176.00 | 176.30 | 179.20 | 187.50 | +4.6 | +8.1 |
| M&S Eastern Region | 178.30 | 178.00 | 179.00 | 181.60 | 189.70 | +4.5 | +6.4 |
| M&S Central Region | 177.90 | 177.90 | 178.20 | 181.40 | 190.60 | +5.1 | +7.1 |
| M&S Western Region | 170.90 | 171.30 | 171.70 | 174.40 | 181.90 | +4.3 | +6.4 |
| SPECIAL PURPOSE BUILDING COST INDEXES | | | | | | | |
| U.S. Commerce: One-Family House ⁶ | 106.70 | 105.10 | 103.90 | 102.10 | 100.20 | -1.9 | -6.1 |
| U.S. Commerce: New Warehouses ⁶ | 121.40 | 121.60 | 122.40 | 124.50 | 129.20 | +3.8 | +6.4 |
| U.S. Commerce: New School Buildings ⁶ | 119.00 | 119.50 | 120.20 | 121.60 | 128.40 | +5.6 | +7.9 |
| U.S. Commerce: New Office Buildings ⁶ | 109.80 | 110.10 | 110.40 | 111.80 | 116.20 | +3.9 | +5.8 |
| Power Advocate: Powerplant ⁶ | 170.36 | 169.70 | 174.08 | 185.13 | 189.50 | +2.4 | +11.2 |

¹BASE: 1967=100; ²BASE: 1977=100; ³BASE: 1980=100; ⁴BASE: 1993=100; ⁵BASE: 1958=100; ⁶BASE: 1992=100; ⁷BASE: APRIL 2001=100.
⁸550MW COMBINED-CYCLE FACILITY. P=PRELIMINARY OCTOBER REPRESENTS SEPTEMBER DATA. NA = NOT AVAILABLE

Construction Materials Price Movement in 2008

| | | APRIL | MAY | JUNE | JULY | AUG. | SEPT. | OCT. |
|--------------------------------|----------------|-------|-------|-------|-------|-------|-------|-------|
| AGGREGATES | | | | | | | | |
| | Monthly % chg. | +0.6 | +0.4 | +0.1 | +0.7 | +1.1 | +0.2 | +0.4 |
| | Annual % chg. | +6.0 | +6.3 | +6.8 | +7.0 | +7.0 | +6.9 | +6.5 |
| ALUMINUM SHEET | | | | | | | | |
| | Monthly % chg. | +2.1 | +0.3 | +0.5 | +0.3 | +0.7 | -1.8 | -1.4 |
| | Annual % chg. | +1.6 | +1.8 | +1.7 | +3.8 | +5.0 | +5.1 | +5.7 |
| ASPHALT PAVING MIXTURE | | | | | | | | |
| | Monthly % chg. | +2.7 | +2.4 | +7.3 | +10.4 | +8.6 | +5.4 | -2.6 |
| | Annual % chg. | +6.0 | +8.2 | +15.8 | +28.0 | +38.4 | +45.9 | +42.4 |
| BRICKS | | | | | | | | |
| | Monthly % chg. | -0.4 | -0.2 | -0.4 | +0.2 | +0.7 | -0.1 | +0.7 |
| | Annual % chg. | +0.7 | +0.6 | +0.2 | +0.4 | +0.7 | +0.4 | +1.2 |
| CEMENT | | | | | | | | |
| | Monthly % chg. | +0.7 | -1.3 | -1.7 | +2.3 | +0.1 | -1.3 | 0.0 |
| | Annual % chg. | +0.2 | -0.8 | -2.0 | 0.0 | +0.3 | -2.1 | -1.9 |
| COPPER, PIPE AND TUBE | | | | | | | | |
| | Monthly % chg. | +0.6 | +1.0 | +3.7 | +2.8 | -1.6 | -9.6 | -6.6 |
| | Annual % chg. | +4.3 | +1.1 | -0.8 | -0.2 | +3.8 | -2.9 | -12.8 |
| DIESEL FUEL | | | | | | | | |
| | Monthly % chg. | +3.2 | +9.1 | +5.7 | +2.7 | -19.8 | -1.4 | -17.5 |
| | Annual % chg. | +53.4 | +75.8 | +85.0 | +77.6 | +50.0 | +39.0 | +13.1 |
| DUCTILE IRON | | | | | | | | |
| | Monthly % chg. | +3.9 | +3.6 | +5.2 | +4.1 | +2.5 | +0.6 | -3.7 |
| | Annual % chg. | +10.3 | +13.8 | +19.7 | +22.7 | +25.6 | +26.1 | +22.0 |
| FABRICATED STEEL, BLDG. | | | | | | | | |
| | Monthly % chg. | +4.4 | +2.7 | +1.5 | +2.1 | +1.4 | 0.0 | -0.7 |
| | Annual % chg. | +12.0 | +14.5 | +15.6 | +17.9 | +19.5 | +19.4 | +17.9 |
| GLASS, FLAT | | | | | | | | |
| | Monthly % chg. | -5.6 | +2.1 | -1.2 | +1.8 | +4.9 | -3.7 | +2.4 |
| | Annual % chg. | -2.4 | +0.2 | -1.1 | +0.2 | +6.5 | +2.7 | +5.7 |
| GYPSUM PRODUCTS | | | | | | | | |
| | Monthly % chg. | +3.1 | -0.5 | +0.7 | -0.1 | +4.6 | -1.7 | +1.9 |
| | Annual % chg. | -18.2 | -15.6 | -14.0 | -6.6 | +1.0 | +1.1 | +4.0 |
| LUMBER, SOFTWOOD | | | | | | | | |
| | Monthly % chg. | +1.1 | +7.0 | +1.3 | -2.9 | +1.1 | -0.5 | -7.5 |
| | Annual % chg. | -11.9 | -4.5 | -4.5 | -9.3 | -6.1 | -4.0 | -8.8 |
| PAINT | | | | | | | | |
| | Monthly % chg. | +1.2 | +0.3 | -1.4 | -0.9 | +3.0 | +1.6 | +0.7 |
| | Annual % chg. | +9.0 | +8.1 | +6.5 | +4.6 | +5.2 | +6.6 | +7.3 |
| PIPE & PIPE FITTING | | | | | | | | |
| | Monthly % chg. | +1.6 | +3.1 | +0.3 | +1.6 | +4.0 | 0.0 | -0.8 |
| | Annual % chg. | +3.4 | +5.5 | +5.9 | +10.2 | +14.2 | +14.0 | +13.1 |
| PLYWOOD | | | | | | | | |
| | Monthly % chg. | -0.1 | +2.7 | +0.8 | -1.6 | -0.4 | +2.1 | -3.1 |
| | Annual % chg. | +0.2 | +0.4 | -0.3 | -2.8 | -3.0 | -0.7 | -1.9 |
| PVC PRODUCTS | | | | | | | | |
| | Monthly % chg. | +0.3 | +1.0 | +0.8 | +1.9 | +1.0 | +0.8 | +0.3 |
| | Annual % chg. | +1.2 | +1.6 | +2.7 | +4.5 | +5.5 | +6.8 | +7.3 |
| READY-MIX CONCRETE | | | | | | | | |
| | Monthly % chg. | +0.2 | +0.5 | +0.3 | +0.2 | -0.4 | +1.2 | -0.5 |
| | Annual % chg. | +1.6 | +2.4 | +2.7 | +2.6 | +2.2 | +3.3 | +3.3 |
| SHEET METAL | | | | | | | | |
| | Monthly % chg. | +1.1 | +2.8 | +0.5 | +1.7 | +0.7 | +1.5 | -1.1 |
| | Annual % chg. | +3.5 | +6.3 | +6.7 | +8.5 | +9.0 | +10.7 | +9.4 |
| WIRE AND CABLE | | | | | | | | |
| | Monthly % chg. | +1.0 | +0.3 | -1.9 | +1.4 | +0.4 | -2.0 | -7.7 |
| | Annual % chg. | +13.4 | +9.4 | +7.1 | +6.2 | +5.3 | +5.4 | -5.4 |

SOURCE: BUREAU OF LABOR STATISTICS.

consumption will decline 12.8% this year. Producers so far have been able blunt the downward pressure on prices by drastically cutting back on imports. In October, the producer price index for cement was down just 1.9% from a year ago. Producers are unlikely to maintain this discipline next year when PCA predicts another 11.9% decline in consumption. As a result, ENR's forecast calls for cement prices to decline 1.7% next year, while Global Insight sees a 2.3% decline.

Next year is going to be another dismal one for housing, with Global Insight predicting starts to fall as low as 700,000.

U.S. Cement Consumption Forecast

| | 2008 | 2009 | 2010 | PERCENT CHANGE | | |
|-----------------------------------|--------|--------|--------|----------------|-------|-------|
| | | | | 07-08 | 08-09 | 09-10 |
| TOTAL CEMENT CONSUMPTION | 99,832 | 87,986 | 86,102 | -12.8 | -11.9 | -2.1 |
| PORTLAND CEMENT | 96,745 | 85,485 | 83,327 | -12.2 | -11.6 | -2.5 |
| MASONRY CEMENT | 3,087 | 2,500 | 2,775 | -27.9 | -19.0 | +11.0 |
| Portland Cement's Share of Total | 96.9 | 97.2 | 96.8 | — | — | — |
| CEMENT AND CLINKER IMPORTS | 11,295 | 6,150 | 6,000 | -50.3 | -45.6 | -2.4 |
| Import Share of Total | 11.7 | 7.2 | 7.2 | — | — | — |

SOURCE: PORTLAND CEMENT ASSOCIATION. IN THOUSAND METRIC TONS.

This will keep lumber prices low but there is not much more room for them to decline, says Paul Janke, economist with Bedford, Mass.-based forecasting firm RISI. "If prices stay where they are much

longer we are going to see massive mill closures," he says. That would cut production by 10% next year. ENR's forecast calls for lumber prices to fall another 3.5% next year. ■

Industrial Building Purchasing Parities/Index

| | PARITY RANGE | | EXCHANGE | INDEX | INFLATION | TAX |
|--|--------------|--------|----------|----------|-----------|-------|
| | LOW | HIGH | RATE | U.S.=100 | ANNUAL% | RATES |
| EUROPE | | | | | | |
| AUSTRIA: Vienna ¹ | 0.84 | 0.97 | 0.69 | 130.7 | 2 to 4 | 20% |
| BELGIUM: Brussels ¹ | 0.88 | 1.00 | 0.69 | 135.8 | 6 to 9 | 21% |
| CZECH REPUBLIC: Prague | 16.49 | 19.20 | 17.08 | 104.5 | 2 to 4 | 19% |
| DENMARK: Copenhagen | 7.17 | 8.19 | 5.18 | 148.3 | 3 to 5 | 25% |
| FINLAND: Helsinki ¹ | 0.92 | 1.05 | 0.69 | 142.3 | 3 to 5 | 22% |
| FRANCE: Paris ¹ | 0.88 | 1.01 | 0.69 | 136.5 | 4 to 6 | 19.6% |
| GERMANY: Berlin ¹ | 0.90 | 1.03 | 0.69 | 139.4 | 2 to 4 | 19% |
| GREAT BRITAIN: London | 0.68 | 0.77 | 0.55 | 131.7 | 4 to 5 | 17.5% |
| GREECE: Athens | 1.01 | 1.15 | 0.69 | 156.0 | 8 to 9 | 19% |
| IRELAND: Dublin ¹ | 0.82 | 0.94 | 0.69 | 127.1 | -6 to -2 | 13.5% |
| ITALY: Rome ¹ | 0.79 | 0.91 | 0.69 | 122.8 | 1 to 3 | 20% |
| NETHERLANDS: Amsterdam ¹ | 0.82 | 0.95 | 0.69 | 127.8 | 4 to 7 | 19% |
| NORWAY: Oslo | 7.92 | 9.08 | 5.74 | 148.0 | 2 to 4 | 25% |
| POLAND: Warsaw | 2.41 | 2.81 | 2.35 | 110.9 | 3 to 6 | 22% |
| PORTUGAL: Lisbon ¹ | 0.73 | 0.85 | 0.69 | 114.1 | — | 19% |
| RUSSIA: Moscow ² | 1.10 | 1.27 | 1.00 | 118.5 | 10 to 15 | 18% |
| SPAIN: Madrid ¹ | 0.62 | 0.71 | 0.69 | 96.1 | 2 to 4 | 7/16% |
| SWEDEN: Stockholm | 9.01 | 10.29 | 6.75 | 142.9 | 5 to 6 | 2 5% |
| SWITZERLAND: Zurich | 1.46 | 1.68 | 1.10 | 143.1 | 1 to 3 | 7.6% |
| NORTH AMERICA | | | | | | |
| BRAZIL: Sao Paulo | 1.31 | 1.52 | 1.90 | 74.5 | 5 to 6 | 15% |
| CANADA: Toronto | 0.98 | 1.11 | 1.04 | 100.7 | 8 to 10 | 5% |
| MEXICO: Mexico City | 7.45 | 8.71 | 10.87 | 74.4 | 5 to 10 | 15% |
| PUERTO RICO: San Juan | 0.84 | 0.98 | 1.00 | 91.0 | 4 to 6 | 6.5% |
| U.S.: Chicago | 1.00 | 1.00 | 1.00 | 100.0 | 4 to 8 | 10.0% |
| PACIFIC | | | | | | |
| AUSTRALIA: Sydney | 1.16 | 1.33 | 1.22 | 102.1 | 4 to 6 | 10% |
| CHINA: Shanghai | 3.69 | 4.47 | 6.89 | 59.3 | 2 to 3 | 17.5 |
| INDIA: Bangalore | 16.89 | 19.78 | 47.35 | 38.7 | 2 to 3 | 4.0% |
| JAPAN: Tokyo | 119.78 | 139.74 | 105.90 | 122.5 | 4 to 5 | 5% |
| MALASIA: Kuala Lumpur | 1.53 | 1.86 | 3.45 | 49.1 | — | 0% |
| NEW ZEALAND: Auckland | 1.23 | 1.41 | 1.47 | 89.8 | 4 to 6 | 12.5% |
| SINGAPORE | 1.22 | 1.41 | 1.43 | 91.9 | 10 to 12 | 7% |
| THAILAND: Bangkok | 21.82 | 25.48 | 34.23 | 69.1 | 15 to 20 | 7% |
| U.A.E.: Dubai | 3.04 | 3.74 | 3.68 | 92.2 | 15 to 30 | 0% |

SOURCE: FAITHFUL & GOULD INFLATION FORECAST IS 9/04. 1 EURO. 2 U.S. DOLLAR.

Parity Index Adjusts For Exchange Rate Swings

The Faithful & Gould Parity Index is designed to clarify the international cost picture, which can be distorted by gyrations in currency exchange rates. The index is based on put-in-place rates for 26 basic items used in the construction of a manufacturing facility. The parity index value in the table shows construction costs at each location relative to Chicago. A parity of 0.78 for Great Britain implies that £0.78 of construction is equivalent to \$1 of work in Chicago. To calculate a relative index value, divide the parity value of the exchange rate and multiply by 100. In this study, the U.S. dollar is used as the exchange rate for Russia.

For example, if a manufacturing facility costs \$575 per sq meter in the U.S., what would be the approximate cost in Great Britain? Average parity is £0.78=\$1. The answer: 0.78 x \$575= £449 per sq m.

Purchasing parity provides a useful means of comparison since exchange rates can fluctuate significantly, yet the actual in-country costs of goods remain unchanged. Using parities avoids problems arising from thinking in terms of a fixed percentage difference between countries, which inevitably happens with indexes. ■

Source: 2009 ENR Residential Contracting Costbook

This annually published book is designed to give a uniform estimating and cost control system to the General Building Contractor. It contains a complete system to be used with or without computers.

The City Multiplier is also used and gives the cost modifiers to use for the variations between Metropolitan Areas. This encompasses over 75% of the country. This book is published annually to be historically accurate with the traditional May-July wage contract settlements, and is designed to be a true construction year estimating and cost guide.

The Rate of Inflation in the Construction Industry in 2008 was 4%. Labor contributed a 3% increase and materials rose 5%.

The Wage Rate for Skilled Trades increased an average of 3% in 2008. Wage rates will probably increase at a 4% average next year.

The Material Rate increased 4% in 2008. The main increases were in asphalt, stone, iron pipe, steel and steel products, and copper products. Increases of double digits in some materials were offset by dramatic reductions again in the price of lumber and wood products.

Construction Volume should be slightly down or stay level in 2009. Housing will decline yet again, and Industrial and Commercial Construction may rise. Highway and Heavy Construction should rise.

The Construction Industry has low to moderate inflation. Some materials should inflate at a slower pace, and some should be watched carefully in 2009.

We are recommending using an 4% increase in your estimates for work beyond July 1, 2008.

Source enr.com:

Current Costs

ENR's most recent Construction Cost Index, Building Cost Index, Materials Cost Index, which are updated monthly. Tables include monthly and annual percent changes.

Construction Costs



Driven by both labor and material costs, inflation measured by the CCI jumped from 4.4% last month to 6.3%.

| 20-CITY: 1913 = 100 | JUNE 2009 INDEX VALUE | % CHANGE MONTH | % CHANGE YEAR |
|--------------------------|--------------------------|-------------------|------------------|
| CONSTRUCTION COST | 8578.28 | +0.1 | +4.8 |
| COMMON LABOR | 18201.18 | +0.2 | +6.2 |
| WAGE \$/HR. | 34.58 | +0.2 | +6.2 |

[Click here to see the construction cost index history](#)

Building Costs



Higher steel prices had a major impact on the BCI, helping to push it up 2% for the month and 6.5% for the year.

| 20-CITY: 1913 = 100 | JUNE 2009 INDEX VALUE | % CHANGE MONTH | % CHANGE YEAR |
|------------------------|--------------------------|-------------------|------------------|
| BUILDING COST | 4770.53 | -0.1 | +2.8 |
| SKILLED LABOR | 8191.35 | +0.3 | +4.8 |
| WAGE \$/HR. | 45.46 | +0.3 | +4.8 |

[Click here to see the building cost index history](#)

Materials Costs



Virtually all of this year's 11.4% increase in the MCI comes from the strong 20.3% increase in steel prices.

| 20-CITY: 1913 = 100 | JUNE 2009 INDEX VALUE | % CHANGE MONTH | % CHANGE YEAR |
|------------------------|--------------------------|-------------------|------------------|
| MATERIALS | 2680.38 | -0.6 | -0.7 |
| CEMENT \$/TON | 100.82 | +0.2 | +0.5 |
| STEEL \$/CWT | 44.02 | -1.2 | +0.5 |
| LUMBER \$/MBF | 411.40 | +0.4 | -3.6 |

APPENDIX E – REPLACEMENT HOUSING FACTOR FUNDS APPENDIX

REPLACEMENT HOUSING FACTOR FUNDS APPENDIX

In September 2013, the PHA Board of Commissioners approved an Amendment to the MTW Agreement that allows Replacement Housing Factor (RHF) funds to be included in the MTW Block Grant. PHA anticipates that HUD will execute the RHF Amendment prior to the start of FY 2015.

Pursuant to the RHF Amendment and related HUD guidance, PHA is providing the following information:

- RHF funds projected for FY 2015 are included in the Sources and Uses tables of the Plan.
- PHA intends to combine its existing and future RHF funds into the MTW Block Grant. PHA intends to accumulate RHF funds as allowed under the RHF Amendment, Option 3.
- PHA will secure the commitments for the required one-third leverage amounts prior to disbursing RHF funds.
- PHA will develop the number of affordable and/or public housing units required under the proportionality test.
- PHA notes that HUD recently published a Final Rule dated October 24, 2013 which significantly modifies RHF regulations. PHA believes that the Final Rule may also impact the provisions of the RHF Amendment to the MTW Agreement in that the Final Rule eliminates second increment RHF funding beginning in Federal Fiscal Year 2014 and makes other changes. PHA is currently reviewing the Final Rule and its impact on RHF funding and will consult with HUD as needed to clarify its impact on the RHF Amendment to the MTW Agreement.
- RHF Grant Numbers and estimated grant balance amounts that PHA intends to combine into the MTW Block Grant are included on the table below.

| Fiscal Year | Grant Number | Estimated Current Balance (11/2013) |
|--------------------|---------------------|--|
| 2013 | PA26R002501-13 | \$4,024,988 |
| 2013 | PA26R002502-13 | \$5,405,430 |
| 2012 | PA26R002501-12 | \$3,409,555 |
| 2012 | PA26R002502-12 | \$5,180,974 |
| 2011 | PA26R002501-11 | \$1,790,550 |
| 2011 | PA26R002502-11 | \$10,793,131 |
| 2010 | PA26R002501-10 | \$126,189 |
| 2010 | PA26R002502-10 | \$13,424,283 |
| 2009 | PA26R002501-09 | \$432,756 |
| 2009 | PA26R002504-09 | \$573,407 |
| 2008 | PA26R002501-08 | \$93,605 |
| 2008 | PA26R002502-08 | \$548,194 |

APPENDIX F – ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT

| Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary | | | | | | |
|--|---|---|------------|-------------------|------------|------------------------------|
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: PA26P00250108 | | | | Federal FY of Grant: 2008 |
| Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Program Year Ending: 09/30/2013 | | Revised Annual Statement (Revision No:) Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| | | Original | Revised | Revised 2 | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | | |
| 2 | 1406 Operations | 0 | 0 | 0 | 0 | 0 |
| 3 | 1408 Management Improvements | 0 | 0 | 0 | 0 | 0 |
| 4 | 1410 Administrative Costs | 0 | 0 | 0 | 0 | 0 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 0 | 0 | 0 | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvements | 0 | 0 | 0 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | 0 | 0 | 0 | 0 |
| 12 | 1470 Non-Dwelling Space | 0 | 0 | 0 | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | 0 | 0 | 0 | 0 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | 59,214,716 | 58,218,926 | 58,218,926 | 58,218,926 | 58,218,926 |
| 17 | 1495 Relocation | 0 | 0 | 0 | 0 | 0 |
| 18 | 1499 Development Activities | 0 | 0 | 0 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | 0 | 0 | 0 | 0 | 0 |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 59,214,716 | 58,218,926 | 58,218,926 | 58,218,926 | 58,218,926 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

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

| PHA Name: Philadelphia Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: PA26P00250108 2008 | | | | | | |
|---|-------------------|--------------------------------|---|--------------------------------|-------------|--------------------------|------------------|------------------|------------------|
| FundCode | Line No. | Line Name | Work Item | General Description of Work | ProgramCode | Development Name | Working Budget | TotalObligated | Funds Expended |
| 718 | 1406 | Operations | 701100 | Operating Subsidy | 000 | Pha-Wide | 3,000,000 | 3,000,000 | 3,000,000 |
| | 1406 Total | Operations | | | | | 3,000,000 | 3,000,000 | 3,000,000 |
| 718 | 1408 | Management Improvements | 700168 | PHA development staff mgr | 000 | Pha-Wide | 100,719 | 100,719 | 100,719 |
| 718 | 1408 | Management Improvements | 700169 | DEP Officers Wages/Benefits | 000 | Pha-Wide | 2,924,074 | 2,924,074 | 2,924,074 |
| 718 | 1408 | Management Improvements | 700176 | Software acquisition | 000 | Pha-Wide | 920,532 | 920,532 | 920,532 |
| 718 | 1408 | Management Improvements | 700368 | Pre-Apprentice Prg-Job Train | 000 | Pha-Wide | 52,462 | 52,462 | 52,462 |
| 718 | 1408 | Management Improvements | 700787 | Lobby Monitors | 000 | Pha-Wide | 910,179 | 910,179 | 910,179 |
| | 1408 Total | Management Improvements | | | | | 4,907,965 | 4,907,965 | 4,907,965 |
| 718 | 1410 | Administration | 700183 | Administrative Wages/Benefits | 000 | Pha-Wide | 5,821,695 | 5,821,695 | 5,821,695 |
| 718 | 1410 | Administration | 700183 | Administrative Wages/Benefits | 010 | Raymond Rosen | 197 | 197 | 197 |
| | 1410 Total | Administration | | | | | 5,821,893 | 5,821,893 | 5,821,893 |
| 718 | 1430 | Fees & Costs | 700185 | A&E Fees & Professional Serv | 000 | Pha-Wide | 3,900,661 | 3,900,661 | 3,900,661 |
| 718 | 1430 | Fees & Costs | 700187 | Master Planning | 000 | Pha-Wide | 11,882 | 11,882 | 11,882 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 000 | Pha-Wide | 2,690 | 2,690 | 2,690 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 001 | Johnson Homes | 13,728 | 13,728 | 13,728 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 004 | Scattered Sites | 8,804 | 8,804 | 8,804 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 012 | Scattered Sites | 2,518 | 2,518 | 2,518 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 014 | Norris Apartments | 7,424 | 7,424 | 7,424 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 015 | Harrison Plaza | 6,135 | 6,135 | 6,135 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 018 | Arch Homes | 1,548 | 1,548 | 1,548 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 020 | Spring Garden Apartments | 196,988 | 196,988 | 196,988 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 024 | Queen Lane Apartments | 3,880 | 3,880 | 3,880 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 025 | Scattered Sites | 423 | 423 | 423 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 029 | Hill Creek | 1,979 | 1,979 | 1,979 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 031 | Bartram Village | 844 | 844 | 844 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 032 | Oxford Village | 1,703 | 1,703 | 1,703 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 034 | Whitehall Apartments | 515 | 515 | 515 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 035 | Haddington Homes | 40,951 | 40,951 | 40,951 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 039 | West Park Apartments | 8,275 | 8,275 | 8,275 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 049 | Morton Homes | 4,434 | 4,434 | 4,434 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 060 | Scattered Sites | 419 | 419 | 419 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 069 | Scattered Sites | 3,819 | 3,819 | 3,819 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 080 | Scattered Sites | 3,790 | 3,790 | 3,790 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 081 | Scattered Sites | 1,510 | 1,510 | 1,510 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 085 | Scattered Sites | 1,676 | 1,676 | 1,676 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 088 | Scattered Sites | 1,935 | 1,935 | 1,935 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 091 | Scattered Sites | 1,258 | 1,258 | 1,258 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 092 | Scattered Sites | 1,155 | 1,155 | 1,155 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 093 | Westpark Plaza | 473 | 473 | 473 |
| 718 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 097 | Scattered Sites | 140 | 140 | 140 |
| | 1430 Total | Fees & Costs | | | | | 4,231,553 | 4,231,553 | 4,231,553 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 001 | Johnson Homes | 22,722 | 22,722 | 22,722 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 003 | Richard Allen | 5,268 | 5,268 | 5,268 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 004 | Scattered Sites | 41,845 | 41,845 | 41,845 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 005 | Scattered Sites | 870 | 870 | 870 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 010 | Raymond Rosen | 11,792 | 11,792 | 11,792 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 012 | Scattered Sites | 24,195 | 24,195 | 24,195 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 013 | Wilson Park - Senior | 16,345 | 16,345 | 16,345 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 014 | Norris Apartments | 10,936 | 10,936 | 10,936 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 015 | Harrison Plaza | 4,058 | 4,058 | 4,058 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 023 | Liddonfield Homes | 5,540 | 5,540 | 5,540 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 024 | Queen Lane Apartments | 1,086 | 1,086 | 1,086 |

| | | | | | | | | | |
|-----|------|------------------|--------|--------------------------------|-----|--------------------------------|---------|---------|---------|
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 029 | Hill Creek | 13,697 | 13,697 | 13,697 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 032 | Oxford Village | 25,602 | 25,602 | 25,602 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 035 | Haddington Homes | 11,531 | 11,531 | 11,531 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 049 | Morton Homes | 34,153 | 34,153 | 34,153 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 050 | Blumberg Apts | 6,650 | 6,650 | 6,650 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 061 | Paschall Apartments | 530 | 530 | 530 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 065 | College View | 6,875 | 6,875 | 6,875 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 069 | Scattered Sites | 53,889 | 53,889 | 53,889 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 080 | Scattered Sites | 9,293 | 9,293 | 9,293 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 081 | Scattered Sites | 4,609 | 4,609 | 4,609 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 085 | Scattered Sites | 11,654 | 11,654 | 11,654 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 088 | Scattered Sites | 19,024 | 19,024 | 19,024 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 091 | Scattered Sites | 3,465 | 3,465 | 3,465 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 092 | Scattered Sites | 18,355 | 18,355 | 18,355 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 097 | Scattered Sites | 4,268 | 4,268 | 4,268 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 114 | Gladys B Jacobs | 3,369 | 3,369 | 3,369 |
| 718 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 135 | Scatt Sites - 117 In-Fill Unit | 10,634 | 10,634 | 10,634 |
| 718 | 1450 | Site Improvement | 700881 | Comprehensive site improve | 004 | Scattered Sites | 269,143 | 269,143 | 269,143 |
| 718 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 001 | Johnson Homes | 23,335 | 23,335 | 23,335 |
| 718 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 013 | Wilson Park - Senior | 9,810 | 9,810 | 9,810 |
| 718 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 015 | Harrison Plaza | 7,285 | 7,285 | 7,285 |
| 718 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 020 | Spring Garden Apartments | 36,155 | 36,155 | 36,155 |
| 718 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 030 | Abbottsford Homes | 35,555 | 35,555 | 35,555 |
| 718 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 031 | Bartram Village | 71,935 | 71,935 | 71,935 |
| 718 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 034 | Whitehall Apartments | 16,295 | 16,295 | 16,295 |
| 718 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 035 | Haddington Homes | 30,460 | 30,460 | 30,460 |
| 718 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 042 | Champlost Homes | 7,285 | 7,285 | 7,285 |
| 718 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 049 | Morton Homes | 21,760 | 21,760 | 21,760 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 001 | Johnson Homes | 25,742 | 25,742 | 25,742 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 003 | Richard Allen | 15,384 | 15,384 | 15,384 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 010 | Raymond Rosen | 11,614 | 11,614 | 11,614 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 013 | Wilson Park - Senior | 20,006 | 20,006 | 20,006 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 014 | Norris Apartments | 18,212 | 18,212 | 18,212 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 015 | Harrison Plaza | 116,230 | 116,230 | 116,230 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 018 | Arch Homes | 19,766 | 19,766 | 19,766 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 020 | Spring Garden Apartments | 40,473 | 40,473 | 40,473 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 023 | Liddonfield Homes | 8,162 | 8,162 | 8,162 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 024 | Queen Lane Apartments | 13,090 | 13,090 | 13,090 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 029 | Hill Creek | 167,330 | 167,330 | 167,330 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 030 | Abbottsford Homes | 6,492 | 6,492 | 6,492 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 031 | Bartram Village | 41,445 | 41,445 | 41,445 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 032 | Oxford Village | 15,049 | 15,049 | 15,049 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 034 | Whitehall Apartments | 11,717 | 11,717 | 11,717 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 035 | Haddington Homes | 27,783 | 27,783 | 27,783 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 039 | West Park Apartments | 25,351 | 25,351 | 25,351 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 042 | Champlost Homes | 7,846 | 7,846 | 7,846 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 046 | Haverford Homes | 979 | 979 | 979 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 049 | Morton Homes | 22,655 | 22,655 | 22,655 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 050 | Blumberg Apts | 24,279 | 24,279 | 24,279 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 055 | Fairhill Apartments | 16,883 | 16,883 | 16,883 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 061 | Paschall Apartments | 16,551 | 16,551 | 16,551 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 062 | Cassie L Holley | 4,202 | 4,202 | 4,202 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 063 | Katie B Jackson | 4,780 | 4,780 | 4,780 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 065 | College View | 545 | 545 | 545 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 066 | Holmecrest Homes | 4,401 | 4,401 | 4,401 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 076 | Emlen Arms | 2,468 | 2,468 | 2,468 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 077 | Bentley Hall | 11,429 | 11,429 | 11,429 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 085 | Scattered Sites | 1,370 | 1,370 | 1,370 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 093 | Westpark Plaza | 6,150 | 6,150 | 6,150 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 114 | Gladys B Jacobs | 2,054 | 2,054 | 2,054 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 435 | Force Account Warehouse (310) | 26,565 | 26,565 | 26,565 |
| 718 | 1450 | Site Improvement | 701099 | Concrete and pavement | 907 | Ludlow | 2,300 | 2,300 | 2,300 |

| | | | | | | | | | |
|-----|-------------------|-------------------------|--------|----------------------------|-----|-------------------------|------------------|------------------|------------------|
| 718 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 005 | Scattered Sites | 43,632 | 43,632 | 43,632 |
| 718 | 1450 | Site Improvement | 701401 | Comprehensive site improve | 012 | Scattered Sites | 227,139 | 227,139 | 227,139 |
| 718 | 1450 | Site Improvement | 701409 | Comprehensive site improve | 060 | Scattered Sites | 53,769 | 53,769 | 53,769 |
| 718 | 1450 | Site Improvement | 701410 | Comprehensive site improve | 067 | Scattered Sites | 1,018 | 1,018 | 1,018 |
| 718 | 1450 | Site Improvement | 701411 | Comprehensive site improve | 069 | Scattered Sites | 323,212 | 323,212 | 323,212 |
| 718 | 1450 | Site Improvement | 701413 | Comprehensive site improve | 078 | Scattered Sites | 457 | 457 | 457 |
| 718 | 1450 | Site Improvement | 701414 | Comprehensive site improve | 080 | Scattered Sites | 53,871 | 53,871 | 53,871 |
| 718 | 1450 | Site Improvement | 701415 | Comprehensive site improve | 081 | Scattered Sites | 120,238 | 120,238 | 120,238 |
| 718 | 1450 | Site Improvement | 701417 | Comprehensive site improve | 085 | Scattered Sites | 237,683 | 237,683 | 237,683 |
| 718 | 1450 | Site Improvement | 701418 | Comprehensive site improve | 087 | Scattered Sites | 6,119 | 6,119 | 6,119 |
| 718 | 1450 | Site Improvement | 701419 | Comprehensive site improve | 088 | Scattered Sites | 186,974 | 186,974 | 186,974 |
| 718 | 1450 | Site Improvement | 701420 | Comprehensive site improve | 091 | Scattered Sites | 124,450 | 124,450 | 124,450 |
| 718 | 1450 | Site Improvement | 701421 | Comprehensive site improve | 092 | Scattered Sites | 24,191 | 24,191 | 24,191 |
| 718 | 1450 | Site Improvement | 701494 | Comprehensive site improve | 025 | Scattered Sites | 14,327 | 14,327 | 14,327 |
| 718 | 1450 | Site Improvement | 900630 | Sparkle-Signage/Awnings | 042 | Champlost Homes | 747 | 747 | 747 |
| 718 | 1450 | Site Improvement | 900630 | Sparkle-Signage/Awnings | 055 | Fairhill Apartments | 3,296 | 3,296 | 3,296 |
| | 1450 Total | Site Improvement | | | | | 3,071,698 | 3,071,698 | 3,071,698 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 000 | Pha-Wide | 68,740 | 68,740 | 68,740 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 013 | Wilson Park - Senior | 2,630 | 2,630 | 2,630 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 014 | Norris Apartments | 19,649 | 19,649 | 19,649 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 024 | Queen Lane Apartments | 885 | 885 | 885 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 029 | Hill Creek | 3,990 | 3,990 | 3,990 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 031 | Bartram Village | 250 | 250 | 250 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 050 | Blumberg Apts | 1,231 | 1,231 | 1,231 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 054 | Parkview Apartments | 1,360 | 1,360 | 1,360 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 061 | Paschall Apartments | 3,695 | 3,695 | 3,695 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 063 | Katie B Jackson | 1,237 | 1,237 | 1,237 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 066 | Holmecrest Homes | 3,145 | 3,145 | 3,145 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 076 | Emlen Arms | 4,353 | 4,353 | 4,353 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 077 | Bentley Hall | 1,270 | 1,270 | 1,270 |
| 718 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 114 | Gladys B Jacobs | 250 | 250 | 250 |
| 718 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 004 | Scattered Sites | 6,891,614 | 6,891,614 | 6,891,614 |
| 718 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 902 | Mantua | 8,291 | 8,291 | 8,291 |
| 718 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 905 | Fairhill Square | 81 | 81 | 81 |
| 718 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 906 | Francisville | 767 | 767 | 767 |
| 718 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 907 | Ludlow | 2,961 | 2,961 | 2,961 |
| 718 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 909 | Strawberry Mansion | 3,763 | 3,763 | 3,763 |
| 718 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 910 | Oxford Jefferson | 1,446 | 1,446 | 1,446 |
| 718 | 1460 | Dwelling Construction | 700454 | Comp unit mod, SMART II | 005 | Scattered Sites | 13,923 | 13,923 | 13,923 |
| 718 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 012 | Scattered Sites | 397,145 | 397,145 | 397,145 |
| 718 | 1460 | Dwelling Construction | 700456 | Comp unit mod, SMART II | 025 | Scattered Sites | 88,240 | 88,240 | 88,240 |
| 718 | 1460 | Dwelling Construction | 700457 | Comp unit renovations work | 060 | Scattered Sites | 41,338 | 41,338 | 41,338 |
| 718 | 1460 | Dwelling Construction | 700458 | Comp unit mod, SMART II | 067 | Scattered Sites | 13,572 | 13,572 | 13,572 |
| 718 | 1460 | Dwelling Construction | 700459 | Comp unit renovations work | 069 | Scattered Sites | 296,121 | 296,121 | 296,121 |
| 718 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 080 | Scattered Sites | 463,738 | 463,738 | 463,738 |
| 718 | 1460 | Dwelling Construction | 700461 | Comp unit renovations work | 081 | Scattered Sites | 78,636 | 78,636 | 78,636 |
| 718 | 1460 | Dwelling Construction | 700462 | Comp unit mod, SMART II | 078 | Scattered Sites | 31,434 | 31,434 | 31,434 |
| 718 | 1460 | Dwelling Construction | 700463 | Comp unit renovations work | 085 | Scattered Sites | 77,502 | 77,502 | 77,502 |
| 718 | 1460 | Dwelling Construction | 700464 | Comp unit mod, SMART II | 087 | Scattered Sites | 50,000 | 50,000 | 50,000 |
| 718 | 1460 | Dwelling Construction | 700464 | Comp unit mod, SMART II | 088 | Scattered Sites | 901 | 901 | 901 |
| 718 | 1460 | Dwelling Construction | 700465 | Com unit renovations | 088 | Scattered Sites | 92,641 | 92,641 | 92,641 |
| 718 | 1460 | Dwelling Construction | 700466 | Comp unit mod, SMART II | 091 | Scattered Sites | 207,399 | 207,399 | 207,399 |
| 718 | 1460 | Dwelling Construction | 700467 | Com unit renovations | 092 | Scattered Sites | 219,692 | 219,692 | 219,692 |
| 718 | 1460 | Dwelling Construction | 700504 | Stimulus Units | 901 | Haddington | 481,283 | 481,283 | 481,283 |
| 718 | 1460 | Dwelling Construction | 700504 | Stimulus Units | 902 | Mantua | 258,676 | 258,676 | 258,676 |
| 718 | 1460 | Dwelling Construction | 700504 | Stimulus Units | 903 | Kingsessing | 850,345 | 850,345 | 850,345 |
| 718 | 1460 | Dwelling Construction | 700504 | Stimulus Units | 904 | Germantown/Hunting Park | 132,171 | 132,171 | 132,171 |
| 718 | 1460 | Dwelling Construction | 700504 | Stimulus Units | 905 | Fairhill Square | 342,110 | 342,110 | 342,110 |
| 718 | 1460 | Dwelling Construction | 700504 | Stimulus Units | 906 | Francisville | 961,788 | 961,788 | 961,788 |
| 718 | 1460 | Dwelling Construction | 700504 | Stimulus Units | 907 | Ludlow | 381,026 | 381,026 | 381,026 |
| 718 | 1460 | Dwelling Construction | 700504 | Stimulus Units | 908 | Susquehanna | 51,115 | 51,115 | 51,115 |
| 718 | 1460 | Dwelling Construction | 700504 | Stimulus Units | 909 | Strawberry Mansion | 478,896 | 478,896 | 478,896 |

| | | | | | | | | | |
|-----|------|-----------------------|--------|--------------------------------|-----|--------------------------|---------|---------|---------|
| 718 | 1460 | Dwelling Construction | 700504 | Stimulus Units | 910 | Oxford Jefferson | 41,023 | 41,023 | 41,023 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 001 | Johnson Homes | 51,315 | 51,315 | 51,315 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 010 | Raymond Rosen | 5,253 | 5,253 | 5,253 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 013 | Wilson Park - Senior | 6,505 | 6,505 | 6,505 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 014 | Norris Apartments | 1,258 | 1,258 | 1,258 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 020 | Spring Garden Apartments | 159,298 | 159,298 | 159,298 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 029 | Hill Creek | 49,283 | 49,283 | 49,283 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 030 | Abbottsford Homes | 3,125 | 3,125 | 3,125 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 031 | Bartram Village | 17,148 | 17,148 | 17,148 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 050 | Blumberg Apts | 47,946 | 47,946 | 47,946 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 061 | Paschall Apartments | 3,622 | 3,622 | 3,622 |
| 718 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 066 | Holmecrest Homes | 12,410 | 12,410 | 12,410 |
| 718 | 1460 | Dwelling Construction | 700875 | Electrical distribution system | 063 | Katie B Jackson | 112,380 | 112,380 | 112,380 |
| 718 | 1460 | Dwelling Construction | 700878 | Plumbing upgrades | 001 | Johnson Homes | 4,306 | 4,306 | 4,306 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 004 | Scattered Sites | 4,269 | 4,269 | 4,269 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 005 | Scattered Sites | 2,522 | 2,522 | 2,522 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 012 | Scattered Sites | 235 | 235 | 235 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 020 | Spring Garden Apartments | 39,650 | 39,650 | 39,650 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 069 | Scattered Sites | 2,265 | 2,265 | 2,265 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 080 | Scattered Sites | 384 | 384 | 384 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 081 | Scattered Sites | 3,409 | 3,409 | 3,409 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 085 | Scattered Sites | 1,436 | 1,436 | 1,436 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 088 | Scattered Sites | 4,235 | 4,235 | 4,235 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 092 | Scattered Sites | 1,949 | 1,949 | 1,949 |
| 718 | 1460 | Dwelling Construction | 700978 | Window replacement | 097 | Scattered Sites | 266 | 266 | 266 |
| 718 | 1460 | Dwelling Construction | 701089 | Repair/replace handrails | 004 | Scattered Sites | 1,150 | 1,150 | 1,150 |
| 718 | 1460 | Dwelling Construction | 701089 | Repair/replace handrails | 088 | Scattered Sites | 1,150 | 1,150 | 1,150 |
| 718 | 1460 | Dwelling Construction | 701090 | Fire safety | 013 | Wilson Park - Senior | 10,228 | 10,228 | 10,228 |
| 718 | 1460 | Dwelling Construction | 701090 | Fire safety | 014 | Norris Apartments | 11,451 | 11,451 | 11,451 |
| 718 | 1460 | Dwelling Construction | 701090 | Fire safety | 015 | Harrison Plaza | 11,354 | 11,354 | 11,354 |
| 718 | 1460 | Dwelling Construction | 701090 | Fire safety | 031 | Bartram Village | 480 | 480 | 480 |
| 718 | 1460 | Dwelling Construction | 701090 | Fire safety | 039 | West Park Apartments | 14,637 | 14,637 | 14,637 |
| 718 | 1460 | Dwelling Construction | 701090 | Fire safety | 050 | Blumberg Apts | 38,337 | 38,337 | 38,337 |
| 718 | 1460 | Dwelling Construction | 701090 | Fire safety | 063 | Katie B Jackson | 1,548 | 1,548 | 1,548 |
| 718 | 1460 | Dwelling Construction | 701090 | Fire safety | 076 | Emlen Arms | 842 | 842 | 842 |
| 718 | 1460 | Dwelling Construction | 701091 | Trash Chute Doors | 039 | West Park Apartments | 19,999 | 19,999 | 19,999 |
| 718 | 1460 | Dwelling Construction | 701091 | Trash Chute Doors | 050 | Blumberg Apts | 20,369 | 20,369 | 20,369 |
| 718 | 1460 | Dwelling Construction | 701091 | Trash Chute Doors | 055 | Fairhill Apartments | 13,333 | 13,333 | 13,333 |
| 718 | 1460 | Dwelling Construction | 701095 | HVAC upgrades | 024 | Queen Lane Apartments | 2,051 | 2,051 | 2,051 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 001 | Johnson Homes | 70,190 | 70,190 | 70,190 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 003 | Richard Allen | 19,858 | 19,858 | 19,858 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 004 | Scattered Sites | 49,187 | 49,187 | 49,187 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 010 | Raymond Rosen | 2,924 | 2,924 | 2,924 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 012 | Scattered Sites | 3,660 | 3,660 | 3,660 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 013 | Wilson Park - Senior | 25,620 | 25,620 | 25,620 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 014 | Norris Apartments | 636 | 636 | 636 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 015 | Harrison Plaza | 73,445 | 73,445 | 73,445 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 018 | Arch Homes | 1,206 | 1,206 | 1,206 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 020 | Spring Garden Apartments | 1,108 | 1,108 | 1,108 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 023 | Liddonfield Homes | 294 | 294 | 294 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 024 | Queen Lane Apartments | 15 | 15 | 15 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 029 | Hill Creek | 120,025 | 120,025 | 120,025 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 031 | Bartram Village | 37,567 | 37,567 | 37,567 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 032 | Oxford Village | 34,035 | 34,035 | 34,035 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 034 | Whitehall Apartments | 8,463 | 8,463 | 8,463 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 035 | Haddington Homes | 37,090 | 37,090 | 37,090 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 042 | Champlost Homes | 2,185 | 2,185 | 2,185 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 046 | Haverford Homes | 873 | 873 | 873 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 049 | Morton Homes | 46,780 | 46,780 | 46,780 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 050 | Blumberg Apts | 1,138 | 1,138 | 1,138 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 065 | College View | 15,726 | 15,726 | 15,726 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 066 | Holmecrest Homes | 2,794 | 2,794 | 2,794 |

| | | | | | | | | | |
|-----|------|-----------------------|--------|--------------------------------|-----|--------------------------------|-----------|-----------|-----------|
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 069 | Scattered Sites | 10,976 | 10,976 | 10,976 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 076 | Emlen Arms | 1,165 | 1,165 | 1,165 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 077 | Bentley Hall | 2,859 | 2,859 | 2,859 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 080 | Scattered Sites | 832 | 832 | 832 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 081 | Scattered Sites | 1,992 | 1,992 | 1,992 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 085 | Scattered Sites | 1,634 | 1,634 | 1,634 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 088 | Scattered Sites | 2,316 | 2,316 | 2,316 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 091 | Scattered Sites | 2,466 | 2,466 | 2,466 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 092 | Scattered Sites | 5,332 | 5,332 | 5,332 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 097 | Scattered Sites | 726 | 726 | 726 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 114 | Gladys B Jacobs | 41,310 | 41,310 | 41,310 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 135 | Scatt Sites - 117 In-Fill Unit | 12,851 | 12,851 | 12,851 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 501 | 712 North 16th Street | 10,846 | 10,846 | 10,846 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 901 | Haddington | 4,896 | 4,896 | 4,896 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 902 | Mantua | 21,825 | 21,825 | 21,825 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 903 | Kingsessing | 2,914 | 2,914 | 2,914 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 904 | Germantown/Hunting Park | 1,714 | 1,714 | 1,714 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 905 | Fairhill Square | 35,041 | 35,041 | 35,041 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 906 | Francisville | 3,573 | 3,573 | 3,573 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 907 | Ludlow | 60,417 | 60,417 | 60,417 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 908 | Susquehanna | 4,001 | 4,001 | 4,001 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 909 | Strawberry Mansion | 20,744 | 20,744 | 20,744 |
| 718 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 910 | Oxford Jefferson | 18,786 | 18,786 | 18,786 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 000 | Pha-Wide | 13,163 | 13,163 | 13,163 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 001 | Johnson Homes | 450,215 | 450,215 | 450,215 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 010 | Raymond Rosen | 1,221,237 | 1,221,237 | 1,221,237 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 013 | Wilson Park - Senior | 543,954 | 543,954 | 543,954 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 014 | Norris Apartments | 950,774 | 950,774 | 950,774 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 015 | Harrison Plaza | 292,241 | 292,241 | 292,241 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 018 | Arch Homes | 39,580 | 39,580 | 39,580 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 020 | Spring Garden Apartments | 179,314 | 179,314 | 179,314 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 023 | Liddonfield Homes | 336 | 336 | 336 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 024 | Queen Lane Apartments | 167,434 | 167,434 | 167,434 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 029 | Hill Creek | 270,044 | 270,044 | 270,044 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 030 | Abbottsford Homes | 4,654 | 4,654 | 4,654 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 031 | Bartram Village | 374,706 | 374,706 | 374,706 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 032 | Oxford Village | 142,113 | 142,113 | 142,113 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 034 | Whitehall Apartments | 35,189 | 35,189 | 35,189 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 035 | Haddington Homes | 14,850 | 14,850 | 14,850 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 039 | West Park Apartments | 234,122 | 234,122 | 234,122 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 042 | Champlost Homes | 39,158 | 39,158 | 39,158 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 049 | Morton Homes | 675,818 | 675,818 | 675,818 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 050 | Blumberg Apts | 1,323,805 | 1,323,805 | 1,323,805 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 055 | Fairhill Apartments | 204,782 | 204,782 | 204,782 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 061 | Paschall Apartments | 8,957 | 8,957 | 8,957 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 062 | Cassie L Holley | 12,141 | 12,141 | 12,141 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 063 | Katie B Jackson | 14,775 | 14,774 | 14,774 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 066 | Holmecrest Homes | 636 | 636 | 636 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 076 | Emlen Arms | 9,149 | 9,149 | 9,149 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 077 | Bentley Hall | 3,661 | 3,661 | 3,661 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 113 | Wilson Park - Family | 10,710 | 10,710 | 10,710 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 114 | Gladys B Jacobs | 11,588 | 11,588 | 11,588 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 129 | Cambridge Plaza II | 1,012 | 1,012 | 1,012 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 132 | Suffolk Manor | 72 | 72 | 72 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 134 | Richard Allen IIIB | 52 | 52 | 52 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 135 | Scatt Sites - 117 In-Fill Unit | 75,035 | 75,035 | 75,035 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 138 | Mount Olivet | 1,651 | 1,651 | 1,651 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 139 | Greater Grays Ferry Estates I | 1,528 | 1,528 | 1,528 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 144 | Greater Grays Ferry II-B | 540 | 540 | 540 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 145 | Lucien E. Blackwell I | 298 | 298 | 298 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 149 | Martin Luther King IV | 773 | 773 | 773 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 150 | Lucien E. Blackwell II | 46 | 46 | 46 |

| | | | | | | | | | |
|-----|--------------------|----------------------------------|--------|--------------------------------|-----|-------------------------------|-------------------|-------------------|-------------------|
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 152 | Germantown House | 6,326 | 6,326 | 6,326 |
| 718 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 158 | Nellie Reynolds Garden | 1,076 | 1,076 | 1,076 |
| 718 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 000 | Pha-Wide | 4,924 | 4,924 | 4,924 |
| 718 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 004 | Scattered Sites | 1,506 | 1,506 | 1,506 |
| 718 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 005 | Scattered Sites | 683 | 683 | 683 |
| 718 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 069 | Scattered Sites | 561 | 561 | 561 |
| 718 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 081 | Scattered Sites | 750 | 750 | 750 |
| 718 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 085 | Scattered Sites | 1,495 | 1,495 | 1,495 |
| 718 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 088 | Scattered Sites | 1,584 | 1,584 | 1,584 |
| 718 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 091 | Scattered Sites | 750 | 750 | 750 |
| 718 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 092 | Scattered Sites | 187 | 187 | 187 |
| 718 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 097 | Scattered Sites | 561 | 561 | 561 |
| | 1460 Total | Dwelling Construction | | | | | 21,928,268 | 21,928,268 | 21,928,268 |
| 718 | 1470 | Non-Dwelling Construction | 701486 | Mod of nondwelling space | 039 | West Park Apartments | 12,787 | 12,787 | 12,787 |
| 718 | 1470 | Non-Dwelling Construction | 701486 | Mod of nondwelling space | 050 | Blumberg Apts | 3,240 | 3,240 | 3,240 |
| | 1470 Total | Non-Dwelling Construction | | | | | 16,027 | 16,027 | 16,027 |
| 718 | 1475 | Non-Dwelling Equipment | 700180 | Computer Upgrades, etc | 000 | Pha-Wide | 602,406 | 602,406 | 602,406 |
| 718 | 1475 | Non-Dwelling Equipment | 700614 | Telephone Upgrades | 000 | Pha-Wide | 790,349 | 790,349 | 790,349 |
| 718 | 1475 | Non-Dwelling Equipment | 701203 | Maint equip including vehicles | 000 | Pha-Wide | 390,867 | 390,867 | 390,867 |
| 718 | 1475 | Non-Dwelling Equipment | 701204 | Admin & Field Office FE&M | 000 | Pha-Wide | 96,059 | 96,059 | 96,059 |
| | 1475 Total | Non-Dwelling Equipment | | | | | 1,879,681 | 1,879,681 | 1,879,681 |
| 718 | 1485 | Demolition | 700882 | Demolition | 000 | Pha-Wide | 2,941 | 2,941 | 2,941 |
| | 1485 Total | Demolition | | | | | 2,941 | 2,941 | 2,941 |
| 718 | 1495 | Relocation Costs | 700854 | Relocation | 000 | Pha-Wide | 21,790 | 21,790 | 21,790 |
| 718 | 1495 | Relocation Costs | 700854 | Relocation | 004 | Scattered Sites | 425 | 425 | 425 |
| 718 | 1495 | Relocation Costs | 700854 | Relocation | 014 | Norris Apartments | 590 | 590 | 590 |
| 718 | 1495 | Relocation Costs | 700854 | Relocation | 023 | Liddonfield Homes | 19,000 | 19,000 | 19,000 |
| 718 | 1495 | Relocation Costs | 700854 | Relocation | 050 | Blumberg Apts | 590 | 590 | 590 |
| 718 | 1495 | Relocation Costs | 700854 | Relocation | 061 | Paschall Apartments | 10,106 | 10,106 | 10,106 |
| | 1495 Total | Relocation Costs | | | | | 52,500 | 52,500 | 52,500 |
| 718 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 139 | Greater Grays Ferry Estates I | 250,405 | 250,405 | 250,405 |
| 718 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 152 | Germantown House | 469,076 | 469,076 | 469,076 |
| 718 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 158 | Nellie Reynolds Garden | 10,205 | 10,205 | 10,205 |
| 718 | 1499 | New Development | 701165 | Elevator upgrades | 152 | Germantown House | 614,039 | 614,039 | 614,039 |
| | 1499 Total | New Development | | | | | 1,343,724 | 1,343,724 | 1,343,724 |
| 718 | 1501 | Debt Service | 701491 | Bond Debt Services - Principle | 000 | Pha-Wide | 6,260,000 | 6,260,000 | 6,260,000 |
| 718 | 1501 | Debt Service | 701498 | Bond Debt Service - interest | 000 | Pha-Wide | 5,702,677 | 5,702,677 | 5,702,677 |
| | 1501 Total | Debt Service | | | | | 11,962,677 | 11,962,677 | 11,962,677 |
| | Grand Total | | | | | | 58,218,926 | 58,218,926 | 58,218,926 |

| Annual Statement/Performance and Evaluation Report | | | | | | |
|---|---|---|---------|-------------------|------------|------------------------------|
| Capital Fund Program (CFP) Part I: Summary | | | | | | |
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: PA26P00250110 | | | | Federal FY of Grant: 2010 |
| Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Program Year Ending: 09/30/2013 | | Revised Annual Statement (Revision No:) Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| | | Original | Revised | Revised 2 | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | | |
| 2 | 1406 Operations | 0 | 0 | 0 | 0 | 0 |
| 3 | 1408 Management Improvements | 0 | 0 | 0 | 0 | 0 |
| 4 | 1410 Administrative Costs | 0 | 0 | 0 | 0 | 0 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 0 | 0 | 0 | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvements | 0 | 0 | 0 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | 0 | 0 | 0 | 0 |
| 12 | 1470 Non-Dwelling Space | 0 | 0 | 0 | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | 0 | 0 | 0 | 0 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 58,276,259 | 58,276,259 | 58,276,259 |
| 17 | 1495 Relocation | 0 | 0 | 0 | 0 | 0 |
| 18 | 1499 Development Activities | 0 | 0 | 0 | 0 | 0 |
| 19 | 1501 Collaterization or Debt Service | 0 | 0 | 0 | 0 | 0 |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 0 | 0 | 58,276,259 | 58,276,259 | 58,276,259 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

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

| PHA Name: | | | Grant Type and Number | | | | | | |
|--------------------------------|-------------------|--------------------------------|---|--------------------------------|-------------|--------------------------|-------------------|-------------------|-------------------|
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250110 2010 | | | | | | |
| FundCode | Line No. | Line Name | Work Item | General Description of Work | ProgramCode | Development Name | Working Budget | TotalObligated | Funds Expended |
| 720 | 1406 | Operations | 701100 | Operating Subsidy | 000 | Pha-Wide | 10,000,000 | 10,000,000 | 10,000,000 |
| | 1406 Total | Operations | | | | | 10,000,000 | 10,000,000 | 10,000,000 |
| 720 | 1408 | Management Improvements | 700168 | PHA development staff mgr | 000 | Pha-Wide | 86,313 | 86,313 | 86,313 |
| 720 | 1408 | Management Improvements | 700169 | DEP Officers Wages/Benefits | 000 | Pha-Wide | 2,323,944 | 2,323,944 | 2,323,944 |
| 720 | 1408 | Management Improvements | 700176 | Software acquisition | 000 | Pha-Wide | 1,189,431 | 1,189,431 | 1,189,431 |
| 720 | 1408 | Management Improvements | 700368 | Pre-Apprentice Prg-Job Train | 000 | Pha-Wide | 16,089 | 16,089 | 16,089 |
| 720 | 1408 | Management Improvements | 700787 | Lobby Monitors | 000 | Pha-Wide | 796,184 | 796,184 | 796,184 |
| | 1408 Total | Management Improvements | | | | | 4,411,960 | 4,411,960 | 4,411,960 |
| 720 | 1410 | Administration | 700183 | Administrative Wages/Benefits | 000 | Pha-Wide | 5,800,000 | 5,800,000 | 5,800,000 |
| | 1410 Total | Administration | | | | | 5,800,000 | 5,800,000 | 5,800,000 |
| 720 | 1430 | Fees & Costs | 700185 | A&E Fees & Professional Serv | 000 | Pha-Wide | 2,209,179 | 2,209,179 | 2,209,179 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 050 | Blumberg Apts | 52 | 52 | 52 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 060 | Scattered Sites | 350 | 350 | 350 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 081 | Scattered Sites | 350 | 350 | 350 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 085 | Scattered Sites | 350 | 350 | 350 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 076 | Emlen Arms | 420 | 420 | 420 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 063 | Katie B Jackson | 440 | 440 | 440 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 055 | Fairhill Apartments | 450 | 450 | 450 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 003 | Richard Allen | 455 | 455 | 455 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 077 | Bentley Hall | 540 | 540 | 540 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 013 | Wilson Park - Senior | 700 | 700 | 700 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 069 | Scattered Sites | 700 | 700 | 700 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 088 | Scattered Sites | 882 | 882 | 882 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 012 | Scattered Sites | 2,902 | 2,902 | 2,902 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 014 | Norris Apartments | 3,184 | 3,184 | 3,184 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 004 | Scattered Sites | 4,615 | 4,615 | 4,615 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 018 | Arch Homes | 6,790 | 6,790 | 6,790 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 024 | Queen Lane Apartments | 9,734 | 9,734 | 9,734 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 904 | Germantown/Hunting Park | 10,375 | 10,375 | 10,375 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 032 | Oxford Village | 10,983 | 10,983 | 10,983 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 905 | Fairhill Square | 12,180 | 12,180 | 12,180 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 901 | Haddington | 12,206 | 12,206 | 12,206 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 049 | Morton Homes | 12,712 | 12,712 | 12,712 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 902 | Mantua | 13,095 | 13,095 | 13,095 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 910 | Oxford Jefferson | 14,546 | 14,546 | 14,546 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 909 | Strawberry Mansion | 15,051 | 15,051 | 15,051 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 903 | Kingsessing | 15,530 | 15,530 | 15,530 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 907 | Ludlow | 16,749 | 16,749 | 16,749 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 031 | Bartram Village | 18,095 | 18,095 | 18,095 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 906 | Francisville | 19,727 | 19,727 | 19,727 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 908 | Susquehanna | 20,785 | 20,785 | 20,785 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 015 | Harrison Plaza | 24,365 | 24,365 | 24,365 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 039 | West Park Apartments | 25,375 | 25,375 | 25,375 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 035 | Haddington Homes | 42,741 | 42,741 | 42,741 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 020 | Spring Garden Apartments | 69,227 | 69,227 | 69,227 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 029 | Hill Creek | 181,376 | 181,376 | 181,376 |
| 720 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 001 | Johnson Homes | 269,265 | 269,265 | 269,265 |
| | 1430 Total | Fees & Costs | | | | | 3,046,470 | 3,046,470 | 3,046,470 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 005 | Scattered Sites | 250 | 250 | 250 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 903 | Kingsessing | 313 | 313 | 313 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 902 | Mantua | 388 | 388 | 388 |

| | | | | | | | | | |
|-----|------|------------------|--------|--------------------------------|-----|--------------------------------|---------|---------|---------|
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 092 | Scattered Sites | 877 | 877 | 877 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 046 | Haverford Homes | 1,155 | 1,155 | 1,155 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 042 | Champlost Homes | 1,159 | 1,159 | 1,159 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 077 | Bentley Hall | 1,180 | 1,180 | 1,180 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 097 | Scattered Sites | 1,415 | 1,415 | 1,415 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 904 | Germantown/Hunting Park | 1,688 | 1,688 | 1,688 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 000 | Pha-Wide | 2,342 | 2,342 | 2,342 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 901 | Haddington | 2,378 | 2,378 | 2,378 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 907 | Ludlow | 2,899 | 2,899 | 2,899 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 910 | Oxford Jefferson | 3,103 | 3,103 | 3,103 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 003 | Richard Allen | 3,325 | 3,325 | 3,325 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 054 | Parkview Apartments | 3,325 | 3,325 | 3,325 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 905 | Fairhill Square | 3,333 | 3,333 | 3,333 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 015 | Harrison Plaza | 3,856 | 3,856 | 3,856 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 909 | Strawberry Mansion | 4,120 | 4,120 | 4,120 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 906 | Francisville | 4,134 | 4,134 | 4,134 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 908 | Susquehanna | 4,393 | 4,393 | 4,393 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 035 | Haddington Homes | 4,662 | 4,662 | 4,662 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 020 | Spring Garden Apartments | 5,393 | 5,393 | 5,393 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 091 | Scattered Sites | 5,475 | 5,475 | 5,475 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 060 | Scattered Sites | 6,675 | 6,675 | 6,675 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 049 | Morton Homes | 8,043 | 8,043 | 8,043 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 065 | College View | 8,080 | 8,080 | 8,080 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 013 | Wilson Park - Senior | 10,834 | 10,834 | 10,834 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 032 | Oxford Village | 11,424 | 11,424 | 11,424 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 014 | Norris Apartments | 12,158 | 12,158 | 12,158 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 135 | Scatt Sites - 117 In-Fill Unit | 14,139 | 14,139 | 14,139 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 012 | Scattered Sites | 16,803 | 16,803 | 16,803 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 081 | Scattered Sites | 17,121 | 17,121 | 17,121 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 010 | Raymond Rosen | 17,438 | 17,438 | 17,438 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 080 | Scattered Sites | 18,000 | 18,000 | 18,000 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 085 | Scattered Sites | 18,908 | 18,908 | 18,908 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 001 | Johnson Homes | 21,929 | 21,929 | 21,929 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 029 | Hill Creek | 22,392 | 22,392 | 22,392 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 088 | Scattered Sites | 26,199 | 26,199 | 26,199 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 069 | Scattered Sites | 36,634 | 36,634 | 36,634 |
| 720 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 004 | Scattered Sites | 47,819 | 47,819 | 47,819 |
| 720 | 1450 | Site Improvement | 700856 | Underground Storage Tank Remov | 015 | Harrison Plaza | 14,038 | 14,038 | 14,038 |
| 720 | 1450 | Site Improvement | 700856 | Underground Storage Tank Remov | 013 | Wilson Park - Senior | 26,895 | 26,895 | 26,895 |
| 720 | 1450 | Site Improvement | 700856 | Underground Storage Tank Remov | 050 | Blumberg Apts | 332,507 | 332,507 | 332,507 |
| 720 | 1450 | Site Improvement | 700881 | Comprehensive site improve | 004 | Scattered Sites | 76,163 | 76,163 | 76,163 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 030 | Abbottsford Homes | 1,200 | 1,200 | 1,200 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 049 | Morton Homes | 1,200 | 1,200 | 1,200 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 024 | Queen Lane Apartments | 1,800 | 1,800 | 1,800 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 013 | Wilson Park - Senior | 2,400 | 2,400 | 2,400 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 014 | Norris Apartments | 2,400 | 2,400 | 2,400 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 032 | Oxford Village | 2,400 | 2,400 | 2,400 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 050 | Blumberg Apts | 2,400 | 2,400 | 2,400 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 055 | Fairhill Apartments | 2,400 | 2,400 | 2,400 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 065 | College View | 2,400 | 2,400 | 2,400 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 031 | Bartram Village | 3,600 | 3,600 | 3,600 |
| 720 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 001 | Johnson Homes | 4,800 | 4,800 | 4,800 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 066 | Holmecrest Homes | 437 | 437 | 437 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 054 | Parkview Apartments | 735 | 735 | 735 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 080 | Scattered Sites | 907 | 907 | 907 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 049 | Morton Homes | 1,591 | 1,591 | 1,591 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 001 | Johnson Homes | 3,925 | 3,925 | 3,925 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 114 | Gladys B Jacobs | 4,239 | 4,239 | 4,239 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 032 | Oxford Village | 4,378 | 4,378 | 4,378 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 014 | Norris Apartments | 7,268 | 7,268 | 7,268 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 010 | Raymond Rosen | 10,500 | 10,500 | 10,500 |

| | | | | | | | | | |
|-----|------|------------------|--------|------------------------------|-----|--------------------------|---------|---------|---------|
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 018 | Arch Homes | 15,304 | 15,304 | 15,304 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 029 | Hill Creek | 20,840 | 20,840 | 20,840 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 039 | West Park Apartments | 21,662 | 21,662 | 21,662 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 077 | Bentley Hall | 22,735 | 22,735 | 22,735 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 050 | Blumberg Apts | 36,709 | 36,709 | 36,709 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 020 | Spring Garden Apartments | 123,639 | 123,639 | 123,639 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 035 | Haddington Homes | 144,590 | 144,590 | 144,590 |
| 720 | 1450 | Site Improvement | 701099 | Concrete and pavement | 015 | Harrison Plaza | 239,265 | 239,265 | 239,265 |
| 720 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 005 | Scattered Sites | 7,841 | 7,841 | 7,841 |
| 720 | 1450 | Site Improvement | 701401 | Comprehensive site improve | 012 | Scattered Sites | 128,899 | 128,899 | 128,899 |
| 720 | 1450 | Site Improvement | 701409 | Comprehensive site improve | 060 | Scattered Sites | 24,472 | 24,472 | 24,472 |
| 720 | 1450 | Site Improvement | 701411 | Comprehensive site improve | 069 | Scattered Sites | 125,780 | 125,780 | 125,780 |
| 720 | 1450 | Site Improvement | 701413 | Comprehensive site improve | 078 | Scattered Sites | 3,800 | 3,800 | 3,800 |
| 720 | 1450 | Site Improvement | 701414 | Comprehensive site improve | 080 | Scattered Sites | 21,921 | 21,921 | 21,921 |
| 720 | 1450 | Site Improvement | 701415 | Comprehensive site improve | 081 | Scattered Sites | 65,542 | 65,542 | 65,542 |
| 720 | 1450 | Site Improvement | 701417 | Comprehensive site improve | 085 | Scattered Sites | 76,792 | 76,792 | 76,792 |
| 720 | 1450 | Site Improvement | 701418 | Comprehensive site improve | 087 | Scattered Sites | 1,212 | 1,212 | 1,212 |
| 720 | 1450 | Site Improvement | 701419 | Comprehensive site improve | 088 | Scattered Sites | 48,735 | 48,735 | 48,735 |
| 720 | 1450 | Site Improvement | 701420 | Comprehensive site improve | 091 | Scattered Sites | 48,468 | 48,468 | 48,468 |
| 720 | 1450 | Site Improvement | 701421 | Comprehensive site improve | 092 | Scattered Sites | 8,425 | 8,425 | 8,425 |
| 720 | 1450 | Site Improvement | 701494 | Comprehensive site improve | 025 | Scattered Sites | 5,396 | 5,396 | 5,396 |
| 720 | 1450 | Site Improvement | 900630 | Sparkle-Signage/Awnings | 013 | Wilson Park - Senior | 3,295 | 3,295 | 3,295 |
| 720 | 1450 | Site Improvement | 900630 | Sparkle-Signage/Awnings | 032 | Oxford Village | 3,295 | 3,295 | 3,295 |
| 720 | 1450 | Site Improvement | 900630 | Sparkle-Signage/Awnings | 000 | Pha-Wide | 9,750 | 9,750 | 9,750 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 069 | Scattered Sites | 1,835 | 1,835 | 1,835 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 065 | College View | 3,330 | 3,330 | 3,330 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 003 | Richard Allen | 4,738 | 4,738 | 4,738 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 046 | Haverford Homes | 5,340 | 5,340 | 5,340 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 010 | Raymond Rosen | 8,855 | 8,855 | 8,855 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 100 | Cecil B Moore | 9,315 | 9,315 | 9,315 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 093 | Westpark Plaza | 9,591 | 9,591 | 9,591 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 035 | Haddington Homes | 15,347 | 15,347 | 15,347 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 050 | Blumberg Apts | 16,090 | 16,090 | 16,090 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 020 | Spring Garden Apartments | 16,880 | 16,880 | 16,880 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 024 | Queen Lane Apartments | 16,885 | 16,885 | 16,885 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 034 | Whitehall Apartments | 19,455 | 19,455 | 19,455 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 066 | Holmecrest Homes | 21,330 | 21,330 | 21,330 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 908 | Susquehanna | 23,070 | 23,070 | 23,070 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 013 | Wilson Park - Senior | 25,036 | 25,036 | 25,036 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 055 | Fairhill Apartments | 29,485 | 29,485 | 29,485 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 039 | West Park Apartments | 34,187 | 34,187 | 34,187 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 904 | Germantown/Hunting Park | 41,000 | 41,000 | 41,000 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 015 | Harrison Plaza | 42,255 | 42,255 | 42,255 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 903 | Kingsessing | 48,930 | 48,930 | 48,930 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 906 | Francisville | 50,050 | 50,050 | 50,050 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 907 | Ludlow | 52,880 | 52,880 | 52,880 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 014 | Norris Apartments | 56,061 | 56,061 | 56,061 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 910 | Oxford Jefferson | 57,135 | 57,135 | 57,135 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 905 | Fairhill Square | 61,975 | 61,975 | 61,975 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 030 | Abbottsford Homes | 65,726 | 65,726 | 65,726 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 049 | Morton Homes | 65,805 | 65,805 | 65,805 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 909 | Strawberry Mansion | 73,915 | 73,915 | 73,915 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 001 | Johnson Homes | 76,915 | 76,915 | 76,915 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 902 | Mantua | 88,855 | 88,855 | 88,855 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 032 | Oxford Village | 89,866 | 89,866 | 89,866 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 901 | Haddington | 118,740 | 118,740 | 118,740 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 031 | Bartram Village | 127,009 | 127,009 | 127,009 |
| 720 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 029 | Hill Creek | 150,016 | 150,016 | 150,016 |
| 720 | 1450 | Site Improvement | 900660 | Sparkle-Iron Fencing | 085 | Scattered Sites | 3,179 | 3,179 | 3,179 |
| 720 | 1450 | Site Improvement | 900660 | Sparkle-Iron Fencing | 015 | Harrison Plaza | 3,438 | 3,438 | 3,438 |
| 720 | 1450 | Site Improvement | 900660 | Sparkle-Iron Fencing | 032 | Oxford Village | 3,553 | 3,553 | 3,553 |

| | | | | | | | | | |
|-----|-------------------|-------------------------|--------|--------------------------------|-----|--------------------------|------------------|------------------|------------------|
| 720 | 1450 | Site Improvement | 900660 | Sparkle-Iron Fencing | 004 | Scattered Sites | 4,608 | 4,608 | 4,608 |
| 720 | 1450 | Site Improvement | 900660 | Sparkle-Iron Fencing | 039 | West Park Apartments | 12,704 | 12,704 | 12,704 |
| | 1450 Total | Site Improvement | | | | | 3,650,089 | 3,650,089 | 3,650,089 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 910 | Oxford Jefferson | 110 | 110 | 110 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 901 | Haddington | 173 | 173 | 173 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 150 | Lucien E. Blackwell II | 206 | 206 | 206 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 345 | Passyunk Office | 338 | 338 | 338 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 039 | West Park Apartments | 350 | 350 | 350 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 055 | Fairhill Apartments | 451 | 451 | 451 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 143 | Greater Grays Ferry II-A | 466 | 466 | 466 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 049 | Morton Homes | 539 | 539 | 539 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 908 | Susquehanna | 741 | 741 | 741 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 065 | College View | 973 | 973 | 973 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 010 | Raymond Rosen | 1,100 | 1,100 | 1,100 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 907 | Ludlow | 1,171 | 1,171 | 1,171 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 156 | Marshal Shepard | 1,389 | 1,389 | 1,389 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 080 | Scattered Sites | 1,595 | 1,595 | 1,595 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 000 | Pha-Wide | 1,740 | 1,740 | 1,740 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 905 | Fairhill Square | 3,321 | 3,321 | 3,321 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 902 | Mantua | 4,591 | 4,591 | 4,591 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 013 | Wilson Park - Senior | 4,613 | 4,613 | 4,613 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 903 | Kingsessing | 5,058 | 5,058 | 5,058 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 031 | Bartram Village | 6,007 | 6,007 | 6,007 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 909 | Strawberry Mansion | 6,202 | 6,202 | 6,202 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 015 | Harrison Plaza | 6,957 | 6,957 | 6,957 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 906 | Francisville | 8,774 | 8,774 | 8,774 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 050 | Blumberg Apts | 13,308 | 13,308 | 13,308 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 904 | Germantown/Hunting Park | 13,541 | 13,541 | 13,541 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 020 | Spring Garden Apartments | 357,097 | 357,097 | 357,097 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 029 | Hill Creek | 807,439 | 807,439 | 807,439 |
| 720 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 001 | Johnson Homes | 1,607,941 | 1,607,941 | 1,607,941 |
| 720 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 004 | Scattered Sites | 1,493,451 | 1,493,451 | 1,493,451 |
| 720 | 1460 | Dwelling Construction | 700454 | Comp unit mod, SMART II | 005 | Scattered Sites | 119 | 119 | 119 |
| 720 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 012 | Scattered Sites | 592,029 | 592,029 | 592,029 |
| 720 | 1460 | Dwelling Construction | 700456 | Comp unit mod, SMART II | 025 | Scattered Sites | 188,176 | 188,176 | 188,176 |
| 720 | 1460 | Dwelling Construction | 700457 | Comp unit renovations work | 060 | Scattered Sites | 429,917 | 429,917 | 429,917 |
| 720 | 1460 | Dwelling Construction | 700458 | Comp unit mod, SMART II | 067 | Scattered Sites | 1,518 | 1,518 | 1,518 |
| 720 | 1460 | Dwelling Construction | 700459 | Comp unit renovations work | 069 | Scattered Sites | 1,289,588 | 1,289,588 | 1,289,588 |
| 720 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 080 | Scattered Sites | 892,770 | 892,770 | 892,770 |
| 720 | 1460 | Dwelling Construction | 700461 | Comp unit renovations work | 081 | Scattered Sites | 488,617 | 488,617 | 488,617 |
| 720 | 1460 | Dwelling Construction | 700462 | Comp unit mod, SMART II | 078 | Scattered Sites | 84,679 | 84,679 | 84,679 |
| 720 | 1460 | Dwelling Construction | 700463 | Comp unit renovations work | 085 | Scattered Sites | 225,633 | 225,633 | 225,633 |
| 720 | 1460 | Dwelling Construction | 700464 | Comp unit mod, SMART II | 087 | Scattered Sites | 71,037 | 71,037 | 71,037 |
| 720 | 1460 | Dwelling Construction | 700465 | Com unit renovations | 088 | Scattered Sites | 802,666 | 802,666 | 802,666 |
| 720 | 1460 | Dwelling Construction | 700466 | Comp unit mod, SMART II | 091 | Scattered Sites | 585,768 | 585,768 | 585,768 |
| 720 | 1460 | Dwelling Construction | 700467 | Com unit renovations | 092 | Scattered Sites | 281,808 | 281,808 | 281,808 |
| 720 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 030 | Abbottsford Homes | 6,916 | 6,916 | 6,916 |
| 720 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 050 | Blumberg Apts | 8,951 | 8,951 | 8,951 |
| 720 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 031 | Bartram Village | 10,767 | 10,767 | 10,767 |
| 720 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 020 | Spring Garden Apartments | 19,840 | 19,840 | 19,840 |
| 720 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 029 | Hill Creek | 787,975 | 787,975 | 787,975 |
| 720 | 1460 | Dwelling Construction | 700875 | Electrical distribution system | 042 | Champlost Homes | 49,200 | 49,200 | 49,200 |
| 720 | 1460 | Dwelling Construction | 700978 | Window replacement | 012 | Scattered Sites | 640 | 640 | 640 |
| 720 | 1460 | Dwelling Construction | 700978 | Window replacement | 004 | Scattered Sites | 1,824 | 1,824 | 1,824 |
| 720 | 1460 | Dwelling Construction | 700978 | Window replacement | 088 | Scattered Sites | 3,404 | 3,404 | 3,404 |
| 720 | 1460 | Dwelling Construction | 701090 | Fire safety | 069 | Scattered Sites | 30 | 30 | 30 |
| 720 | 1460 | Dwelling Construction | 701090 | Fire safety | 013 | Wilson Park - Senior | 760 | 760 | 760 |
| 720 | 1460 | Dwelling Construction | 701090 | Fire safety | 908 | Susquehanna | 1,956 | 1,956 | 1,956 |
| 720 | 1460 | Dwelling Construction | 701090 | Fire safety | 039 | West Park Apartments | 14,877 | 14,877 | 14,877 |
| 720 | 1460 | Dwelling Construction | 701090 | Fire safety | 050 | Blumberg Apts | 31,790 | 31,790 | 31,790 |
| 720 | 1460 | Dwelling Construction | 701095 | HVAC upgrades | 114 | Gladys B Jacobs | 411 | 411 | 411 |

| | | | | | | | | | |
|-----|------|-----------------------|--------|--------------------------------|-----|--------------------------|---------|---------|---------|
| 720 | 1460 | Dwelling Construction | 701095 | HVAC upgrades | 039 | West Park Apartments | 5,624 | 5,624 | 5,624 |
| 720 | 1460 | Dwelling Construction | 701095 | HVAC upgrades | 063 | Katie B Jackson | 123,080 | 123,080 | 123,080 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 085 | Scattered Sites | 369 | 369 | 369 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 050 | Blumberg Apts | 437 | 437 | 437 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 062 | Cassie L Holley | 474 | 474 | 474 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 032 | Oxford Village | 805 | 805 | 805 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 030 | Abbottsford Homes | 871 | 871 | 871 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 049 | Morton Homes | 980 | 980 | 980 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 003 | Richard Allen | 996 | 996 | 996 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 060 | Scattered Sites | 1,037 | 1,037 | 1,037 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 080 | Scattered Sites | 1,158 | 1,158 | 1,158 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 029 | Hill Creek | 1,208 | 1,208 | 1,208 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 014 | Norris Apartments | 1,692 | 1,692 | 1,692 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 012 | Scattered Sites | 2,305 | 2,305 | 2,305 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 088 | Scattered Sites | 3,164 | 3,164 | 3,164 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 065 | College View | 3,758 | 3,758 | 3,758 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 069 | Scattered Sites | 6,044 | 6,044 | 6,044 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 004 | Scattered Sites | 8,569 | 8,569 | 8,569 |
| 720 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 907 | Ludlow | 76,160 | 76,160 | 76,160 |
| 720 | 1460 | Dwelling Construction | 701166 | Heating Plant Upgrades | 050 | Blumberg Apts | 541 | 541 | 541 |
| 720 | 1460 | Dwelling Construction | 701166 | Heating Plant Upgrades | 024 | Queen Lane Apartments | 1,825 | 1,825 | 1,825 |
| 720 | 1460 | Dwelling Construction | 701166 | Heating Plant Upgrades | 013 | Wilson Park - Senior | 53,323 | 53,323 | 53,323 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 104 | Arlene Homes | 1,546 | 1,546 | 1,546 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 904 | Germantown/Hunting Park | 1,599 | 1,599 | 1,599 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 046 | Haverford Homes | 3,634 | 3,634 | 3,634 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 065 | College View | 9,734 | 9,734 | 9,734 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 114 | Gladys B Jacobs | 10,198 | 10,198 | 10,198 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 093 | Westpark Plaza | 13,827 | 13,827 | 13,827 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 042 | Champlost Homes | 24,022 | 24,022 | 24,022 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 076 | Emlen Arms | 25,765 | 25,765 | 25,765 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 063 | Katie B Jackson | 26,676 | 26,676 | 26,676 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 024 | Queen Lane Apartments | 33,047 | 33,047 | 33,047 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 066 | Holmecrest Homes | 38,037 | 38,037 | 38,037 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 003 | Richard Allen | 38,800 | 38,800 | 38,800 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 077 | Bentley Hall | 43,193 | 43,193 | 43,193 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 014 | Norris Apartments | 49,895 | 49,895 | 49,895 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 055 | Fairhill Apartments | 51,721 | 51,721 | 51,721 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 018 | Arch Homes | 69,042 | 69,042 | 69,042 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 062 | Cassie L Holley | 76,560 | 76,560 | 76,560 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 049 | Morton Homes | 88,297 | 88,297 | 88,297 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 030 | Abbottsford Homes | 101,181 | 101,181 | 101,181 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 015 | Harrison Plaza | 103,657 | 103,657 | 103,657 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 029 | Hill Creek | 139,209 | 139,209 | 139,209 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 032 | Oxford Village | 152,732 | 152,732 | 152,732 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 034 | Whitehall Apartments | 252,281 | 252,281 | 252,281 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 001 | Johnson Homes | 253,456 | 253,456 | 253,456 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 039 | West Park Apartments | 254,507 | 254,507 | 254,507 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 035 | Haddington Homes | 284,622 | 284,622 | 284,622 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 010 | Raymond Rosen | 304,245 | 304,245 | 304,245 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 013 | Wilson Park - Senior | 382,189 | 382,189 | 382,189 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 020 | Spring Garden Apartments | 401,398 | 401,398 | 401,398 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 031 | Bartram Village | 410,496 | 410,496 | 410,496 |
| 720 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 050 | Blumberg Apts | 884,478 | 884,478 | 884,478 |
| 720 | 1460 | Dwelling Construction | 701433 | Repair exterior wall surfaces | 015 | Harrison Plaza | 180 | 180 | 180 |
| 720 | 1460 | Dwelling Construction | 701433 | Repair exterior wall surfaces | 042 | Champlost Homes | 219 | 219 | 219 |
| 720 | 1460 | Dwelling Construction | 701433 | Repair exterior wall surfaces | 050 | Blumberg Apts | 329 | 329 | 329 |
| 720 | 1460 | Dwelling Construction | 701433 | Repair exterior wall surfaces | 039 | West Park Apartments | 1,795 | 1,795 | 1,795 |
| 720 | 1460 | Dwelling Construction | 701433 | Repair exterior wall surfaces | 024 | Queen Lane Apartments | 216,161 | 216,161 | 216,161 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 092 | Scattered Sites | 374 | 374 | 374 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 091 | Scattered Sites | 714 | 714 | 714 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 905 | Fairhill Square | 735 | 735 | 735 |

| | | | | | | | | | |
|-----|--------------------|----------------------------------|--------|--------------------------------|-----|--------------------------|-------------------|-------------------|-------------------|
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 907 | Ludlow | 735 | 735 | 735 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 005 | Scattered Sites | 1,305 | 1,305 | 1,305 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 908 | Susquehanna | 1,470 | 1,470 | 1,470 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 069 | Scattered Sites | 3,468 | 3,468 | 3,468 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 085 | Scattered Sites | 3,618 | 3,618 | 3,618 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 080 | Scattered Sites | 4,118 | 4,118 | 4,118 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 012 | Scattered Sites | 5,368 | 5,368 | 5,368 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 081 | Scattered Sites | 7,436 | 7,436 | 7,436 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 000 | Pha-Wide | 8,936 | 8,936 | 8,936 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 004 | Scattered Sites | 11,397 | 11,397 | 11,397 |
| 720 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 088 | Scattered Sites | 14,541 | 14,541 | 14,541 |
| | 1460 Total | Dwelling Construction | | | | | 16,330,664 | 16,330,664 | 16,330,664 |
| 720 | 1470 | Non-Dwelling Construction | 701209 | Security Kiosk | 050 | Blumberg Apts | 44,965 | 44,965 | 44,965 |
| 720 | 1470 | Non-Dwelling Construction | 701486 | Mod of nondwelling space | 030 | Abbotsford Homes | 1,390 | 1,390 | 1,390 |
| 720 | 1470 | Non-Dwelling Construction | 701486 | Mod of nondwelling space | 050 | Blumberg Apts | 10,921 | 10,921 | 10,921 |
| 720 | 1470 | Non-Dwelling Construction | 701486 | Mod of nondwelling space | 010 | Raymond Rosen | 120,800 | 120,800 | 120,800 |
| 720 | 1470 | Non-Dwelling Construction | 701486 | Mod of nondwelling space | 031 | Bartram Village | 136,035 | 136,035 | 136,035 |
| | 1470 Total | Non-Dwelling Construction | | | | | 314,111 | 314,111 | 314,111 |
| 720 | 1475 | Non-Dwelling Equipment | 700035 | Equipment for Security Upgrad | 901 | Haddington | 1,098 | 1,098 | 1,098 |
| 720 | 1475 | Non-Dwelling Equipment | 700035 | Equipment for Security Upgrad | 906 | Francisville | 1,098 | 1,098 | 1,098 |
| 720 | 1475 | Non-Dwelling Equipment | 700035 | Equipment for Security Upgrad | 907 | Ludlow | 1,098 | 1,098 | 1,098 |
| 720 | 1475 | Non-Dwelling Equipment | 700035 | Equipment for Security Upgrad | 909 | Strawberry Mansion | 1,098 | 1,098 | 1,098 |
| 720 | 1475 | Non-Dwelling Equipment | 700035 | Equipment for Security Upgrad | 024 | Queen Lane Apartments | 4,539 | 4,539 | 4,539 |
| 720 | 1475 | Non-Dwelling Equipment | 700035 | Equipment for Security Upgrad | 055 | Fairhill Apartments | 6,436 | 6,436 | 6,436 |
| 720 | 1475 | Non-Dwelling Equipment | 700035 | Equipment for Security Upgrad | 000 | Pha-Wide | 8,601 | 8,601 | 8,601 |
| 720 | 1475 | Non-Dwelling Equipment | 700180 | Computer Upgrades, etc | 000 | Pha-Wide | 1,689,926 | 1,689,926 | 1,689,926 |
| 720 | 1475 | Non-Dwelling Equipment | 700614 | Telephone Upgrades | 000 | Pha-Wide | 56,024 | 56,024 | 56,024 |
| 720 | 1475 | Non-Dwelling Equipment | 700798 | Community Space FE&M | 076 | Emlen Arms | 269 | 269 | 269 |
| 720 | 1475 | Non-Dwelling Equipment | 700798 | Community Space FE&M | 050 | Blumberg Apts | 56,150 | 56,150 | 56,150 |
| 720 | 1475 | Non-Dwelling Equipment | 700798 | Community Space FE&M | 114 | Gladys B Jacobs | 131,335 | 131,335 | 131,335 |
| 720 | 1475 | Non-Dwelling Equipment | 701203 | Maint equip including vehicles | 000 | Pha-Wide | 118,080 | 118,080 | 118,080 |
| 720 | 1475 | Non-Dwelling Equipment | 701204 | Admin & Field Office FE&M | 000 | Pha-Wide | 622 | 622 | 622 |
| 720 | 1475 | Non-Dwelling Equipment | 701204 | Admin & Field Office FE&M | 031 | Bartram Village | 1,925 | 1,925 | 1,925 |
| | 1475 Total | Non-Dwelling Equipment | | | | | 2,078,297 | 2,078,297 | 2,078,297 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 015 | Harrison Plaza | 5,244 | 5,244 | 5,244 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 020 | Spring Garden Apartments | 6,171 | 6,171 | 6,171 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 061 | Paschall Apartments | 6,672 | 6,672 | 6,672 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 001 | Johnson Homes | 13,939 | 13,939 | 13,939 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 013 | Wilson Park - Senior | 25,203 | 25,203 | 25,203 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 023 | Liddonfield Homes | 29,759 | 29,759 | 29,759 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 055 | Fairhill Apartments | 42,608 | 42,608 | 42,608 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 000 | Pha-Wide | 56,826 | 56,826 | 56,826 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 029 | Hill Creek | 62,325 | 62,325 | 62,325 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 004 | Scattered Sites | 160,146 | 160,146 | 160,146 |
| 720 | 1495 | Relocation Costs | 700854 | Relocation | 014 | Norris Apartments | 194,045 | 194,045 | 194,045 |
| | 1495 Total | Relocation Costs | | | | | 602,939 | 602,939 | 602,939 |
| 720 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 157 | Ludlow Phase III | 400 | 400 | 400 |
| 720 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 147 | Cambridge Plaza III | 3,560 | 3,560 | 3,560 |
| 720 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 137 | Cambridge Plaza I | 4,756 | 4,756 | 4,756 |
| 720 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 129 | Cambridge Plaza II | 5,815 | 5,815 | 5,815 |
| 720 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 153 | Lucien E. Blackwell III | 9,626 | 9,626 | 9,626 |
| 720 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 145 | Lucien E. Blackwell I | 10,975 | 10,975 | 10,975 |
| 720 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 150 | Lucien E. Blackwell II | 12,873 | 12,873 | 12,873 |
| 720 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 133 | Richard Allen IIIA | 25,143 | 25,143 | 25,143 |
| 720 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 156 | Marshal Shepard | 63,209 | 63,209 | 63,209 |
| | 1499 Total | New Development | | | | | 136,355 | 136,355 | 136,355 |
| 720 | 1501 | Debt Service | 701491 | Bond Debt Services - Principle | 000 | Pha-Wide | 6,815,000 | 6,815,000 | 6,815,000 |
| 720 | 1501 | Debt Service | 701498 | Bond Debt Service - interest | 000 | Pha-Wide | 5,090,374 | 5,090,374 | 5,090,374 |
| | 1501 Total | Debt Service | | | | | 11,905,374 | 11,905,374 | 11,905,374 |
| | Grand Total | | | | | | 58,276,259 | 58,276,259 | 58,276,259 |

| Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary | | | | | | |
|--|---|---|---------|-------------------|------------|------------------------------|
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: PA26P00250111 | | | | Federal FY of Grant: 2011 |
| Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Program Year Ending: 09/30/2013 | | Revised Annual Statement (Revision No:) Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| | | Original | Revised | Revised 2 | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | | |
| 2 | 1406 Operations | 0 | 0 | 0 | 0 | 0 |
| 3 | 1408 Management Improvements | 0 | 0 | 0 | 0 | 0 |
| 4 | 1410 Administrative Costs | 0 | 0 | 0 | 0 | 0 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 0 | 0 | 0 | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvements | 0 | 0 | 0 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | 0 | 0 | 0 | 0 |
| 12 | 1470 Non-Dwelling Space | 0 | 0 | 0 | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | 0 | 0 | 0 | 0 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 45,456,899 | 45,456,899 | 45,456,899 |
| 17 | 1495 Relocation | 0 | 0 | 0 | 0 | 0 |
| 18 | 1499 Development Activities | 0 | 0 | 0 | 0 | 0 |
| 19 | 1501 Collaterization or Debt Service | 0 | 0 | 0 | 0 | 0 |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 0 | 0 | 45,456,899 | 45,456,899 | 45,456,899 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

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

| PHA Name: Philadelphia Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: PA26P00250111 2011 | | | | | | |
|--|-------------------|-------------------------------|--|--------------------------------|-------------|--------------------------|------------------|------------------|------------------|
| FundCode | Line No. | Line Name | Work Item | General Description of Work | ProgramCode | Development Name | Working Budget | TotalObligated | Funds Expended |
| 721 | 1406 | Operations | 701100 | Operating Subsidy | 000 | Pha-Wide | 7,221,351 | 7,221,351 | 7,221,351 |
| | 1406 Total | Operations | | | | | 7,221,351 | 7,221,351 | 7,221,351 |
| 721 | 1408 | Management Improvement | 700176 | Software acquisition | 000 | Pha-Wide | 648,013 | 648,013 | 648,013 |
| | 1408 Total | Management Improvement | | | | | 648,013 | 648,013 | 648,013 |
| 721 | 1410 | Administration | 700183 | Administrative Wages/Benefits | 000 | Pha-Wide | 4,549,693 | 4,549,693 | 4,549,693 |
| | 1410 Total | Administration | | | | | 4,549,693 | 4,549,693 | 4,549,693 |
| 721 | 1430 | Fees & Costs | 700185 | A&E Fees & Professional Serv | 000 | Pha-Wide | 516,262 | 516,262 | 516,262 |
| 721 | 1430 | Fees & Costs | 700185 | A&E Fees & Professional Serv | 001 | Johnson Homes | 972 | 972 | 972 |
| 721 | 1430 | Fees & Costs | 700187 | Master Planning | 000 | Pha-Wide | 29,649 | 29,649 | 29,649 |
| 721 | 1430 | Fees & Costs | 700187 | Master Planning | 024 | Queen Lane Apartments | 36,750 | 36,750 | 36,750 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 000 | Pha-Wide | 0 | 0 | 0 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 001 | Johnson Homes | 32,229 | 32,229 | 32,229 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 013 | Wilson Park - Senior | 371 | 371 | 371 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 014 | Norris Apartments | 350 | 350 | 350 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 015 | Harrison Plaza | 8,358 | 8,358 | 8,358 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 018 | Arch Homes | 1,464 | 1,464 | 1,464 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 020 | Spring Garden Apartments | 40,558 | 40,558 | 40,558 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 024 | Queen Lane Apartments | 721 | 721 | 721 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 029 | Hill Creek | 17,950 | 17,950 | 17,950 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 031 | Bartram Village | 11,679 | 11,679 | 11,679 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 032 | Oxford Village | 5,053 | 5,053 | 5,053 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 034 | Whitehall Apartments | 2,319 | 2,319 | 2,319 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 035 | Haddington Homes | 39,981 | 39,981 | 39,981 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 039 | West Park Apartments | 17,039 | 17,039 | 17,039 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 049 | Morton Homes | 8,358 | 8,358 | 8,358 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 050 | Blumberg Apts | 605 | 605 | 605 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 055 | Fairhill Apartments | 871 | 871 | 871 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 104 | Arlene Homes | 2,286 | 2,286 | 2,286 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 345 | Passyunk Office | 1,336 | 1,336 | 1,336 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 901 | Haddington | 2,906 | 2,906 | 2,906 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 902 | Mantua | 2,513 | 2,513 | 2,513 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 903 | Kingsessing | 3,828 | 3,828 | 3,828 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 904 | Germantown/Hunting Park | 2,884 | 2,884 | 2,884 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 905 | Fairhill Square | 4,719 | 4,719 | 4,719 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 906 | Francisville | 6,551 | 6,551 | 6,551 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 907 | Ludlow | 6,871 | 6,871 | 6,871 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 908 | Susquehanna | 9,492 | 9,492 | 9,492 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 909 | Strawberry Mansion | 10,199 | 10,199 | 10,199 |
| 721 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 910 | Oxford Jefferson | 6,378 | 6,378 | 6,378 |
| | 1430 Total | Fees & Costs | | | | | 831,503 | 831,503 | 831,503 |
| 721 | 1440 | Acquisition | 700165 | Acquire Properties-Below TDC | 000 | Pha-Wide | 0 | 0 | 0 |
| | 1440 Total | Acquisition | | | | | 0 | 0 | 0 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 000 | Pha-Wide | 4,951 | 4,951 | 4,951 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 001 | Johnson Homes | 31,459 | 31,459 | 31,459 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 003 | Richard Allen | 13,527 | 13,527 | 13,527 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 010 | Raymond Rosen | 14,002 | 14,002 | 14,002 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 013 | Wilson Park - Senior | 33,341 | 33,341 | 33,341 |

| | | | | | | | | | |
|-----|------|------------------|--------|--------------------------------|-----|--------------------------|-----------|-----------|-----------|
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 014 | Norris Apartments | 7,329 | 7,329 | 7,329 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 015 | Harrison Plaza | 10,712 | 10,712 | 10,712 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 020 | Spring Garden Apartments | 3,635 | 3,635 | 3,635 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 029 | Hill Creek | 51,832 | 51,832 | 51,832 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 030 | Abbottsford Homes | 4,000 | 4,000 | 4,000 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 032 | Oxford Village | 29,264 | 29,264 | 29,264 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 035 | Haddington Homes | 5,970 | 5,970 | 5,970 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 042 | Champlost Homes | 4,549 | 4,549 | 4,549 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 049 | Morton Homes | 18,396 | 18,396 | 18,396 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 050 | Blumberg Apts | 1,575 | 1,575 | 1,575 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 055 | Fairhill Apartments | 3,325 | 3,325 | 3,325 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 065 | College View | 2,191 | 2,191 | 2,191 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 114 | Gladys B Jacobs | 1,285 | 1,285 | 1,285 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 901 | Haddington | 46,058 | 46,058 | 46,058 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 902 | Mantua | 23,269 | 23,269 | 23,269 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 903 | Kingsessing | 34,724 | 34,724 | 34,724 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 904 | Germantown/Hunting Park | 25,337 | 25,337 | 25,337 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 905 | Fairhill Square | 67,207 | 67,207 | 67,207 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 906 | Francisville | 66,586 | 66,586 | 66,586 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 907 | Ludlow | 87,184 | 87,184 | 87,184 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 908 | Susquehanna | 36,252 | 36,252 | 36,252 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 909 | Strawberry Mansion | 35,856 | 35,856 | 35,856 |
| 721 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 910 | Oxford Jefferson | 46,536 | 46,536 | 46,536 |
| 721 | 1450 | Site Improvement | 700881 | Comprehensive site improve | 004 | Scattered Sites | 183 | 183 | 183 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 010 | Raymond Rosen | 7,245 | 7,245 | 7,245 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 015 | Harrison Plaza | 18,113 | 18,113 | 18,113 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 030 | Abbottsford Homes | 18,113 | 18,113 | 18,113 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 031 | Bartram Village | 37,176 | 37,176 | 37,176 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 032 | Oxford Village | 1,373 | 1,373 | 1,373 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 042 | Champlost Homes | 17,668 | 17,668 | 17,668 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 049 | Morton Homes | 14,581 | 14,581 | 14,581 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 901 | Haddington | 16,520 | 16,520 | 16,520 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 902 | Mantua | 43,365 | 43,365 | 43,365 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 904 | Germantown/Hunting Park | 28,305 | 28,305 | 28,305 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 905 | Fairhill Square | 1,590 | 1,590 | 1,590 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 906 | Francisville | 5,750 | 5,750 | 5,750 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 907 | Ludlow | 25,420 | 25,420 | 25,420 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 908 | Susquehanna | 53,920 | 53,920 | 53,920 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 909 | Strawberry Mansion | 22,440 | 22,440 | 22,440 |
| 721 | 1450 | Site Improvement | 700992 | Landscaping, tree trimming | 910 | Oxford Jefferson | 25,885 | 25,885 | 25,885 |
| 721 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 003 | Richard Allen | 2,400 | 2,400 | 2,400 |
| 721 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 029 | Hill Creek | 1,230 | 1,230 | 1,230 |
| 721 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 030 | Abbottsford Homes | 600 | 600 | 600 |
| 721 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 032 | Oxford Village | 1,800 | 1,800 | 1,800 |
| 721 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 034 | Whitehall Apartments | 1,200 | 1,200 | 1,200 |
| 721 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 039 | West Park Apartments | 1,200 | 1,200 | 1,200 |
| 721 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 050 | Blumberg Apts | 4,890 | 4,890 | 4,890 |
| 721 | 1450 | Site Improvement | 701097 | Asphalt/Paving | 055 | Fairhill Apartments | 1,200 | 1,200 | 1,200 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 000 | Pha-Wide | 249,525 | 249,525 | 249,525 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 010 | Raymond Rosen | 1,016,821 | 1,016,821 | 1,016,821 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 020 | Spring Garden Apartments | 3,134 | 3,134 | 3,134 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 031 | Bartram Village | 1,375,142 | 1,375,142 | 1,375,142 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 901 | Haddington | 2,930 | 2,930 | 2,930 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 902 | Mantua | 10,449 | 10,449 | 10,449 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 903 | Kingsessing | 2,380 | 2,380 | 2,380 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 904 | Germantown/Hunting Park | 1,480 | 1,480 | 1,480 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 905 | Fairhill Square | 1,287 | 1,287 | 1,287 |

| | | | | | | | | | |
|-----|-------------------|-------------------------|--------|------------------------------|-----|--------------------------|------------------|------------------|------------------|
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 906 | Francisville | 6,894 | 6,894 | 6,894 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 907 | Ludlow | 2,813 | 2,813 | 2,813 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 908 | Susquehanna | 3,659 | 3,659 | 3,659 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 909 | Strawberry Mansion | 7,702 | 7,702 | 7,702 |
| 721 | 1450 | Site Improvement | 701099 | Concrete and pavement | 910 | Oxford Jefferson | 3,099 | 3,099 | 3,099 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 901 | Haddington | 167,429 | 167,429 | 167,429 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 902 | Mantua | 155,763 | 155,763 | 155,763 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 903 | Kingessing | 126,538 | 126,538 | 126,538 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 904 | Germantown/Hunting Park | 73,697 | 73,697 | 73,697 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 905 | Fairhill Square | 81,621 | 81,621 | 81,621 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 906 | Francisville | 87,948 | 87,948 | 87,948 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 907 | Ludlow | 123,117 | 123,117 | 123,117 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 908 | Susquehanna | 116,417 | 116,417 | 116,417 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 909 | Strawberry Mansion | 204,909 | 204,909 | 204,909 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 910 | Oxford Jefferson | 166,804 | 166,804 | 166,804 |
| 721 | 1450 | Site Improvement | 701400 | Comprehensive site improve | 005 | Scattered Sites | 34,440 | 34,440 | 34,440 |
| 721 | 1450 | Site Improvement | 701409 | Comprehensive site improve | 060 | Scattered Sites | 886 | 886 | 886 |
| 721 | 1450 | Site Improvement | 701414 | Comprehensive site improve | 080 | Scattered Sites | 183 | 183 | 183 |
| 721 | 1450 | Site Improvement | 701417 | Comprehensive site improve | 085 | Scattered Sites | 126 | 126 | 126 |
| 721 | 1450 | Site Improvement | 900640 | Sparkle-Site & Ground Improv | 903 | Kingessing | 8,220 | 8,220 | 8,220 |
| | 1450 Total | Site Improvement | | | | | 5,097,930 | 5,097,930 | 5,097,930 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 000 | Pha-Wide | 2,557 | 2,557 | 2,557 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 001 | Johnson Homes | 36,122 | 36,122 | 36,122 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 003 | Richard Allen | 3,413 | 3,413 | 3,413 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 010 | Raymond Rosen | 19,823 | 19,823 | 19,823 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 013 | Wilson Park - Senior | 41,599 | 41,599 | 41,599 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 014 | Norris Apartments | 7,178 | 7,178 | 7,178 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 015 | Harrison Plaza | 7,134 | 7,134 | 7,134 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 018 | Arch Homes | 2,724 | 2,724 | 2,724 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 020 | Spring Garden Apartments | 64,605 | 64,605 | 64,605 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 024 | Queen Lane Apartments | 2,699 | 2,699 | 2,699 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 029 | Hill Creek | 27,243 | 27,243 | 27,243 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 030 | Abbottsford Homes | 7,359 | 7,359 | 7,359 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 031 | Bartram Village | 31,675 | 31,675 | 31,675 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 032 | Oxford Village | 10,207 | 10,207 | 10,207 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 034 | Whitehall Apartments | 7,121 | 7,121 | 7,121 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 035 | Haddington Homes | 590,505 | 590,505 | 590,505 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 039 | West Park Apartments | 17,716 | 17,716 | 17,716 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 042 | Champlost Homes | 2,001 | 2,001 | 2,001 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 046 | Haverford Homes | 5,482 | 5,482 | 5,482 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 049 | Morton Homes | 2,450 | 2,450 | 2,450 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 050 | Blumberg Apts | 29,263 | 29,263 | 29,263 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 054 | Parkview Apartments | 2,954 | 2,954 | 2,954 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 055 | Fairhill Apartments | 13,692 | 13,692 | 13,692 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 062 | Cassie L Holley | 1,196 | 1,196 | 1,196 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 063 | Katie B Jackson | 8,805 | 8,805 | 8,805 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 065 | College View | 14,365 | 14,365 | 14,365 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 066 | Holmecrest Homes | 2,693 | 2,693 | 2,693 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 076 | Emlen Arms | 19,165 | 19,165 | 19,165 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 077 | Bentley Hall | 6,783 | 6,783 | 6,783 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 079 | Plymouth Hall | 5,332 | 5,332 | 5,332 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 093 | Westpark Plaza | 623 | 623 | 623 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 100 | Cecil B Moore | 283 | 283 | 283 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 104 | Arlene Homes | 1,286 | 1,286 | 1,286 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 114 | Gladys B Jacobs | 3,565 | 3,565 | 3,565 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 132 | Suffolk Manor | 3,570 | 3,570 | 3,570 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 133 | Richard Allen IIIA | 145 | 145 | 145 |

| | | | | | | | | | |
|-----|------|-----------------------|--------|--------------------------------|-----|-------------------------------|---------|---------|---------|
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 138 | Mount Olivet | 2,222 | 2,222 | 2,222 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 139 | Greater Grays Ferry Estates I | 1,151 | 1,151 | 1,151 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 143 | Greater Grays Ferry II-A | 209 | 209 | 209 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 145 | Lucien E. Blackwell I | 127 | 127 | 127 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 147 | Cambridge Plaza III | 117 | 117 | 117 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 149 | Martin Luther King IV | 109 | 109 | 109 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 150 | Lucien E. Blackwell II | 539 | 539 | 539 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 152 | Germantown House | 210 | 210 | 210 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 156 | Marshal Shepard | 266 | 266 | 266 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 157 | Ludlow Phase III | 102 | 102 | 102 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 158 | Nellie Reynolds Garden | 711 | 711 | 711 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 173 | Paschall Phase I LP | 446 | 446 | 446 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 175 | Norris Apartments LP | 327 | 327 | 327 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 343 | GGFE Bldg | 614 | 614 | 614 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 501 | 712 North 16th Street | 116 | 116 | 116 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 518 | Somerset Street | 178 | 178 | 178 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 630 | Sect8-Northeast(Frankford) | 134 | 134 | 134 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 901 | Haddington | 27,188 | 27,188 | 27,188 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 902 | Mantua | 27,280 | 27,280 | 27,280 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 903 | Kingsessing | 43,638 | 43,638 | 43,638 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 904 | Germantown/Hunting Park | 25,882 | 25,882 | 25,882 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 905 | Fairhill Square | 29,677 | 29,677 | 29,677 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 906 | Francisville | 54,256 | 54,256 | 54,256 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 907 | Ludlow | 37,545 | 37,545 | 37,545 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 908 | Susquehanna | 37,470 | 37,470 | 37,470 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 909 | Strawberry Mansion | 28,265 | 28,265 | 28,265 |
| 721 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 910 | Oxford Jefferson | 27,402 | 27,402 | 27,402 |
| 721 | 1460 | Dwelling Construction | 700181 | Mold Remediation | 909 | Strawberry Mansion | 95,670 | 95,670 | 95,670 |
| 721 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 004 | Scattered Sites | 13,630 | 13,630 | 13,630 |
| 721 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 000 | Pha-Wide | 11,291 | 11,291 | 11,291 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 012 | Scattered Sites | 68,836 | 68,836 | 68,836 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 901 | Haddington | 43,460 | 43,460 | 43,460 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 902 | Mantua | 53,320 | 53,320 | 53,320 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 903 | Kingsessing | 50,473 | 50,473 | 50,473 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 904 | Germantown/Hunting Park | 44,803 | 44,803 | 44,803 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 905 | Fairhill Square | 34,283 | 34,283 | 34,283 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 906 | Francisville | 194,168 | 194,168 | 194,168 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 907 | Ludlow | 78,669 | 78,669 | 78,669 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 908 | Susquehanna | 29,725 | 29,725 | 29,725 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 909 | Strawberry Mansion | 82,247 | 82,247 | 82,247 |
| 721 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 910 | Oxford Jefferson | 15,230 | 15,230 | 15,230 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 000 | Pha-Wide | 17,446 | 17,446 | 17,446 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 901 | Haddington | 435,188 | 435,188 | 435,188 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 902 | Mantua | 266,042 | 266,042 | 266,042 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 903 | Kingsessing | 363,298 | 363,298 | 363,298 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 904 | Germantown/Hunting Park | 235,248 | 235,248 | 235,248 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 905 | Fairhill Square | 445,676 | 445,676 | 445,676 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 906 | Francisville | 581,461 | 581,461 | 581,461 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 907 | Ludlow | 683,254 | 683,254 | 683,254 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 908 | Susquehanna | 725,430 | 725,430 | 725,430 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 909 | Strawberry Mansion | 576,415 | 576,415 | 576,415 |
| 721 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 910 | Oxford Jefferson | 556,185 | 556,185 | 556,185 |
| 721 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 050 | Blumberg Apts | 119,021 | 119,021 | 119,021 |
| 721 | 1460 | Dwelling Construction | 700875 | Electrical distribution system | 001 | Johnson Homes | 292,333 | 292,333 | 292,333 |
| 721 | 1460 | Dwelling Construction | 700878 | Plumbing upgrades | 001 | Johnson Homes | 118,142 | 118,142 | 118,142 |
| 721 | 1460 | Dwelling Construction | 700878 | Plumbing upgrades | 029 | Hill Creek | 1,323 | 1,323 | 1,323 |
| 721 | 1460 | Dwelling Construction | 700878 | Plumbing upgrades | 035 | Haddington Homes | 977 | 977 | 977 |

| | | | | | | | | | |
|-----|------|-----------------------|--------|--------------------------------|-----|-------------------------------|---------|---------|---------|
| 721 | 1460 | Dwelling Construction | 700978 | Window replacement | 901 | Haddington | 1,722 | 1,722 | 1,722 |
| 721 | 1460 | Dwelling Construction | 700978 | Window replacement | 902 | Mantua | 1,075 | 1,075 | 1,075 |
| 721 | 1460 | Dwelling Construction | 700978 | Window replacement | 903 | Kingessing | 3,770 | 3,770 | 3,770 |
| 721 | 1460 | Dwelling Construction | 700978 | Window replacement | 904 | Germantown/Hunting Park | 1,492 | 1,492 | 1,492 |
| 721 | 1460 | Dwelling Construction | 700978 | Window replacement | 905 | Fairhill Square | 2,055 | 2,055 | 2,055 |
| 721 | 1460 | Dwelling Construction | 700978 | Window replacement | 906 | Francisville | 1,293 | 1,293 | 1,293 |
| 721 | 1460 | Dwelling Construction | 700978 | Window replacement | 907 | Ludlow | 4,404 | 4,404 | 4,404 |
| 721 | 1460 | Dwelling Construction | 700978 | Window replacement | 908 | Susquehanna | 1,816 | 1,816 | 1,816 |
| 721 | 1460 | Dwelling Construction | 700978 | Window replacement | 909 | Strawberry Mansion | 935 | 935 | 935 |
| 721 | 1460 | Dwelling Construction | 700978 | Window replacement | 910 | Oxford Jefferson | 6,098 | 6,098 | 6,098 |
| 721 | 1460 | Dwelling Construction | 701090 | Fire safety | 000 | Pha-Wide | 2,552 | 2,552 | 2,552 |
| 721 | 1460 | Dwelling Construction | 701095 | HVAC upgrades | 050 | Blumberg Apts | 3,551 | 3,551 | 3,551 |
| 721 | 1460 | Dwelling Construction | 701095 | HVAC upgrades | 066 | Holmecrest Homes | 15,212 | 15,212 | 15,212 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 001 | Johnson Homes | 7,566 | 7,566 | 7,566 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 003 | Richard Allen | 15,689 | 15,689 | 15,689 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 010 | Raymond Rosen | 4,047 | 4,047 | 4,047 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 013 | Wilson Park - Senior | 7,309 | 7,309 | 7,309 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 014 | Norris Apartments | 4,309 | 4,309 | 4,309 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 015 | Harrison Plaza | 11,940 | 11,940 | 11,940 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 018 | Arch Homes | 8,469 | 8,469 | 8,469 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 020 | Spring Garden Apartments | 2,459 | 2,459 | 2,459 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 024 | Queen Lane Apartments | 171 | 171 | 171 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 029 | Hill Creek | 20,388 | 20,388 | 20,388 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 030 | Abbottsford Homes | 5,479 | 5,479 | 5,479 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 031 | Bartram Village | 5,505 | 5,505 | 5,505 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 032 | Oxford Village | 26,188 | 26,188 | 26,188 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 034 | Whitehall Apartments | 6,761 | 6,761 | 6,761 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 035 | Haddington Homes | 1,364 | 1,364 | 1,364 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 046 | Haverford Homes | 296 | 296 | 296 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 049 | Morton Homes | 16,822 | 16,822 | 16,822 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 050 | Blumberg Apts | 6,065 | 6,065 | 6,065 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 055 | Fairhill Apartments | 1,363 | 1,363 | 1,363 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 062 | Cassie L Holley | 2,823 | 2,823 | 2,823 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 076 | Emlen Arms | 3,729 | 3,729 | 3,729 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 077 | Bentley Hall | 7,874 | 7,874 | 7,874 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 104 | Arlene Homes | 345 | 345 | 345 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 129 | Cambridge Plaza II | 19,691 | 19,691 | 19,691 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 133 | Richard Allen IIIA | 685 | 685 | 685 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 137 | Cambridge Plaza I | 490 | 490 | 490 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 139 | Greater Grays Ferry Estates I | 1,313 | 1,313 | 1,313 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 145 | Lucien E. Blackwell I | 3,292 | 3,292 | 3,292 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 147 | Cambridge Plaza III | 2,095 | 2,095 | 2,095 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 150 | Lucien E. Blackwell II | 184 | 184 | 184 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 157 | Ludlow Phase III | 10,607 | 10,607 | 10,607 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 901 | Haddington | 17,446 | 17,446 | 17,446 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 902 | Mantua | 17,364 | 17,364 | 17,364 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 903 | Kingessing | 51,763 | 51,763 | 51,763 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 904 | Germantown/Hunting Park | 30,936 | 30,936 | 30,936 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 905 | Fairhill Square | 116,006 | 116,006 | 116,006 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 906 | Francisville | 26,256 | 26,256 | 26,256 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 907 | Ludlow | 113,374 | 113,374 | 113,374 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 908 | Susquehanna | 13,065 | 13,065 | 13,065 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 909 | Strawberry Mansion | 6,499 | 6,499 | 6,499 |
| 721 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 910 | Oxford Jefferson | 12,322 | 12,322 | 12,322 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 001 | Johnson Homes | 1,616 | 1,616 | 1,616 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 003 | Richard Allen | 506 | 506 | 506 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 010 | Raymond Rosen | 31,403 | 31,403 | 31,403 |

| | | | | | | | | | |
|-----|-------------------|----------------------------------|--------|--------------------------------|-----|--------------------------|------------------|------------------|------------------|
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 014 | Norris Apartments | 9,545 | 9,545 | 9,545 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 020 | Spring Garden Apartments | 294 | 294 | 294 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 031 | Bartram Village | 70,954 | 70,954 | 70,954 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 034 | Whitehall Apartments | 145,450 | 145,450 | 145,450 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 035 | Haddington Homes | 184,039 | 184,039 | 184,039 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 039 | West Park Apartments | 40 | 40 | 40 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 050 | Blumberg Apts | 456,745 | 456,745 | 456,745 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 055 | Fairhill Apartments | 18,160 | 18,160 | 18,160 |
| 721 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 062 | Cassie L Holley | 51,603 | 51,603 | 51,603 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 000 | Pha-Wide | 264 | 264 | 264 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 114 | Gladys B Jacobs | 994 | 994 | 994 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 901 | Haddington | 21,280 | 21,280 | 21,280 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 902 | Mantua | 22,898 | 22,898 | 22,898 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 903 | Kingsessing | 11,230 | 11,230 | 11,230 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 904 | Germantown/Hunting Park | 17,565 | 17,565 | 17,565 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 905 | Fairhill Square | 1,429 | 1,429 | 1,429 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 906 | Francisville | 3,223 | 3,223 | 3,223 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 907 | Ludlow | 13,598 | 13,598 | 13,598 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 908 | Susquehanna | 7,090 | 7,090 | 7,090 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 909 | Strawberry Mansion | 16,034 | 16,034 | 16,034 |
| 721 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 910 | Oxford Jefferson | 11,027 | 11,027 | 11,027 |
| | 1460 Total | Dwelling Construction | | | | | 9,336,066 | 9,336,066 | 9,336,066 |
| 721 | 1470 | Non-Dwelling Construction | 701486 | Mod of nondwelling space | 000 | Pha-Wide | 0 | 0 | 0 |
| | 1470 Total | Non-Dwelling Construction | | | | | 0 | 0 | 0 |
| 721 | 1475 | Non-Dwelling Equipment | 700180 | Computer Upgrades, etc | 000 | Pha-Wide | 351,920 | 351,920 | 351,920 |
| 721 | 1475 | Non-Dwelling Equipment | 700614 | Telephone Upgrades | 000 | Pha-Wide | 252,080 | 252,080 | 252,080 |
| 721 | 1475 | Non-Dwelling Equipment | 701203 | Maint equip including vehicles | 000 | Pha-Wide | 685,916 | 685,916 | 685,916 |
| 721 | 1475 | Non-Dwelling Equipment | 701203 | Maint equip including vehicles | 908 | Susquehanna | 721 | 721 | 721 |
| 721 | 1475 | Non-Dwelling Equipment | 701204 | Admin & Field Office FE&M | 000 | Pha-Wide | 49,898 | 49,898 | 49,898 |
| 721 | 1475 | Non-Dwelling Equipment | 701204 | Admin & Field Office FE&M | 015 | Harrison Plaza | 875 | 875 | 875 |
| 721 | 1475 | Non-Dwelling Equipment | 701204 | Admin & Field Office FE&M | 029 | Hill Creek | 402 | 402 | 402 |
| 721 | 1475 | Non-Dwelling Equipment | 701204 | Admin & Field Office FE&M | 050 | Blumberg Apts | 468 | 468 | 468 |
| | 1475 Total | Non-Dwelling Equipment | | | | | 1,342,280 | 1,342,280 | 1,342,280 |
| 721 | 1485 | Demolition | 700882 | Demolition | 000 | Pha-Wide | 0 | 0 | 0 |
| | 1485 Total | Demolition | | | | | 0 | 0 | 0 |
| 721 | 1492 | Moving To Work | 700168 | PHA development staff mgr | 000 | Pha-Wide | 0 | 0 | 0 |
| 721 | 1492 | Moving To Work | 700168 | PHA development staff mgr | 000 | Pha-Wide | 70,182 | 70,182 | 70,182 |
| 721 | 1492 | Moving To Work | 700169 | DEP Officers Wages/Benefits | 000 | Pha-Wide | 3,196,102 | 3,196,102 | 3,196,102 |
| 721 | 1492 | Moving To Work | 700368 | Pre-Apprentice Prg-Job Train | 000 | Pha-Wide | 23,900 | 23,900 | 23,900 |
| 721 | 1492 | Moving To Work | 700787 | Lobby Monitors | 000 | Pha-Wide | 855,778 | 855,778 | 855,778 |
| 721 | 1492 | Moving To Work | 700796 | PHA-wide staff training | 000 | Pha-Wide | 0 | 0 | 0 |
| | 1492 Total | Moving To Work | | | | | 4,145,962 | 4,145,962 | 4,145,962 |
| 721 | 1495 | Relocation | 700854 | Relocation | 001 | Johnson Homes | 19,348 | 19,348 | 19,348 |
| 721 | 1495 | Relocation | 700854 | Relocation | 013 | Wilson Park - Senior | 23,264 | 23,264 | 23,264 |
| 721 | 1495 | Relocation | 700854 | Relocation | 014 | Norris Apartments | 400 | 400 | 400 |
| 721 | 1495 | Relocation | 700854 | Relocation | 020 | Spring Garden Apartments | 100 | 100 | 100 |
| 721 | 1495 | Relocation | 700854 | Relocation | 023 | Liddonfield Homes | 2,259 | 2,259 | 2,259 |
| 721 | 1495 | Relocation | 700854 | Relocation | 024 | Queen Lane Apartments | 140,756 | 140,756 | 140,756 |
| 721 | 1495 | Relocation | 700854 | Relocation | 029 | Hill Creek | 2,616 | 2,616 | 2,616 |
| 721 | 1495 | Relocation | 700854 | Relocation | 031 | Bartram Village | 4,449 | 4,449 | 4,449 |
| 721 | 1495 | Relocation | 700854 | Relocation | 032 | Oxford Village | 1,253 | 1,253 | 1,253 |
| 721 | 1495 | Relocation | 700854 | Relocation | 034 | Whitehall Apartments | 845 | 845 | 845 |
| 721 | 1495 | Relocation | 700854 | Relocation | 035 | Haddington Homes | 1,218 | 1,218 | 1,218 |
| 721 | 1495 | Relocation | 700854 | Relocation | 039 | West Park Apartments | 4,471 | 4,471 | 4,471 |
| 721 | 1495 | Relocation | 700854 | Relocation | 050 | Blumberg Apts | 6,361 | 6,361 | 6,361 |
| 721 | 1495 | Relocation | 700854 | Relocation | 054 | Parkview Apartments | 2,698 | 2,698 | 2,698 |
| 721 | 1495 | Relocation | 700854 | Relocation | 055 | Fairhill Apartments | 10,709 | 10,709 | 10,709 |

| | | | | | | | | | |
|-----|--------------------|------------------------|--------|--------------------------------|-----|-------------------------|----------------------|----------------------|----------------------|
| 721 | 1495 | Relocation | 700854 | Relocation | 061 | Paschall Apartments | 128 | 128 | 128 |
| 721 | 1495 | Relocation | 700854 | Relocation | 901 | Haddington | 1,128 | 1,128 | 1,128 |
| 721 | 1495 | Relocation | 700854 | Relocation | 902 | Mantua | 3,553 | 3,553 | 3,553 |
| 721 | 1495 | Relocation | 700854 | Relocation | 903 | Kingsessing | 0 | 0 | 0 |
| 721 | 1495 | Relocation | 700854 | Relocation | 904 | Germantown/Hunting Park | 2,370 | 2,370 | 2,370 |
| 721 | 1495 | Relocation | 700854 | Relocation | 905 | Fairhill Square | 2,663 | 2,663 | 2,663 |
| 721 | 1495 | Relocation | 700854 | Relocation | 906 | Francisville | 230 | 230 | 230 |
| 721 | 1495 | Relocation | 700854 | Relocation | 907 | Ludlow | 928 | 928 | 928 |
| 721 | 1495 | Relocation | 700854 | Relocation | 908 | Susquehanna | 9,150 | 9,150 | 9,150 |
| 721 | 1495 | Relocation | 700854 | Relocation | 909 | Strawberry Mansion | 3,071 | 3,071 | 3,071 |
| 721 | 1495 | Relocation | 700854 | Relocation | 910 | Oxford Jefferson | 8,125 | 8,125 | 8,125 |
| | 1495 Total | Relocation | | | | | 252,092 | 252,092 | 252,092 |
| 721 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 129 | Cambridge Plaza II | 13,585 | 13,585 | 13,585 |
| 721 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 150 | Lucien E. Blackwell II | 50,127 | 50,127 | 50,127 |
| 721 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 153 | Lucien E. Blackwell III | 29,423 | 29,423 | 29,423 |
| 721 | 1499 | New Development | 701098 | 504 unit modification/fair hsg | 157 | Ludlow Phase III | 20,096 | 20,096 | 20,096 |
| | 1499 Total | New Development | | | | | 113,231 | 113,231 | 113,231 |
| 721 | 1501 | Debt Service | 701491 | Bond Debt Services - Principle | 000 | Pha-Wide | 7,150,500.00 | 7,150,500.00 | 7,150,500.00 |
| 721 | 1501 | Debt Service | 701498 | Bond Debt Service - interest | 000 | Pha-Wide | 4,768,277.51 | 4,768,277.51 | 4,768,277.51 |
| | 1501 Total | Debt Service | | | | | 11,918,777.51 | 11,918,777.51 | 11,918,777.51 |
| | Grand Total | | | | | | 45,456,899 | 45,456,899 | 45,456,899 |

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| Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part II: Supporting Pages | | | |
| PHA Name: Philadelphia Housing Authority | | Grant Type and Number Capital Fund Program Grant No: PA26P00250110 | |
| | | 2010 | |

| Annual Statement/Performance and Evaluation Report | | | | | | |
|--|---|--|---------|-------------------|------------------------------|------------|
| Capital Fund Program (CFP) Part I: Summary | | | | | | |
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: PA26P00250112 | | | Federal FY of Grant: 2012 | |
| Original Annual Statement Performance and Evaluation Report for Program Year Ending: 09/30/2013 | | Reserve for Disasters/Emergencies Revised Annual Statement (Revision No:) Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| | | Original | Revised | Revised 2 | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | | |
| 2 | 1406 Operations | 0 | 0 | 0 | 0 | 0 |
| 3 | 1408 Management Improvements | 0 | 0 | 0 | 0 | 0 |
| 4 | 1410 Administrative Costs | 0 | 0 | 0 | 0 | 0 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 0 | 0 | 0 | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvements | 0 | 0 | 0 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | 0 | 0 | 0 | 0 |
| 12 | 1470 Non-Dwelling Space | 0 | 0 | 0 | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | 0 | 0 | 0 | 0 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 40,326,850 | 26,806,492 | 25,338,644 |
| 17 | 1495 Relocation | 0 | 0 | 0 | 0 | 0 |
| 18 | 1499 Development Activities | 0 | 0 | 0 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | 0 | 0 | 0 | 0 | 0 |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 0 | 0 | 40,326,850 | 26,806,492 | 25,338,644 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

| PHA Name: | | | Grant Type and Number | | | | | | |
|--------------------------------|-------------------|-------------------------------|---|--------------------------------|-------------|--------------------------|---------------------|---------------------|---------------------|
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250112 2012 | | | | | | |
| FundCode | Line No. | Line Name | Work Item | General Description of Work | ProgramCode | Development Name | Working Budget | TotalObligated | Funds Expended |
| 722 | 1406 | Operations | 701100 | Operating Subsidy | 000 | Pha-Wide | 8,065,370.00 | 5,601,775.25 | 5,601,775.25 |
| | 1406 Total | Operations | | | | | 8,065,370.00 | 5,601,775.25 | 5,601,775.25 |
| 722 | 1408 | Management Improvement | 800800 | Software Acquisition | 000 | Pha-Wide | 109,392.99 | 0.00 | 0.00 |
| | 1408 Total | Management Improvement | | | | | 109,392.99 | 0.00 | 0.00 |
| 722 | 1410 | Administration | 700183 | Administrative Wages/Benefits | 000 | Pha-Wide | 4,032,685.00 | 4,274,764.90 | 4,274,764.90 |
| | 1410 Total | Administration | | | | | 4,032,685.00 | 4,274,764.90 | 4,274,764.90 |
| 722 | 1430 | Fees & Costs | 700185 | A&E Fees & Professional Serv | 000 | Pha-Wide | 1,330,309.66 | 695,010.66 | 187,355.11 |
| 722 | 1430 | Fees & Costs | 700185 | A&E Fees & Professional Serv | 024 | Queen Lane Apartments | 61,120.00 | 61,120.00 | 32,141.00 |
| 722 | 1430 | Fees & Costs | 700185 | A&E Fees & Professional Serv | 909 | Strawberry Mansion | 19,310.50 | 19,310.50 | 15,124.00 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 001 | Johnson Homes | 22,169.04 | 17,619.04 | 10,354.32 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 015 | Harrison Plaza | 7,563.20 | 7,563.20 | 7,563.20 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 018 | Arch Homes | 2,142.64 | 2,142.64 | 1,092.64 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 020 | Spring Garden Apartments | 5,663.96 | 4,963.96 | 2,513.96 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 024 | Queen Lane Apartments | 1,400.00 | 1,400.00 | 0.00 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 029 | Hill Creek | 6,410.60 | 6,406.60 | 3,956.60 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 031 | Bartram Village | 17,068.28 | 16,718.28 | 15,318.28 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 032 | Oxford Village | 5,006.60 | 4,810.28 | 1,660.28 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 035 | Haddington Homes | 19,297.60 | 19,297.60 | 17,547.60 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 039 | West Park Apartments | 13,662.44 | 13,671.12 | 7,669.80 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 049 | Morton Homes | 5,292.64 | 4,592.64 | 1,113.96 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 093 | Westpark Plaza | 2,163.96 | 2,163.96 | 1,113.96 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 901 | Haddington | 1,445.35 | 1,445.35 | 1,095.35 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 902 | Mantua | 2,163.96 | 2,163.96 | 1,113.96 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 903 | Kingsessing | 700.00 | 700.00 | 0.00 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 904 | Germantown/Hunting Park | 350.00 | 350.00 | 0.00 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 905 | Fairhill Square | 700.00 | 750.00 | 50.00 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 906 | Francisville | 3,359.64 | 3,359.64 | 2,309.64 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 907 | Ludlow | 2,121.32 | 2,121.32 | 1,071.32 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 908 | Susquehanna | 1,807.29 | 1,807.29 | 1,107.29 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 909 | Strawberry Mansion | 1,071.32 | 700.00 | 350.00 |
| 722 | 1430 | Fees & Costs | 700855 | Environ issues-LBP/asbestos | 910 | Oxford Jefferson | 700.00 | 700.00 | 0.00 |
| | 1430 Total | Fees & Costs | | | | | 1,533,000.00 | 890,888.04 | 311,622.27 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 000 | Pha-Wide | 521,894.24 | 2,274.50 | 2,274.48 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 001 | Johnson Homes | 38,298.80 | 13,991.23 | 11,007.22 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 003 | Richard Allen | 4,189.73 | 3,275.25 | 752.00 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 010 | Raymond Rosen | 13,707.74 | 10,705.36 | 5,665.35 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 013 | Wilson Park - Senior | 22,373.27 | 22,373.27 | 13,520.99 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 014 | Norris Apartments | 30,003.59 | 9,083.00 | 8,083.00 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 015 | Harrison Plaza | 8,736.00 | 8,736.00 | 6,005.99 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 020 | Spring Garden Apartments | 5,959.89 | 3,800.00 | 3,800.00 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 029 | Hill Creek | 17,271.07 | 13,012.10 | 9,840.10 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 030 | Abbottsford Homes | 18,120.13 | 5,792.00 | 5,314.00 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 032 | Oxford Village | 8,855.47 | 5,697.00 | 3,842.00 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 035 | Haddington Homes | 13,639.54 | 4,425.50 | 3,460.46 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 042 | Champlost Homes | 16,619.78 | 6,162.01 | 5,937.00 |

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|-----|-------------------|-------------------------|--------|--------------------------------|-----|--------------------------|---------------------|-------------------|-------------------|
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 049 | Morton Homes | 34,518.28 | 10,214.01 | 8,218.99 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 055 | Fairhill Apartments | 5,000.00 | 225.00 | 0.00 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 065 | College View | 1,977.73 | 1,159.01 | 484.00 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 901 | Haddington | 34,094.93 | 23,221.36 | 14,668.12 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 902 | Mantua | 38,824.36 | 27,163.13 | 19,419.61 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 903 | Kingssessing | 35,510.55 | 24,444.53 | 17,172.51 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 904 | Germantown/Hunting Park | 8,195.00 | 8,195.00 | 3,870.98 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 905 | Fairhill Square | 58,406.23 | 41,131.57 | 27,415.02 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 906 | Francisville | 59,215.17 | 40,772.11 | 23,986.09 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 907 | Ludlow | 133,116.24 | 55,073.62 | 43,011.10 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 908 | Susquehanna | 28,919.24 | 22,579.42 | 13,028.01 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 909 | Strawberry Mansion | 48,079.62 | 30,938.33 | 21,232.82 |
| 722 | 1450 | Site Improvement | 700174 | 504Site modifications/fair hsg | 910 | Oxford Jefferson | 47,048.27 | 40,399.85 | 16,149.84 |
| 722 | 1450 | Site Improvement | 700856 | Underground Storage Tank Remov | 031 | Bartram Village | 3,114.29 | 3,114.26 | 3,095.18 |
| 722 | 1450 | Site Improvement | 701099 | Concrete and pavement | 010 | Raymond Rosen | 103,402.08 | 103,402.48 | 102,914.42 |
| 722 | 1450 | Site Improvement | 701099 | Concrete and pavement | 031 | Bartram Village | 7,960.76 | 7,960.76 | 7,266.59 |
| | 1450 Total | Site Improvement | | | | | 1,367,052.00 | 549,321.66 | 401,435.87 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 001 | Johnson Homes | 28,500.61 | 28,500.61 | 27,348.11 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 003 | Richard Allen | 2,000.00 | 86.83 | 86.83 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 010 | Raymond Rosen | 2,000.00 | 3,870.66 | 3,870.66 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 013 | Wilson Park - Senior | 6,000.00 | 1,101.64 | 1,101.64 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 014 | Norris Apartments | 1,000.00 | 768.59 | 768.59 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 015 | Harrison Plaza | 1,000.00 | 699.14 | 699.14 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 018 | Arch Homes | 3,000.00 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 020 | Spring Garden Apartments | 13,905.30 | 13,905.30 | 13,904.80 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 024 | Queen Lane Apartments | 1,000.00 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 029 | Hill Creek | 6,000.00 | 3,071.85 | 771.85 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 030 | Abbottsford Homes | 2,000.00 | 1,215.74 | 1,215.74 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 031 | Bartram Village | 3,000.00 | 914.38 | 914.38 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 032 | Oxford Village | 9,108.21 | 9,108.21 | 9,107.71 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 034 | Whitehall Apartments | 2,000.00 | 585.58 | 585.58 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 035 | Haddington Homes | 2,479.71 | 2,479.71 | 174.21 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 039 | West Park Apartments | 2,000.00 | 918.13 | 918.13 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 042 | Champlost Homes | 2,000.00 | 157.42 | 157.42 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 046 | Haverford Homes | 2,000.00 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 049 | Morton Homes | 1,000.00 | 436.29 | 436.29 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 050 | Blumberg Apts | 6,000.00 | 5,628.36 | 5,628.36 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 054 | Parkview Apartments | 1,000.00 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 055 | Fairhill Apartments | 6,000.00 | 1,207.39 | 1,207.39 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 062 | Cassie L Holley | 4,000.00 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 063 | Katie B Jackson | 10,000.00 | 2,449.00 | 2,449.00 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 065 | College View | 6,000.00 | 3,577.24 | 3,577.24 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 066 | Holmecrest Homes | 2,000.00 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 076 | Emlen Arms | 10,000.00 | 65.94 | 65.94 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 077 | Bentley Hall | 6,000.00 | 1,419.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 079 | Plymouth Hall | 10,000.00 | 1,222.05 | 1,222.05 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 093 | Westpark Plaza | 2,000.00 | 167.12 | 167.12 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 100 | Cecil B Moore | 1,000.00 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 104 | Arlene Homes | 1,000.00 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 114 | Gladys B Jacobs | 3,815.75 | 3,662.97 | 597.22 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 158 | Nellie Reynolds Garden | 60.04 | 60.04 | 60.04 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 901 | Haddington | 5,000.00 | 942.05 | 942.05 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 902 | Mantua | 11,623.69 | 11,623.69 | 11,623.69 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 903 | Kingssessing | 5,000.00 | 2,290.16 | 2,290.16 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 904 | Germantown/Hunting Park | 5,000.00 | 1,360.78 | 1,360.78 |

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|-----|------|-----------------------|--------|--------------------------------|-----|--------------------------|------------|------------|------------|
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 905 | Fairhill Square | 5,000.00 | 712.87 | 712.87 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 906 | Francisville | 5,000.00 | 4,846.35 | 4,846.35 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 907 | Ludlow | 5,000.00 | 1,996.66 | 1,996.66 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 908 | Susquehanna | 8,000.00 | 3,318.14 | 3,318.14 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 909 | Strawberry Mansion | 8,000.00 | 2,413.62 | 2,413.62 |
| 722 | 1460 | Dwelling Construction | 700179 | Environmental hazard abate | 910 | Oxford Jefferson | 8,000.00 | 2,555.67 | 2,555.67 |
| 722 | 1460 | Dwelling Construction | 700181 | Mold Remediation | 015 | Harrison Plaza | 1,217.29 | 1,217.29 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700181 | Mold Remediation | 079 | Plymouth Hall | 1,385.02 | 1,385.02 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700181 | Mold Remediation | 345 | Passyunk Office | 990.59 | 990.59 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700181 | Mold Remediation | 901 | Haddington | 905.12 | 905.15 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700181 | Mold Remediation | 904 | Germantown/Hunting Park | 872.57 | 872.57 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700181 | Mold Remediation | 906 | Francisville | 1,905.60 | 1,905.60 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700181 | Mold Remediation | 907 | Ludlow | 995.58 | 995.58 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700181 | Mold Remediation | 908 | Susquehanna | 1,385.96 | 1,385.96 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700181 | Mold Remediation | 909 | Strawberry Mansion | 1,508.84 | 1,508.84 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700453 | Comp unit renovations work | 004 | Scattered Sites | 127,288.97 | 127,288.97 | 127,288.97 |
| 722 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 901 | Haddington | 13,442.00 | 13,442.00 | 13,442.00 |
| 722 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 902 | Mantua | 12,087.25 | 12,087.25 | 12,087.25 |
| 722 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 903 | Kingsessing | 41,765.75 | 39,493.50 | 16,538.50 |
| 722 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 904 | Germantown/Hunting Park | 15,026.00 | 15,026.00 | 15,026.00 |
| 722 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 905 | Fairhill Square | 11,232.75 | 11,232.75 | 11,232.75 |
| 722 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 906 | Francisville | 21,742.00 | 21,742.00 | 21,742.00 |
| 722 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 907 | Ludlow | 13,781.75 | 13,781.75 | 13,781.75 |
| 722 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 908 | Susquehanna | 6,539.50 | 6,539.50 | 6,539.50 |
| 722 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 909 | Strawberry Mansion | 19,789.00 | 19,789.00 | 19,789.00 |
| 722 | 1460 | Dwelling Construction | 700455 | Comp unit renovations work | 910 | Oxford Jefferson | 5,109.50 | 5,109.50 | 5,109.50 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 000 | Pha-Wide | 12,256.15 | 12,256.15 | 12,256.15 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 901 | Haddington | 2,647.50 | 2,647.50 | 2,294.50 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 902 | Mantua | 10,395.00 | 10,395.00 | 8,920.75 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 903 | Kingsessing | 3,427.50 | 3,427.50 | 2,970.50 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 904 | Germantown/Hunting Park | 4,710.00 | 4,710.00 | 4,082.00 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 905 | Fairhill Square | 40,875.00 | 4,125.00 | 3,506.25 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 906 | Francisville | 187,394.50 | 9,146.00 | 8,148.00 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 907 | Ludlow | 105,610.00 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 908 | Susquehanna | 15,427.50 | 15,427.50 | 13,370.50 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 909 | Strawberry Mansion | 288,565.75 | 28,936.84 | 12,960.46 |
| 722 | 1460 | Dwelling Construction | 700460 | Comp unit mod, SMART II | 910 | Oxford Jefferson | 12,847.50 | 12,847.50 | 10,964.50 |
| 722 | 1460 | Dwelling Construction | 700874 | Combustion upgrades | 050 | Blumberg Apts | 21,400.11 | 21,400.11 | 21,400.11 |
| 722 | 1460 | Dwelling Construction | 701095 | HVAC upgrades | 030 | Abbottsford Homes | 14,000.00 | 14,000.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 001 | Johnson Homes | 5,000.00 | 3,638.44 | 1,311.81 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 013 | Wilson Park - Senior | 2,000.00 | 1,505.06 | 1,505.06 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 014 | Norris Apartments | 9,325.55 | 9,325.55 | 9,325.55 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 015 | Harrison Plaza | 2,611.59 | 2,611.59 | 1,879.59 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 020 | Spring Garden Apartments | 1,194.25 | 1,194.25 | 1,194.25 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 029 | Hill Creek | 6,876.43 | 6,876.43 | 6,181.58 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 030 | Abbottsford Homes | 1,873.66 | 1,873.66 | 1,274.03 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 031 | Bartram Village | 609.08 | 609.08 | 609.08 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 032 | Oxford Village | 11,226.53 | 11,226.53 | 9,502.49 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 034 | Whitehall Apartments | 1,401.82 | 1,401.82 | 1,401.82 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 035 | Haddington Homes | 1,396.91 | 1,396.91 | 1,024.44 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 049 | Morton Homes | 4,224.17 | 4,224.17 | 4,164.22 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 050 | Blumberg Apts | 203.92 | 203.92 | 203.92 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 055 | Fairhill Apartments | 352.32 | 352.32 | 352.32 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 062 | Cassie L Holley | 862.74 | 1,471.81 | 1,471.81 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 066 | Holmecrest Homes | 689.40 | 689.40 | 689.40 |

| | | | | | | | | | |
|-----|-------------------|-------------------------------|--------|--------------------------------|---------|--------------------------|----------------------|---------------------|---------------------|
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 077 | Bentley Hall | 942.27 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 152 | Germantown House | 568.81 | 568.81 | 568.81 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 153 | Lucien E. Blackwell III | 1,609.45 | 1,609.45 | 1,609.45 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 156 | Marshal Shepard | 2,114.99 | 2,114.99 | 2,114.99 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 158 | Nellie Reynolds Garden | 80.58 | 80.58 | 80.58 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 163 | Mantua I | 250.50 | 250.50 | 250.50 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 901 | Haddington | 10,000.00 | 6,334.53 | 5,712.18 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 902 | Mantua | 1,476.48 | 1,476.48 | 504.45 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 903 | Kingsessing | 10,355.68 | 10,355.68 | 9,740.34 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 904 | Germantown/Hunting Park | 6,000.00 | 5,161.84 | 4,847.93 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 905 | Fairhill Square | 5,821.44 | 5,821.44 | 4,551.06 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 906 | Francisville | 4,363.07 | 4,363.07 | 2,460.07 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 907 | Ludlow | 15,610.86 | 15,261.70 | 12,845.38 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 908 | Susquehanna | 176.15 | 176.15 | 176.15 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 909 | Strawberry Mansion | 4,349.50 | 4,349.50 | 4,256.43 |
| 722 | 1460 | Dwelling Construction | 701098 | 504 unit modification/fair hsg | 910 | Oxford Jefferson | 3,574.31 | 3,574.31 | 3,146.10 |
| 722 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | 050 | Blumberg Apts | 1,900.00 | 1,584.50 | 825.75 |
| 722 | 1460 | Dwelling Construction | 701431 | Vacant unit rehab program | Various | Scattered Sites | 8,933,948.03 | 0.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 701433 | Repair exterior wall surfaces | 903 | Kingsessing | 23,534.52 | 23,534.52 | 23,534.52 |
| 722 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 010 | Raymond Rosen | 3,680.00 | 3,680.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 049 | Morton Homes | 3,680.00 | 3,680.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 901 | Haddington | 1,840.00 | 1,840.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 902 | Mantua | 3,680.00 | 3,680.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 903 | Kingsessing | 1,840.00 | 1,840.00 | 0.00 |
| 722 | 1460 | Dwelling Construction | 701434 | Roof repair/replacement | 909 | Strawberry Mansion | 3,680.00 | 3,680.00 | 0.00 |
| | 1460 Total | Dwelling Construction | | | | | 10,337,945.87 | 708,976.09 | 591,862.43 |
| 722 | 1475 | Non-Dwelling Equipment | 700180 | Computer Upgrades, etc | 000 | Pha-Wide | 830,072.09 | 905,053.60 | 310,456.30 |
| 722 | 1475 | Non-Dwelling Equipment | 701203 | Maint equip including vehicles | 000 | Pha-Wide | 150,000.00 | 35,382.94 | 9,131.40 |
| 722 | 1475 | Non-Dwelling Equipment | 701204 | Admin & Field Office FE&M | 000 | Pha-Wide | 75,000.00 | 4,539.47 | 1,805.55 |
| | 1475 Total | Non-Dwelling Equipment | | | | | 1,055,072.09 | 944,976.01 | 321,393.25 |
| 722 | 1485 | Demolition | 700085 | Demolition | 000 | Various | 159,870.00 | 0.00 | 0.00 |
| | 1485 Total | Demolition | | | | | 159,870.00 | 0.00 | 0.00 |
| 722 | 1492 | Moving To Work | 700168 | PHA development staff mgr | 000 | Pha-Wide | 83,046.00 | 0.00 | 0.00 |
| 722 | 1492 | Moving To Work | 700169 | DEP Officers Wages/Benefits | 000 | Pha-Wide | 1,107,034.00 | 1,342,685.33 | 1,342,685.33 |
| 722 | 1492 | Moving To Work | 700368 | Pre-Apprentice Prg-Job Train | 000 | Pha-Wide | 313.17 | 313.17 | 313.17 |
| 722 | 1492 | Moving To Work | 700787 | Lobby Monitors | 000 | Pha-Wide | 421,727.00 | 555,846.46 | 555,846.46 |
| | 1492 Total | Moving To Work | | | | | 1,612,120.17 | 1,898,844.96 | 1,898,844.96 |
| 722 | 1495 | Relocation | 700854 | Relocation | 001 | Johnson Homes | 103,932.05 | 0.00 | 0.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 001 | Johnson Homes | 11,246.00 | 9,640.89 | 9,640.89 |
| 722 | 1495 | Relocation | 700854 | Relocation | 013 | Wilson Park - Senior | 2,400.00 | 299.90 | 299.90 |
| 722 | 1495 | Relocation | 700854 | Relocation | 014 | Norris Apartments | 1,100.00 | 200.00 | 200.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 020 | Spring Garden Apartments | 2,287.00 | 1,387.00 | 1,387.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 023 | Liddonfield Homes | 1,032.00 | 32.00 | 32.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 024 | Queen Lane Apartments | 1,000.00 | 233.97 | 233.97 |
| 722 | 1495 | Relocation | 700854 | Relocation | 029 | Hill Creek | 2,753.00 | 2,540.00 | 2,540.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 031 | Bartram Village | 1,287.00 | 1,287.00 | 1,287.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 035 | Haddington Homes | 5,000.00 | 952.00 | 952.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 039 | West Park Apartments | 1,363.00 | 1,363.00 | 1,363.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 066 | Holmecrest Homes | 736.00 | 736.00 | 736.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 901 | Haddington | 100.00 | 100.00 | 100.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 902 | Mantua | 3,000.00 | 2,263.00 | 2,263.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 905 | Fairhill Square | 1,500.00 | 955.00 | 955.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 906 | Francisville | 2,341.95 | 2,341.95 | 2,341.95 |
| 722 | 1495 | Relocation | 700854 | Relocation | 907 | Ludlow | 1,500.00 | 849.00 | 849.00 |
| 722 | 1495 | Relocation | 700854 | Relocation | 908 | Susquehanna | 3,422.00 | 3,422.00 | 3,422.00 |

| | | | | | | | | | |
|-----|--------------------|-----------------------------|--------|--------------------------------|-----|----------|----------------------|----------------------|----------------------|
| | 1495 Total | Relocation | | | | | 146,000.00 | 28,602.71 | 28,602.71 |
| 722 | 9001 | Bond Debt Obligation | 701491 | Bond Debt Services - Principle | 000 | Pha-Wide | 7,435,500.00 | 7,435,500.00 | 7,435,500.00 |
| 722 | 9001 | Bond Debt Obligation | 701498 | Bond Debt Service - interest | 000 | Pha-Wide | 4,472,841.88 | 4,472,841.88 | 4,472,841.88 |
| | 9001 Total | Bond Debt Obligation | | | | | 11,908,341.88 | 11,908,341.88 | 11,908,341.88 |
| | Grand Total | | | | | | 40,326,850.00 | 26,806,491.50 | 25,338,643.52 |

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program
Expires 8/31/2011

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

| | | | | | |
|--|--|--|----------------------------|---------------------------------------|--|
| Part I: Summary | | | | | |
| PHA Name: | | Grant Type and Number Capital Fund Program Grant No: PA26P00250113 Replacement Housing Factor Grant No: Date of CFFP: | | | FFY of Grant: 2013 FFY of Grant Approval: |
| Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: 09/30/2013 Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised² | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | 0 | 0 | 0 |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | 0 | 0 | 0 | 0 |
| 3 | 1408 Management Improvements | 0 | 0 | 0 | 0 |
| 4 | 1410 Administration (may not exceed 10% of line 21) | 0 | 0 | 0 | 0 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 0 | 0 | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvement | 0 | 0 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 0 | 0 | 0 | 0 |
| 12 | 1470 Non-dwelling Structures | 0 | 0 | 0 | 0 |
| 13 | 1475 Non-dwelling Equipment | 0 | 0 | 0 | 0 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 |
| 15 | 1492 Moving to Work Demonstration | 28,265,251 | 27,859,582 | 0 | 0 |
| 16 | 1495.1 Relocation Costs | 0 | 0 | 0 | 0 |
| 17 | 1499 Development Activities ⁴ | 0 | 0 | 0 | 0 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | 0 | 0 | 0 | 0 |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 12,061,599 | 11,886,048 | 0 | 0 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | 0 | 0 | 0 | 0 |
| 20 | Amount of Annual Grant:: (sum of lines 2 - 19) | 40,326,850 | 39,745,629 | 0 | 0 |

| | | | | | |
|----|---|---|---|---|---|
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | 0 | 0 | 0 | 0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |

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

| | | | | | | | | | |
|--|--------------------|-------------------------------|--|---|-------------|------------------|----------------------|----------------|----------------|
| PHA Name: Philadelphia Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: PA26P00250113 2013 | | | | | | |
| FundCode | Line No. | Line Name | Work Item | General Description of Work | ProgramCode | Development Name | Working Budget | TotalObligated | Funds Expended |
| 723 | 1406 | Operations | 701100 | Operating Subsidy | 000 | PHA-Wide | 7,949,125.00 | - | - |
| | 1406 Total | Operations | | | | | 7,949,125.00 | - | - |
| 723 | 1408 | Management Improvement | 700176 | Computer Software Acquisition,Production Support,Customization,and Program Implementation | 000 | PHA-Wide | 527,158.55 | - | - |
| | 1408 Total | Management Improvement | | | | | 527,158.55 | - | - |
| 723 | 1410 | Administration | 700183 | Administrative Salaries and Benefits | 000 | PHA-Wide | 3,974,562.00 | - | - |
| | 1410 Total | Administration | | | | | 3,974,562.00 | - | - |
| 723 | 1430 | Fees & Costs | 700185 | A&E, Legal and Consultant Services | 000 | PHA-Wide | 1,518,295.00 | - | - |
| | 1430 Total | Fees & Costs | | | | | 1,518,295.00 | - | - |
| 723 | 1450 | Site Improvement | TBD | Site Improvement | 000 | PHA-Wide | 4,018,997.00 | - | - |
| | 1450 Total | Site Improvement | | | | | 4,018,997.00 | - | - |
| 723 | 1460 | Dwelling Construction | TBD | Dwelling Construction | 000 | PHA-Wide | 7,314,047.00 | - | - |
| | 1460 Total | Dwelling Construction | | | | | 7,314,047.00 | - | - |
| 723 | 1475 | Non-Dwelling Equipment | TBD | Non-Dwelling Equipment | 000 | PHA-Wide | 549,320.00 | - | - |
| | 1475 Total | Non-Dwelling Equipment | | | | | 549,320.00 | - | - |
| 723 | 1485 | Demolition | TBD | Demolition | 000 | PHA-Wide | 159,870.00 | - | - |
| | 1485 Total | Demolition | | | | | 159,870.00 | - | - |
| 723 | 1492 | Moving To Work | TBD | Move to Work Demonstration | 000 | PHA-Wide | 1,704,311.50 | - | - |
| | 1492 Total | Moving To Work | | | | | 1,704,311.50 | - | - |
| 723 | 1495 | Relocation | TBD | Relocation | 000 | PHA-Wide | 143,895.00 | - | - |
| | 1495 Total | Relocation | | | | | 143,895.00 | - | - |
| 723 | 9000 | Debt Service | TBD | Debt Service | 000 | PHA-Wide | 11,886,047.50 | - | - |
| | 9000 Total | Debt Service | | | | | 11,886,047.50 | - | - |
| | Grand Total | | | | | | 39,745,628.55 | - | - |

| | | | | | | |
|--|---|--|-----------|-----------|------------------------------|-----------|
| Annual Statement/Performance and Evaluation Report | | | | | | |
| Capital Fund Program (CFP) Part I: Summary | | | | | | |
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250108 | | | Federal FY of Grant: 2008 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/31/2013 | | <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
| | | Original | Revised | Revised 2 | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | 0 | 0 | 0 | 0 |
| 2 | 1406 Operations | 0 | | | | |
| 3 | 1408 Management Improvements | 0 | | | | |
| 4 | 1410 Administrative Costs | 0 | | | | |
| 5 | 1411 Audit | 0 | | | | |
| 6 | 1415 Liquidated Damages | 0 | | | | |
| 7 | 1430 Fees and Costs | 0 | 0 | 0 | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | | | | |
| 9 | 1450 Site Improvements | 0 | 1,206,885 | 1,746,176 | 1,726,251 | 1,726,251 |
| 10 | 1460 Dwelling Structures | 0 | 3,195,882 | 3,195,882 | 3,140,882 | 3,140,882 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | | |
| 12 | 1470 Non-Dwelling Space | 0 | 575,000 | 575,000 | 575,000 | 575,000 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | | |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | | |
| 17 | 1495 Relocation | 0 | | | | |
| 18 | 1499 Development Activities | 5,517,058 | 539,291 | 0 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 5,517,058 | 5,517,058 | 5,517,058 | 5,442,133 | 5,442,133 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | | | | | | | |
|--|------------------------|---------|---|---|------------------|----------|----------------------|------------------|------------------|-------------------|------------------|-------------------------|
| Capital Fund Program (CFP) | | | | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | | | |
| Philadelphia Housing Authority | | | Replacement Housing Fund Program Grant No: PA26R00250108 | | | | | | | | 2008 | |
| Development Number / Name | | HA-Wide | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | Total Actual Cost | | Status of Work |
| Activities | | | | | | | Original | Revised | | Obligated | Expended | Comments |
| | | | | | 1430 | | 0 | | | 0 | | |
| | | | | Total A & E | | | 0 | 0 | 0 | 0 | 0 | |
| 045 | Mantua Hall Apartments | | 801068 | Site Improvement | 1450 | 50 | 0 | 1,206,885 | 1,206,885 | 1,186,960 | 1,186,960 | New construction |
| 173 | Paschall Phase I LP | | 801068 | Site Improvement | 1450 | 50 | 0 | 0 | 539,291 | 539,291 | 539,291 | New construction |
| | | | | Total Site Improvements | | | 0 | 1,206,885 | 1,746,176 | 1,726,251 | 1,726,251 | |
| 045 | Mantua Hall Apartments | | 801031 | Dwelling Construction | 1460 | 50 | 0 | 3,195,882 | 3,195,882 | 3,140,882 | 3,140,882 | New construction |
| | | | | Total Construction | | | 0 | 3,195,882 | 3,195,882 | 3,140,882 | 3,140,882 | |
| 045 | Mantua Hall Apartments | | 801031 | Non-Dwelling Construction | 1470 | 50 | 0 | 575,000 | 575,000 | 575,000 | 575,000 | New construction |
| | | | | Total Non-Dwelling Construction | | | 0 | 575,000 | 575,000 | 575,000 | 575,000 | |
| | | | | Total Demolition | | | 0 | 0 | 0 | 0 | 0 | |
| | | | | | | | | | | | | |
| 173 | Paschall Phase I | | 701497 | | | 50 | 0 | 539,291 | 0 | 0 | 0 | |
| | | | 701497 | Replacement Housing | 1499 | | 5,517,058 | 0 | 0 | 0 | 0 | |
| | | | | Total New Development | | | 5,517,058 | 539,291 | 0 | 0 | 0 | |
| | | | | Total Proposed Replacement Housing Fund Activities | | | 5,517,058 | 5,517,058 | 5,517,058 | 5,442,133 | 5,442,133 | |
| | | | | | | | | | | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | |
|--|---|--|-----------|-----------|------------------------------|-----------|
| Capital Fund Program (CFP) Part I: Summary | | | | | | |
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250208 | | | Federal FY of Grant: 2008 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09-30-2013 | | <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
| | | Original | Revised | Revised 2 | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | 0 | 0 | 0 | 0 |
| 2 | 1406 Operations | 0 | | | | |
| 3 | 1408 Management Improvements | 0 | | | | |
| 4 | 1410 Administrative Costs | 0 | | | | |
| 5 | 1411 Audit | 0 | | | | |
| 6 | 1415 Liquidated Damages | 0 | | | | |
| 7 | 1430 Fees and Costs | 0 | 0 | 2,483,728 | 1,934,786 | 1,934,786 |
| 8 | 1440 Site Acquisition | 0 | | | | |
| 9 | 1450 Site Improvements | 0 | 0 | 895,474 | 895,474 | 895,474 |
| 10 | 1460 Dwelling Structures | 0 | 4,938,514 | 4,112,270 | 4,112,270 | 4,112,270 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | | |
| 12 | 1470 Non-Dwelling Space | 0 | 0 | 317,396 | 317,396 | 317,396 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | | |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | 0 | 0 | 0 | 0 |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 0 | 0 | 0 |
| 17 | 1495 Relocation | 0 | 0 | 0 | 0 | 0 |
| 18 | 1499 Development Activities | 7,808,868 | 2,870,354 | 0 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 7,808,868 | 7,808,868 | 7,808,868 | 7,259,926 | 7,259,926 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

| PHA Name: | | | Grant Type and Number | | | | | | | | | |
|--|------------------------|-------------|--|---------------------|--------------|----------------------|-----------|-----------|-------------------|-----------|----------------|--|
| Philadelphia Housing Authority | | | Replacement Housing Fund Program Grant No: PA26R00250208 | | | | | | | | 2008 | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantit y | Total Estimated Cost | | | Total Actual Cost | | Status of Work | |
| | | | | | | Original | Revised | Revised 2 | Obligated | Expended | Comments | |
| 173 | Paschall Phase I LP | 701497 | Replacement Housing | 1499 | | 0 | 2,392,454 | 0 | 0 | 0 | | |
| 174 | Paschall Phase II LP | 701497 | Replacement Housing | 1499 | | 0 | 477,900 | 0 | 0 | 0 | | |
| | | 701497 | Replacement Housing | 1499 | | 0 | 0 | 0 | 0 | 0 | | |
| | | 701497 | Replacement Housing | 1499 | | 7,808,868 | 0 | 0 | 0 | 0 | | |
| | | | Total New Development | | | 7,808,868 | 2,870,354 | 0 | 0 | 0 | | |
| 163 | Mantua I | 801016 | Outside Counsel | 1430 | | 0 | 0 | 159,233 | 159,233 | 159,233 | | |
| 173 | Paschall Phase I LP | 801016 | Outside Counsel | 1430 | | 0 | 0 | 194,769 | 194,769 | 194,769 | | |
| 163 | Mantua I | 801018 | A&E Costs | 1430 | | 0 | 0 | 558,390 | 558,390 | 558,390 | | |
| 173 | Paschall Phase I LP | 801018 | A&E Costs | 1430 | | 0 | 0 | 255,911 | 255,911 | 255,911 | | |
| 163 | Mantua I | 801026 | Other Fees/Costs | 1430 | | 0 | 0 | 261,906 | 261,906 | 261,906 | | |
| 164 | Mantua II | 801026 | Other Fees/Costs | 1430 | | 0 | 0 | 365,858 | 20,945 | 20,945 | | |
| 173 | Paschall Phase I LP | 801026 | Other Fees/Costs | 1430 | | 0 | 0 | 209,761 | 5,732 | 5,732 | | |
| 174 | Paschall Phase II LP | 801026 | Other Fees/Costs | 1430 | | 0 | 0 | 477,900 | 477,900 | 477,900 | | |
| | | | Total A & E | | | 0 | 0 | 2,483,728 | 1,934,786 | 1,934,786 | | |
| 173 | Paschall Phase I LP | 801068 | Site Improvement | 1450 | | 0 | 0 | 895,474 | 895,474 | 895,474 | | |
| | | | Total Site Improvements | | | 0 | 0 | 895,474 | 895,474 | 895,474 | | |
| 045 | Mantua Hall Apartments | 801031 | Dwelling Construction | 1460 | | 0 | 4,938,514 | 0 | 0 | 0 | | |
| 163 | Mantua I | 801031 | Dwelling Construction | 1460 | | 0 | 0 | 249,161 | 249,161 | 249,161 | | |
| 173 | Paschall Phase I LP | 801031 | Dwelling Construction | 1460 | | 0 | 0 | 458,085 | 458,085 | 458,085 | | |
| 164 | Mantua II | 801032 | Dwelling Construction II | 1460 | | 0 | 0 | 3,405,024 | 3,405,024 | 3,405,024 | | |
| | | | Total Construction | | | 0 | 4,938,514 | 4,112,270 | 4,112,270 | 4,112,270 | | |
| 173 | Paschall Phase I LP | 801080 | Non-Dwelling Construction | 1470 | | 0 | 0 | 317,396 | 317,396 | 317,396 | | |
| | | | Total Non-Dwelling Construction | | | 0 | 0 | 317,396 | 317,396 | 317,396 | | |
| | | | | | | | | | | | | |
| | | | Total Proposed Replacement Housing Fund Activities | | | 7,808,868 | 7,808,868 | 7,808,868 | 7,259,926 | 7,259,926 | | |
| | | | | | | | | | | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | |
|--|---|--|-----------|-----------|------------------------------|-----------|
| Capital Fund Program (CFP) Part I: Summary | | | | | | |
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250109 | | | Federal FY of Grant: 2009 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2013 | | <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
| | | Original | Revised | Revised 2 | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | 0 | 0 | 0 | 0 |
| 2 | 1406 Operations | 0 | | | | |
| 3 | 1408 Management Improvements | 0 | | | | |
| 4 | 1410 Administrative Costs | 0 | | | | |
| 5 | 1411 Audit | 0 | | | | |
| 6 | 1415 Liquidated Damages | 0 | | | | |
| 7 | 1430 Fees and Costs | 0 | 0 | 1,063,217 | 317,105 | 317,105 |
| 8 | 1440 Site Acquisition | 0 | | | | |
| 9 | 1450 Site Improvements | 0 | 0 | 0 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 5,644,993 | 4,581,776 | 4,925,840 | 4,925,840 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | | |
| 12 | 1470 Non-Dwelling Space | 0 | 0 | 0 | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | | |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | | |
| 17 | 1495 Relocation | 0 | | | | |
| 18 | 1499 Development Activities | 5,644,993 | 0 | 0 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 5,644,993 | 5,644,993 | 5,644,993 | 5,242,945 | 5,242,945 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | | | | | | | |
|--|----------------------|---------|--|---|------------------|----------|----------------------|------------------|------------------|-------------------|------------------|------------------|
| Capital Fund Program (CFP) | | | | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | | | |
| Philadelphia Housing Authority | | | Replacement Housing Fund Program Grant No: PA26R00250109 | | | | | | | | 2009 | |
| Development Number / Name | | HA-Wide | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | Total Actual Cost | | Status of Work |
| Activities | | | | | | | Original | Revised | Revised 2 | Obligated | Expended | Comments |
| 061 | Paschall Apartments | | 701497 | Replacement Housing | 1499 | 100 | 5,644,993 | 0 | 0 | 0 | 0 | |
| | | | | Total New Development | | | 5,644,993 | 0 | 0 | 0 | 0 | |
| | | | | | | | | | | | | |
| 174 | Paschall Phase II LP | | 801016 | Outside Counsel | 1430 | 51 | 0 | 0 | 195,000 | 127,210 | 127,210 | New construction |
| 174 | Paschall Phase II LP | | 801018 | A&E Costs | 1430 | 51 | 0 | 0 | 429,538 | 136,441 | 136,441 | New construction |
| 174 | Paschall Phase II LP | | 801026 | Other Fees/Cost | 1430 | 51 | 0 | 0 | 438,679 | 53,454 | 53,454 | New construction |
| | | | | Total Fees and Costs | | | 0 | 0 | 1,063,217 | 317,105 | 317,105 | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| 174 | Paschall Phase II LP | | 801032 | Dwelling Construction II | 1460 | 51 | 0 | 5,644,993 | 4,581,776 | 4,925,840 | 4,925,840 | New construction |
| | | | | Total Construction | | | 0 | 5,644,993 | 4,581,776 | 4,925,840 | 4,925,840 | |
| | | | | | | | | | | | | |
| | | | | New Development | | | | | | | | |
| | | | | Total Proposed Replacement Housing Fund Activities | | | 5,644,993 | 5,644,993 | 5,644,993 | 5,242,945 | 5,242,945 | |
| | | | | | | | | | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part I: Summary | | | | | | |
|--|---|--|------------|------------|----------------------------------|------------|
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Replacement Housing Fund Program Grant No: | | | PA26R00250209 & PA26R0025409 | |
| | | | | | Federal FY of Grant: 2009 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2013 | | <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
| | | Original | Revised | Revised 2 | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | 0 | 0 | 0 | 0 |
| 2 | 1406 Operations | 0 | 0 | 0 | 0 | 0 |
| 3 | 1408 Management Improvements | 0 | 0 | 0 | 0 | 0 |
| 4 | 1410 Administrative Costs | 0 | 0 | 0 | 0 | 0 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 0 | 0 | 577,796 | 539,651 | 502,620 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvements | 0 | 0 | 602,517 | 602,517 | 602,517 |
| 10 | 1460 Dwelling Structures | 0 | 8,317,064 | 7,136,751 | 6,731,364 | 6,731,364 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | | |
| 12 | 1470 Non-Dwelling Space | 0 | 0 | 0 | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | 0 | 0 | 0 | 0 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | 0 | 0 | 0 | 0 |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 0 | 0 | 0 |
| 17 | 1495 Relocation | 0 | 0 | 0 | 0 | 0 |
| 18 | 1499 Development Activities | 4,704,476 | 3,600,000 | 3,600,000 | 3,510,229 | 3,510,228 |
| 19 | 1501 Collaterization or Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 4,704,476 | 11,917,064 | 11,917,064 | 11,383,761 | 11,346,729 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

| | | | | | | | | | | | | |
|--|----------------------|-------------|---|------------------|--|----------------------|-------------------|-------------------|-------------------|-------------------|----------------|--|
| PHA Name: Philadelphia Housing Authority | | | Grant Type and Number | | Replacement Housing Fund Program Grant No: PA26R002502-09 & PA26R00254-09 2009 | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | Total Actual Cost | | Status of Work | |
| | | | | | | Original | Revised | Revised 2 | Obligated | Expended | Comments | |
| 901-910 | Scattered Sites | 701490 | New Development | 1499 | 50 Units | 4,704,476 | 0 | 0 | 0 | 0 | | |
| 901-910 | Scattered Sites | 801038 | Scattered Sites Replacement | 1499 | 50 Units | 0 | 3,600,000 | 3,600,000 | 3,510,229 | 3,510,228 | | |
| | | | Total New Development | | | 4,704,476 | 3,600,000 | 3,600,000 | 3,510,229 | 3,510,228 | | |
| 175 | Norris Apartments LP | 801016 | Outside Counsel | 1430 | | 0 | 0 | 175,000 | 133,800 | 133,800 | | |
| 174 | Paschall Phase II LP | 801018 | A&E Costs | 1430 | | 0 | 0 | 138,203 | 138,203 | 101,172 | | |
| 175 | Norris Apartments LP | 801018 | A&E Costs | 1430 | | 0 | 0 | 77,170 | 77,170 | 77,170 | | |
| 175 | Norris Apartments LP | 801026 | Other Fees/Costs | 1430 | | 0 | 0 | 187,423 | 190,478 | 190,478 | | |
| | | | Total A & E | | | 0 | 0 | 577,796 | 539,651 | 502,620 | | |
| 175 | Norris Apartments LP | 801068 | Site Improvement | 1450 | | 0 | | 602,517 | 602,517 | 602,517 | | |
| | | | Total Site Improvements | | | 0 | 0 | 602,517 | 602,517 | 602,517 | | |
| 173 | Paschall Phase I LP | 801031 | Dwelling Construction | 1460 | | 0 | 899,614 | 899,614 | 899,614 | 899,614 | | |
| 014 | Norris Apartments | 801031 | Dwelling Construction | 1460 | | 0 | 7,279,247 | 0 | 0 | 0 | | |
| 175 | Norris Apartments LP | 801031 | Dwelling Construction | 1460 | | 0 | 0 | 6,237,137 | 5,831,750 | 5,831,750 | | |
| 174 | Paschall Phase I LP | 801032 | Dwelling Construction II | 1460 | | 0 | 138,203 | 0 | 0 | 0 | | |
| | | | Total Construction | | | 0 | 8,317,064 | 7,136,751 | 6,731,364 | 6,731,364 | | |
| | | | New Development | | | | | | | | | |
| | | | Total Proposed Replacement Housing Fund Activities | | | 4,704,476 | 11,917,064 | 11,917,064 | 11,383,761 | 11,346,729 | | |
| | | | | | | | | | | | | |

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

| | | |
|---|---|------------------------------|
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250110 | Federal FY of Grant: 2010 |
|---|---|------------------------------|

| | | |
|---|--|---|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (Revision No:) |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2013 | <input type="checkbox"/> Final Performance and Evaluation Report | |

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
|----------|---|----------------------|-----------|-----------|-------------------|-----------|
| | | Original | Revised | Revised 2 | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | 0 | 0 | 0 | 0 |
| 2 | 1406 Operations | 0 | | | | |
| 3 | 1408 Management Improvements | 0 | | | | |
| 4 | 1410 Administrative Costs | 0 | | | | |
| 5 | 1411 Audit | 0 | | | | |
| 6 | 1415 Liquidated Damages | 0 | | | | |
| 7 | 1430 Fees and Costs | 0 | 0 | 0 | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | | | | |
| 9 | 1450 Site Improvements | 0 | 0 | 1,800,263 | 1,764,930 | 1,764,930 |
| 10 | 1460 Dwelling Structures | 0 | 2,740,263 | 940,000 | 940,000 | 940,000 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | | |
| 12 | 1470 Non-Dwelling Space | 0 | 0 | 0 | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | | |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | | |
| 17 | 1495 Relocation | 0 | | | | |
| 18 | 1499 Development Activities | 2,740,263 | 0 | 0 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 2,740,263 | 2,740,263 | 2,740,263 | 2,704,930 | 2,704,930 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

| | | | | | | | | | | | | | |
|---|----------------------|---------|---|--|---------------------|----------|----------------------|-----------|-----------|-------------------|-----------|-------------------------------|--|
| PHA Name: Philadelphia Housing Authority | | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250110 | | | | | | | | 2010 | | |
| Development Number / Name Activities | | HA-Wide | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | Total Actual Cost | | Status of Work | |
| | | | | | | | Original | Revised | Revised 2 | Obligated | Expended | Comments | |
| 014 | Norris Apartments | | 701490 | New Development | 1499 | 51 Units | 2,740,263 | 0 | 0 | 0 | 0 | New construction of 51 units. | |
| | | | | Total New Development | | | 2,740,263 | 0 | 0 | 0 | 0 | | |
| | | | | | | | | | | | | | |
| 175 | Norris Apartments LP | | 801068 | Site Improvement | 1450 | 51 Units | 0 | 0 | 1,800,263 | 1,764,930 | 1,764,930 | New construction of 51 units. | |
| | | | | Total Site Improvements | | | 0 | 0 | 1,800,263 | 1,764,930 | 1,764,930 | | |
| | | | | | | | | | | | | | |
| 014 | Norris Apartments | | 801031 | Dwelling Construction | 1460 | 51 Units | 0 | 2,740,263 | 0 | 0 | 0 | | |
| 175 | Norris Apartments | | 801031 | Dwelling Construction | 1460 | 51 Units | 0 | 0 | 940,000 | 940,000 | 940,000 | New construction of 51 units. | |
| | | | 801032 | Dwelling Construction II | 1460 | | 0 | | | | | | |
| | | | | Total Construction | | | 0 | 2,740,263 | 940,000 | 940,000 | 940,000 | | |
| | | | | | | | | | | | | | |
| | | | | New Development | | | 2,740,263 | 2,740,263 | 2,740,263 | 2,704,930 | 2,704,930 | | |
| | | | | Total Proposed Replacement Housing Fund Activities | | | 2,740,263 | | | | | | |
| | | | | | | | | | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250210 | | | Federal FY of Grant: 2010 | |
|--|---|--|------------|------------|------------------------------|-----------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2013 | | <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
| | | Original | Revised | Revised 2 | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | | | 0 | 0 |
| 2 | 1406 Operations | 0 | | | | |
| 3 | 1408 Management Improvements | 0 | | | | |
| 4 | 1410 Administrative Costs | 0 | | | | |
| 5 | 1411 Audit | 0 | | | | |
| 6 | 1415 Liquidated Damages | 0 | | | | |
| 7 | 1430 Fees and Costs | 0 | | | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | | | | |
| 9 | 1450 Site Improvements | 0 | | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 1,609,556 | 15,026,620 | 1,609,556 | 1,609,556 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | | |
| 12 | 1470 Non-Dwelling Space | 0 | | | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | | |
| 14 | 1485 Demolition | 0 | | | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | | |
| 17 | 1495 Relocation | 0 | | | | |
| 18 | 1499 Development Activities | 15,026,620 | 13,417,064 | 0 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 15,026,620 | 15,026,620 | 15,026,620 | 1,609,556 | 1,609,556 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

| PHA Name: Philadelphia Housing Authority | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250210 2010 | | | | | | | | |
|--|---------------------------------------|--|---|----------|----------------------|-------------------|-------------------|-------------------|------------------|--|
| Development Number / Name HA-Wide Activities | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Revised 2 | Obligated | Expended | Comments |
| 904 - 909 | 2800 Block of Oakdale Street Planning | 701490 | New Development | 1499 | 50 Units | 0 | 6,417,064 | 0 | 0 | New construction of 50 affordable and mixed-income housing units |
| 901-910 | Sharswood Neighborhood | 701490 | New Development | 1499 | 50 Units | 0 | 7,000,000 | 0 | 0 | New construction of 50 affordable and mixed-income housing units |
| 901-910 | Scattered Sites | 801038 | Scattered Sites Replacement | 1499 | 400 Units | 13,417,064 | 0 | 0 | 0 | Replacement of 400 scattered properties. |
| 014 | Norris Apartments | 701490 | New Development | 1499 | 51 Units | 1,609,556 | 0 | 0 | 0 | New construction of 50 affordable and mixed-income housing units |
| | | | Total New Development | | | 15,026,620 | 13,417,064 | 0 | 0 | |
| 014 | Norris Apartments | 801031 | Dwelling Construction | 1460 | | 0 | 1,609,556 | 0 | 0 | New construction of 50 affordable and mixed-income housing units |
| 175 | Norris Apartments LP | 801031 | Dwelling Construction | 1460 | | 0 | 0 | 1,609,556 | 1,609,556 | New construction of 50 affordable and mixed-income housing units |
| 901-910 | 2800 Block of Oakdale Street Planning | 801038 | Scattered Sites Replacement | 1460 | 50 Units | 0 | 0 | 1,406,865 | 0 | New construction of 50 affordable and mixed-income housing units |
| 902 | Mantua | 701490 | New Development | 1499 | 55 units | | | 1,300,000 | 0 | New construction of infill housing units |
| 024 | Queen Lane | 701490 | New Development | 1499 | 55 units | | | 3,710,199 | 0 | Development of Office Space, Community room and 55 residential units |
| 901-910 | Sharswood Neighborhood | 801038 | Scattered Sites Replacement | 1460 | 50 Units | 0 | 0 | 7,000,000 | 0 | New construction of 50 affordable and mixed-income housing units |
| | | | Total Construction | | | 0 | 1,609,556 | 15,026,620 | 1,609,556 | 1,609,556 |
| | | | | | | | | | | |
| | | | New Development | | | | | | | |
| | | | Total Proposed Replacement Housing Fund Activities | | | 15,026,620 | 15,026,620 | 15,026,620 | 1,609,556 | 1,609,556 |
| | | | | | | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250111 | | Federal FY of Grant: 2011 | |
|--|---|--|-----------|------------------------------|----------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2013 | | <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | | 0 | 0 |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements | 0 | | | |
| 4 | 1410 Administrative Costs | 0 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 0 | | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvements | 0 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | |
| 12 | 1470 Non-Dwelling Space | 0 | | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495 Relocation | 0 | | | |
| 18 | 1499 Development Activities | 2,740,263 | 1,790,550 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 2,740,263 | 1,790,550 | 0 | 0 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: | | | Grant Type and Number | | | | | | | | | |
|--|------------|-------------|--|---------------------|----------|----------------------|-----------|-------------------|----------|--|--|--|
| Philadelphia Housing Authority | | | Replacement Housing Fund Program Grant No: PA26R00250111 | | | | | | | 2011 | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | | |
| | | | | | | Original | Revised | Obligated | Expended | Comments | | |
| 024 | Queen Lane | 701490 | New Development | 1499 | 55 units | 2,740,263 | 1,790,550 | 0 | 0 | Demolition of existing 120, 16 story high-rise and the development of 55 new construction townhouses and duplexes. This work will require building permits and environmental review. | | |
| | | | Total New Development | | | 2,740,263 | 1,790,550 | 0 | 0 | | | |
| | | | | | | 0 | 0 | 0 | 0 | | | |
| | | | Total Construction | | | 0 | 0 | 0 | 0 | | | |
| | | | | | | | | | | | | |
| | | | New Development | | | 2,740,263 | 1,790,550 | 0 | 0 | | | |
| | | | Total Proposed Replacement Housing Fund Activities | | | 2,740,263 | | | | | | |
| | | | | | | | | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250211 | | Federal FY of Grant: 2011 | |
|--|---|--|------------|------------------------------|----------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2013 | | <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | | 0 | 0 |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements | 0 | | | |
| 4 | 1410 Administrative Costs | 0 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 0 | | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvements | 0 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | |
| 12 | 1470 Non-Dwelling Space | 0 | | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495 Relocation | 0 | | | |
| 18 | 1499 Development Activities | 15,026,620 | 10,793,131 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 15,026,620 | 10,793,131 | 0 | 0 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: | | | Grant Type and Number | | | | | | | |
|--|---------------------------------------|-------------|--|------------------|----------|----------------------|------------|-------------------|----------|--|
| Philadelphia Housing Authority | | | Replacement Housing Fund Program Grant No: PA26R00250211 | | | | | | | |
| | | | 2011 | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | | Original | Revised | Obligated | Expended | Comments |
| 904-909 | 2800 Block of Oakdale Street Planning | 701490 | New Development | 1499 | 5o units | 2,560,945 | 3,678,886 | 0 | 0 | Comprehensive rehabilitation and new development of 25 units on the 2700 Block of Oakdale Street and construction of 25 units in area between 32nd through 33rd Streets and Berks Street to Norris Street. |
| 909 | Strawberry Mansion | 701490 | New Development | 1499 | 25 units | 2,560,945 | 0 | 0 | 0 | |
| 902 | Mantua | 701490 | New Development | 1499 | 55 units | 0 | 4,970,001 | 0 | 0 | New construction of infill housing units |
| 024 | Queen Lane | 701490 | New Development | 1499 | 55 units | 9,904,730 | 2,144,244 | 0 | 0 | Demolition of existing 120, 16 story high-rise and the development of 55 new construction townhouses and duplexes. This work will require building permits and environmental review. |
| | | | Total New Development | | | 15,026,620 | 10,793,131 | 0 | 0 | |
| | | | | | | 0 | 0 | 0 | 0 | |
| | | | Total Construction | | | 0 | 0 | 0 | 0 | |
| | | | | | | | | | | |
| | | | New Development | | | 15,026,620 | 10,793,131 | 0 | 0 | |
| | | | Total Proposed Replacement Housing Fund Activities | | | 15,026,620 | | | | |
| | | | | | | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

| | | |
|--|--|------------------------------|
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250112 | Federal FY of Grant: 2012 |
|--|--|------------------------------|

| | |
|--|---|
| <input checked="" type="checkbox"/> Original Annual Statement Performance and Evaluation Report for Program Year Ending: 09/30/2013 | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report |
|--|---|

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|-----------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | | 0 | 0 |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements | 0 | | | |
| 4 | 1410 Administrative Costs | 0 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 0 | | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvements | 0 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | |
| 12 | 1470 Non-Dwelling Space | 0 | | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495 Relocation | 0 | | | |
| 18 | 1499 Development Activities | 1,353,082 | 3,409,555 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 1,353,082 | 3,409,555 | 0 | 0 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

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|---|---|
| Signature of Executive Director and Date Kelvin A. Jeremiah, Iterim Executive Director | Signature of Public Housing Director and Date |
|---|---|

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

| | | | | | | | | | | |
|---|--|-------------|--|------------------|----------|----------------------|-----------|-------------------|----------|--|
| PHA Name: Philadelphia Housing Authority | | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250112 | | | | | | | 2012 |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | | Original | Revised | Obligated | Expended | Comments |
| 902 | Mantua | 701490 | New Development | 1499 | 55 units | 1,353,082 | 1,353,082 | 0 | 0 | New construction of infill housing units |
| 003 | Richard Allen Vacant Land Development & Spring Garden School | 701490 | New Development | 1499 | TBD | 0 | 2,056,473 | 0 | 0 | Planned development of senior housing. |
| | | | Total New Development | | | 1,353,082 | 3,409,555 | 0 | 0 | |
| | | | | | | 0 | 0 | 0 | 0 | |
| | | | Total Construction | | | 0 | 0 | 0 | 0 | |
| | | | | | | | | | | |
| | | | New Development | | | 1,353,082 | 3,409,555 | 0 | 0 | |
| | | | Total Proposed Replacement Housing Fund Activities | | | 1,353,082 | | | | |
| | | | | | | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

| | | |
|--|--|------------------------------|
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250212 | Federal FY of Grant: 2012 |
|--|--|------------------------------|

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (Revision No:) |
| Performance and Evaluation Report for Program Year Ending: 09/30/2013 | | <input type="checkbox"/> Final Performance and Evaluation Report |

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|-----------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | | 0 | 0 |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements | 0 | | | |
| 4 | 1410 Administrative Costs | 0 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 0 | | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvements | 0 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | |
| 12 | 1470 Non-Dwelling Space | 0 | | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495 Relocation | 0 | | | |
| 18 | 1499 Development Activities | 4,573,883 | 5,180,974 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 4,573,883 | 5,180,974 | 0 | 0 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

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|---|---|
| Signature of Executive Director and Date Kelvin A. Jeremiah, Iterim Executive Director | Signature of Public Housing Director and Date |
|---|---|

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

| | | | | | | | | | | |
|--|---------------------------------------|-------------|---|------------------|----------|----------------------|-----------|-------------------|----------|--|
| PHA Name: Philadelphia Housing Authority | | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250212 2012 | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | | Original | Revised | Obligated | Expended | Comments |
| 904-909 | 2800 Block of Oakdale Street Planning | 701490 | New Development | 1499 | 50 units | 3,000,000 | 3,607,091 | 0 | 0 | Comprehensive rehabilitation and new development of 25 units on the 2700 Block of Oakdale Street and construction of 25 units in area between 32nd through 33rd Streets and Berks Street to Norris Street. |
| 902 | Mantua | 701490 | New Development | 1499 | 55 units | 1,573,883 | 1,573,883 | 0 | 0 | New construction of infill housing units |
| | | | Total New Development | | | 4,573,883 | 5,180,974 | 0 | 0 | |
| | | | | | | 0 | 0 | 0 | 0 | |
| | | | Total Construction | | | 0 | 0 | 0 | 0 | |
| | | | | | | | | | | |
| | | | New Development | | | 4,573,883 | 5,180,974 | 0 | 0 | |
| | | | Total Proposed Replacement Housing Fund Activities | | | 4,573,883 | 5,180,974 | | | |
| | | | | | | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

| | | |
|--|--|------------------------------|
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250113 | Federal FY of Grant: 2013 |
|--|--|------------------------------|

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Program Year Ending: 09/30/2013 ☐ Revised Annual Statement (Revision No:)
☐ Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | | 0 | 0 |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements | 0 | | | |
| 4 | 1410 Administrative Costs | 0 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 0 | | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvements | 0 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | |
| 12 | 1470 Non-Dwelling Space | 0 | | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495 Relocation | 0 | | | |
| 18 | 1499 Development Activities | 4,024,988 | 0 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 4,024,988 | 0 | 0 | 0 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

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|---|---|
| Signature of Executive Director and Date Kelvin A. Jeremiah, President & CEO | Signature of Public Housing Director and Date |
|---|---|

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

| PHA Name: Philadelphia Housing Authority | | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R002501132013 | | | | | | | |
|---|-------------------------|-------------|---|------------------|----------|----------------------|---------|-------------------|----------|---|
| Development Number | Name HA-Wide Activities | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | | Original | Revised | Obligated | Expended | Comments |
| TBD | Blumberg Off Site | 701490 | New Development - | 1499 | 80 units | 4,024,988 | 0 | 0 | 0 | New construction of 80 affordable housing ACC rental units. |
| | | | Total New Development | | | 4,024,988 | 0 | 0 | 0 | |
| | | | | | | 0 | 0 | 0 | 0 | |
| | | | Total Construction | | | 0 | 0 | 0 | 0 | |
| | | | | | | | | | | |
| | | | New Development | | | 4,024,988 | 0 | 0 | 0 | |
| | | | Total Proposed Replacement Housing Fund Activities | | | 4,024,988 | 0 | | | |
| | | | | | | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

| | | |
|--|--|------------------------------|
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250213 | Federal FY of Grant: 2013 |
|--|--|------------------------------|

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Program Year Ending: 09/30/2013 ☒ Revised Annual Statement (Revision No: 1)
☐ Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|-----------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-CFP Funds | 0 | | 0 | 0 |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements | 0 | | | |
| 4 | 1410 Administrative Costs | 0 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 0 | | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvements | 0 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 0 | 0 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 | | | |
| 12 | 1470 Non-Dwelling Space | 0 | | 0 | 0 |
| 13 | 1475 Non-Dwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495 Relocation | 0 | | | |
| 18 | 1499 Development Activities | 7,707,910 | 5,405,430 | 0 | 0 |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 7,707,910 | 5,405,430 | 0 | 0 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

| | |
|---|---|
| Signature of Executive Director and Date Kelvin A. Jeremiah, President & CEO | Signature of Public Housing Director and Date |
|---|---|

| Annual Statement/Performance and Evaluation Report Capital Fund Program (CFP) Part II: Supporting Pages | | | | | | | | | | |
|--|----------------------------|-------------|---|---------------------|----------|----------------------|------------------|-------------------|----------|---|
| PHA Name: Philadelphia Housing Authority | | | Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250213 <div>2013</div> | | | | | | | |
| Development Number | Name HA-Wide Activities | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | | Original | Revised | Obligated | Expended | Comments |
| TBD | Blumberg Off Site | 701490 | New Development - | 1499 | 80 units | 7,707,910 | 5,405,430 | 0 | 0 | New construction of 80 affordable housing ACC rental units. |
| | | | Total New Development | | | 7,707,910 | 5,405,430 | 0 | 0 | |
| | | | | | | 0 | 0 | 0 | 0 | |
| | | | Total Construction | | | 0 | 0 | 0 | 0 | |
| | | | | | | | | | | |
| | | | New Development | | | 7,707,910 | 5,405,430 | 0 | 0 | |
| | | | Total Proposed Replacement Housing Fund Activities | | | 7,707,910 | 5,405,430 | | | |
| | | | | | | | | | | |

| FundCode | G/LAcct | Work Item | General Description of Work | ProgramCode | Development Name |
|----------|---------|-----------|--------------------------------|-------------|------------------------|
| 508 | 1450 | 801068 | Site Improvement | 045 | Mantua Hall Apartments |
| 508 | 1450 | 801068 | Site Improvement | 173 | Paschall Phase I LP |
| 508 | 1460 | 801031 | Dwelling Construction | 045 | Mantua Hall Apartments |
| 508 | 1470 | 801080 | Non-Dwelling | 045 | Mantua Hall Apartments |
| 509 | 1430 | 801016 | Outside Counsel | 174 | Paschall Phase II LP |
| 509 | 1430 | 801018 | A&E Costs | 174 | Paschall Phase II LP |
| 509 | 1430 | 801026 | Other Fees/Costs | 174 | Paschall Phase II LP |
| 509 | 1460 | 801032 | Dwelling Construction Phase II | 174 | Paschall Phase II LP |
| 510 | 1450 | 801068 | Site Improvement | 175 | Norris Apartments LP |
| 510 | 1460 | 801031 | Dwelling Construction | 175 | Norris Apartments LP |
| 511 | 1499 | 701490 | New Development | 024 | Queen Lane Apartments |
| 512 | 1499 | 701490 | New Development | 003 | Richard Allen |
| 517 | 1430 | 801016 | Outside Counsel | 161 | Warnock II |
| 517 | 1430 | 801016 | Outside Counsel | 163 | Mantua I |
| 517 | 1430 | 801016 | Outside Counsel | 164 | Mantua II |
| 517 | 1430 | 801018 | A&E Costs | 163 | Mantua I |
| 517 | 1430 | 801018 | A&E Costs | 164 | Mantua II |
| 517 | 1430 | 801019 | A & E Serv/CM Cont. Phase II | 161 | Warnock II |
| 517 | 1430 | 801026 | Other Fees/Costs | 161 | Warnock II |
| 517 | 1430 | 801026 | Other Fees/Costs | 163 | Mantua I |
| 517 | 1430 | 801026 | Other Fees/Costs | 164 | Mantua II |
| 517 | 1450 | 701069 | Infrastructure | 123 | Ludlow Area |
| 517 | 1450 | 801068 | Site Improvement | 045 | Mantua Hall Apartments |
| 517 | 1450 | 801068 | Site Improvement | 161 | Warnock II |
| 517 | 1450 | 801071 | Infrastructure Phase II | 161 | Warnock II |
| 517 | 1460 | 801031 | Dwelling Construction | 045 | Mantua Hall Apartments |
| 517 | 1460 | 801031 | Dwelling Construction | 161 | Warnock II |
| 517 | 1485 | 801057 | Demolition | 045 | Mantua Hall Apartments |
| 518 | 1430 | 801016 | Outside Counsel | 163 | Mantua I |
| 518 | 1430 | 801016 | Outside Counsel | 173 | Paschall Phase I LP |
| 518 | 1430 | 801018 | A&E Costs | 163 | Mantua I |
| 518 | 1430 | 801018 | A&E Costs | 173 | Paschall Phase I LP |
| 518 | 1430 | 801026 | Other Fees/Costs | 163 | Mantua I |
| 518 | 1430 | 801026 | Other Fees/Costs | 164 | Mantua II |
| 518 | 1430 | 801026 | Other Fees/Costs | 173 | Paschall Phase I LP |
| 518 | 1430 | 801026 | Other Fees/Costs | 174 | Paschall Phase II LP |
| 518 | 1450 | 801068 | Site Improvement | 173 | Paschall Phase I LP |
| 518 | 1460 | 801031 | Dwelling Construction | 163 | Mantua I |
| 518 | 1460 | 801031 | Dwelling Construction | 173 | Paschall Phase I LP |
| 518 | 1460 | 801032 | Dwelling Construction Phase II | 164 | Mantua II |
| 518 | 1470 | 801080 | Non-Dwelling | 173 | Paschall Phase I LP |
| 519 | 1430 | 801016 | Outside Counsel | 175 | Norris Apartments LP |
| 519 | 1430 | 801018 | A&E Costs | 174 | Paschall Phase II LP |
| 519 | 1430 | 801018 | A&E Costs | 175 | Norris Apartments LP |
| 519 | 1430 | 801026 | Other Fees/Costs | 175 | Norris Apartments LP |
| 519 | 1450 | 801068 | Site Improvement | 175 | Norris Apartments LP |
| 519 | 1460 | 801031 | Dwelling Construction | 173 | Paschall Phase I LP |
| 519 | 1460 | 801031 | Dwelling Construction | 175 | Norris Apartments LP |
| 519 | 1499 | 801038 | Scattered Sites Replacement | 004 | Scattered Sites |
| 520 | 1460 | 801031 | Dwelling Construction | 175 | Norris Apartments LP |
| 520 | 1460 | 801038 | Scattered Sites Replacement | 004 | Scattered Sites |
| 521 | 1499 | 701490 | New Development | 024 | Queen Lane Apartments |
| 521 | 1499 | 701490 | New Development | 902 | Mantua |
| 521 | 1499 | 701490 | New Development | 909 | Strawberry Mansion |

| | | | | | |
|-----|------|--------|-----------------|-----|--------------------|
| 522 | 1499 | 701490 | New Development | 902 | Mantua |
| 522 | 1499 | 701490 | New Development | 909 | Strawberry Mansion |

| Working Budget | TotalObligated | Funds Expended |
|----------------|----------------|----------------|
| 1,206,885.00 | 1,186,960.00 | 1,186,960.00 |
| 539,291.00 | 539,291.00 | 539,291.00 |
| 3,195,882.00 | 3,140,882.00 | 3,140,882.00 |
| 575,000.00 | 575,000.00 | 575,000.00 |
| 195,000.00 | 127,209.83 | 127,209.83 |
| 429,538.00 | 136,441.00 | 136,441.00 |
| 438,679.00 | 53,454.00 | 53,454.00 |
| 4,581,776.00 | 4,925,840.04 | 4,925,840.04 |
| 1,800,263.00 | 1,764,930.00 | 1,764,930.00 |
| 940,000.00 | 940,000.00 | 940,000.00 |
| 1,790,550.00 | 0.00 | 0.00 |
| 3,409,555.00 | 0.00 | 0.00 |
| 149,547.00 | 245,654.64 | 245,654.64 |
| 17,733.37 | 17,733.37 | 17,733.37 |
| 173,198.67 | 173,198.67 | 173,198.67 |
| 113,480.63 | 113,480.63 | 113,480.63 |
| 614,705.00 | 614,705.00 | 614,705.00 |
| 582,230.64 | 486,123.00 | 486,123.00 |
| 13,229.36 | 13,229.36 | 13,229.36 |
| 141,632.00 | 141,632.00 | 141,632.00 |
| 153,566.33 | 153,566.33 | 153,566.33 |
| 1,010,000.00 | 997,118.00 | 997,118.00 |
| 1,079,185.00 | 1,079,165.00 | 1,079,165.00 |
| 1,617,382.00 | 1,617,382.00 | 1,617,382.00 |
| 1,000,000.00 | 1,000,000.00 | 1,000,000.00 |
| 2,320,018.00 | 2,320,018.00 | 2,320,018.00 |
| 3,539,768.00 | 3,539,768.00 | 3,539,768.00 |
| 14,779.00 | 14,799.00 | 14,799.00 |
| 159,232.86 | 159,232.86 | 159,232.86 |
| 194,768.75 | 194,768.75 | 194,768.75 |
| 558,390.49 | 558,390.49 | 558,390.49 |
| 255,911.00 | 255,911.00 | 255,911.00 |
| 261,906.27 | 261,906.27 | 261,906.27 |
| 365,858.00 | 20,945.00 | 20,945.00 |
| 209,760.63 | 5,732.00 | 5,732.00 |
| 477,900.00 | 477,900.00 | 477,900.00 |
| 895,474.00 | 895,474.00 | 895,474.00 |
| 249,161.00 | 249,161.00 | 249,161.00 |
| 458,085.00 | 458,085.00 | 458,085.00 |
| 3,405,024.00 | 3,405,024.00 | 3,405,024.00 |
| 317,396.00 | 317,396.00 | 317,396.00 |
| 175,000.00 | 133,800.32 | 133,800.32 |
| 138,203.00 | 138,203.00 | 101,172.00 |
| 77,170.00 | 77,170.00 | 77,170.00 |
| 187,423.00 | 190,477.86 | 190,477.86 |
| 602,517.00 | 602,517.00 | 602,517.00 |
| 899,614.00 | 899,614.00 | 899,614.00 |
| 6,237,137.00 | 5,831,750.00 | 5,831,750.00 |
| 3,600,000.00 | 3,510,229.10 | 3,510,228.00 |
| 1,609,556.00 | 1,609,556.00 | 1,609,556.00 |
| 13,417,064.00 | 0.00 | 0.00 |
| 2,144,244.00 | 0.00 | 0.00 |
| 4,970,001.00 | 0.00 | 0.00 |
| 3,678,886.00 | 0.00 | 0.00 |

| | | |
|--------------|------|------|
| 2,180,974.00 | 0.00 | 0.00 |
| 3,000,000.00 | 0.00 | 0.00 |

| | | | | | |
|---|---|---|---|-----------|------------------------------|
| Annual Statement/Performance and Evaluation Report | | | | | |
| Capital Fund Program (CFP) Part I: Summary | | | | | |
| PHA Name: PHILADELPHIA HOUSING AUTHORITY | | Grant Type and Number Capital Fund Program Grant No: PA26P00250114 | | | Federal FY of Grant: 2014 |
| X Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Program Year Ending: | | Revised Annual Statement (Revision No:) Final Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | | |
| | | Original Budget | Revised Budget | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations | | 0.00 | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | | 0.00 | 0.00 | 0.00 |
| 4 | 1410 Administrative Costs | | 0.00 | 0.00 | 0.00 |
| 5 | 1411 Audit | | 0.00 | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | | 0.00 | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvements | | 0.00 | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | | 0.00 | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | | 0.00 | 0.00 | 0.00 |
| 12 | 1470 Non-Dwelling Space | | 0.00 | 0.00 | 0.00 |
| 13 | 1475 Non-Dwelling Equipment | | 0.00 | 0.00 | 0.00 |
| 14 | 1485 Demolition | | 0.00 | 0.00 | 0.00 |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | 24,586,300.00 | 0.00 | 0.00 | 0.00 |
| 17 | 1495 Relocation | | 0.00 | 0.00 | 0.00 |
| 18 | 1499 Development Activities | | 0.00 | 0.00 | 0.00 |
| 19 | 1501 Collateralization or Debt Service | 12,057,010.00 | 0.00 | 0.00 | 0.00 |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | 36,643,310.00 | 0.00 | 0.00 | 0.00 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | 1,350,000.00 | 0.00 | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | |
| | Signature of Executive Director and Date | | Signature of Public Housing Director and Date | | |
| | Kelvin A. Jeremiah, President & CEO | | | | |

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|--|-------------|-------------|---|------------------|----------|----------------------|----------------|-----------|----------|--|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | | |
| Capital Fund Program (CFP) | | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| 701701 | Finance | 701100 | Operating Subsidy | 1406 | | 1,446,969 | | | | |
| | | | Total Operating Subsidy Cost | 1406 | | 1,446,969 | 0 | 0 | 0 | |
| | | | Management Improvements | | | | | | | |
| 709709 | ISM | 700176 | Computer Software Acquisition,Production Support,Customization,and Program Implementation | 1408 | | 550,000 | | | | PHA wide system support, upgrades, implemetations. |
| | | | Total Management Improvement Cost | 1408 | | 550,000 | 0 | 0 | 0 | |
| | | | Administrative Costs | | | | | | | |
| 000 | PHA-Wide | 700183 | Administrative Salaries and Benefits | 1410 | | 3,664,331 | | | | Administrative Salaries and Benefits |
| | | | Total Administrative Cost | 1410 | | 3,664,331 | 0 | 0 | 0 | |
| | | | Fees and Costs | | | | | | | |
| 800800 | Development | 700185 | A&E, Legal and Consultant Services | 1430 | | 1,000,000 | | | | pre-development and design cost |

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| Capital Fund Program (CFP) | | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| 401401 | Housing Operations | 700855 | Environmental Issues: LBP Testing and Asbestos Monitoring | 1430 | 1 LS | 500,000 | | | | To Address as needed LBP Testing and Asbestos Monitoring at various PHA Locations |
| | | | Total Professional Services Costs and Fees | 1430 | | 1,500,000 | 0 | 0 | 0 | |
| | | | Site Acquisition | | | | | | | |
| | | | | | | | | | | |
| | | | Total Site Acquisition Costs | 1440 | | 0 | 0 | 0 | 0 | |
| | | | PHA- Wide Site Improvements | | | | | | | |
| 401401 | Housing Operations | 700174 | 504 Exterior Improvements, Ramps, Exterior Glides | 1450 | Varies | 450,000 | | | | Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations. |
| | | | Total PHA-Wide Site Improvements | | | 450,000 | 0 | 0 | 0 | |
| | | | | | | | | | | |
| | | | Total Site Improvements | 1450 | | 450,000 | 0 | | | |

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|--|----------------|-------------|--|------------------|----------|----------------------|----------------|-----------|----------|--|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | | |
| Capital Fund Program (CFP) | | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| | | | <u>PHA Wide Dwelling Structures</u> | | | | | | | |
| 039 | West Park Apts | 701165 | Elevator Repairs | 1460 | 1 LS | 7,800,000 | 0 | | | Replace Elevator System in all 3 High Rises at West Park Apartments |
| 049 | Morton Homes | 700875 | Electrical distribution systems | 1460 | 1 LS | 1,500,000 | | | | Remove/replace all subpanels; remove/replace main electrical distribution panel; remove/replace existing electrical EMT condute and cable from |
| 001 | Johnson Homes | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 003 | Richard Allen | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 010 | Raymond Rosen | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 013 | Wilson Park | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 014 | Norris Apts | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 015 | Harrison Plaza | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 018 | Arch Homes | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |

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|--|--------------------|-------------|--|------------------|----------|----------------------|----------------|-----------|----------|------------------------------------|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | | |
| Capital Fund Program (CFP) | | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| 020 | Soring Garden Apts | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 029 | Hill Creek | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 030 | Abbottsford | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 031 | Bartram Village | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 032 | Oxford Village | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 034 | Whitehall | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 039 | West Park Apts | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 042 | Champlost Home | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 046 | Haverford Homes | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 049 | Morton Homes | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |

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| Part II: Supporting Pages | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| 050 | Blumberg | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 054 | Parkview | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 055 | Fairhill Apts | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 063 | Katie B. Jackosn | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 066 | Holmecrest | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 076 | Emlen Arms | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 077 | Bentley Hall | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 079 | Plymouth Hall | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 114 | Gladys B. Jacobs | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 901 | Scattered Sitees | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |

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| Annual Statement/Performance and Evaluation Report | | | | | | | | | | |
| Capital Fund Program (CFP) | | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| 902 | Scattered Sitees | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 903 | Scattered Sitees | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 904 | Scattered Sitees | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 905 | Scattered Sitees | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 906 | Scattered Sitees | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 907 | Scattered Sitees | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 908 | Scattered Sitees | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 909 | Scattered Sitees | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | | | | 504 Unit Modification/Fair Housing |
| 910 | Scattered Sitees | 701098 | 504 Unit Modification/Fair Housing | 1460 | Varies | 25,000 | 0 | | | 504 Unit Modification/Fair Housing |
| | | | Total PHA-Wide Dwelling Unit Improvements | | | 10,200,000 | 0 | 0 | 0 | |

| | | | | | | | | | | |
|--|-------------------------|-------------|---|------------------|----------|----------------------|----------------|-----------|----------|---|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | | |
| Capital Fund Program (CFP) | | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| | | | <u>Scattered Sites Dwelling Unit Renovation</u> | | | | | | | |
| 901 | Haddington | 700460 | Comprehensive Scattered Sites Unit Rehab | 1460 | Varies | 600,000 | 0 | 0 | 0 | Major Interior structural work on various scattered sites units including walls, floor joists, mechanical repairs, kitchens and bathrooms |
| 902 | Mantua | 700460 | Comprehensive Scattered Sites Unit Rehab | 1460 | Varies | 600,000 | | | | Major Interior structural work on various scattered sites units including walls, floor joists, mechanical repairs, kitchens and bathrooms |
| 903 | Kingsessing | 700460 | Comprehensive Scattered Sites Unit Rehab | 1460 | Varies | 600,000 | | | | Major Interior structural work on various scattered sites units including walls, floor joists, mechanical repairs, kitchens and bathrooms |
| 904 | Germantown/Hunting Park | 700460 | Comprehensive Scattered Sites Unit Rehab | 1460 | Varies | 600,000 | | | | Major Interior structural work on various scattered sites units including walls, floor joists, mechanical repairs, kitchens and bathrooms |

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| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| 905 | Fairhill Square | 700460 | Comprehensive Scattered Sites Unit Rehab | 1460 | Varies | 600,000 | | | | Major Interior structural work on various scattered sites units including walls, floor joists, mechanical repairs, kitchens and bathrooms |
| 906 | Francisville | 700460 | Comprehensive Scattered Sites Unit Rehab | 1460 | Varies | 600,000 | | | | Major Interior structural work on various scattered sites units including walls, floor joists, mechanical repairs, kitchens and bathrooms |
| 907 | Ludlow | 700460 | Comprehensive Scattered Sites Unit Rehab | 1460 | Varies | 600,000 | | | | Major Interior structural work on various scattered sites units including walls, floor joists, mechanical repairs, kitchens and bathrooms |
| 908 | Susquehanna | 700460 | Comprehensive Scattered Sites Unit Rehab | 1460 | Varies | 600,000 | | | | Major Interior structural work on various scattered sites units including walls, floor joists, mechanical repairs, kitchens and bathrooms |
| 909 | Strawberry Mansion | 700460 | Comprehensive Scattered Sites Unit Rehab | 1460 | Varies | 600,000 | | | | Major Interior structural work on various scattered sites units including walls, floor joists, mechanical repairs, kitchens and bathrooms |

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|--|------------------|-------------|--|------------------|-----------|----------------------|----------------|-----------|----------|---|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | | |
| Capital Fund Program (CFP) | | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| 910 | Oxford Jefferson | 700460 | Comprehensive Scattered Sites Unit Rehab | 1460 | Varies | 600,000 | | | | Major Interior structural work on various scattered sites units including walls, floor joists, mechanical repairs, kitchens and bathrooms |
| | | | Scattered Site Unit Renovation Total | | 235 units | 6,000,000 | 0 | 0 | 0 | |
| | | | Total Dwelling Structures | 1460 | | 16,200,000 | 0 | | | |
| | | | <u>Non-Dwelling Structures</u> | 1470 | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | Total Non-Dwelling Structures | 1470 | | 0 | 0 | | | |
| | | | <u>Non-Dwelling Equipment</u> | | | | | | | |
| 707707 | Budget | 700798 | Community Space F & EM | 1475 | 1LS | 25,000 | 0 | | | As needed replacement of office equipment throughout PHA office and site locations |

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|--|-----------------------------------|-------------|---|------------------|----------|----------------------|----------------|-----------|----------|--|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | | |
| Capital Fund Program (CFP) | | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| 709709 | ISM | 700180 | Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services | 1475 | 1 LS | 250,000 | | | | The purchase of 200 replacement computers throughout PHA. Also includes server and network upgrades/replacements, |
| 709709 | ISM | 700614 | Telephone Infrastructure Upgrades | 1475 | 1 LS | 100,000 | | | | Telephone equipments including but not limited to network switches and IVR upgrades |
| 455455 | Housing Operations Specialty Crew | 701203 | Maintenance Equipment | 1475 | 1 LS | 75,000 | | | | repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construciton equipment. To be used through |
| | | | Total Non-Dwelling Equipment | 1475 | | 450,000 | 0 | 0 | 0 | |
| 401401 | Housing Operations | 700882 | Demolition | 1485 | 1 LS | 175,000 | | | | Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors |
| | | | Total Demolition | 1485 | | 175,000 | 0 | 0 | 0 | |
| 401401 | Housing Operations | 700854 | Relocation | 1495 | 1 LS | 150,000 | | | | Relocations as needed through out PHA. |
| | | | Total Relocation | 1495 | | 150,000 | 0 | 0 | 0 | |
| | | | | | | | | | | |
| | | | Total Development | 1499 | | 0 | 0 | 0 | 0 | |

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|--|---------|-------------|--|------------------|----------|----------------------|----------------|-----------|----------|---|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | | |
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| Part II: Supporting Pages | | | | | | | | | | |
| PHA Name: | | | Grant Type and Number | | | | | | | |
| Philadelphia Housing Authority | | | Capital Fund Program Grant No: PA26P00250114 | | | | | | | 2014 |
| | | | | | | | | | | |
| Development Number / Name HA-Wide Activities | | Line Item # | General Description of Major Work Categories | Develop Acct No. | Quantity | Total Estimated Cost | | | | |
| | | | | | | Original | Revised Budget | Obilgated | Expended | Comments |
| 700700 | Finance | 701491 | Bond Debt Service - Principle | 1501 | 1 LS | 9,721,849 | | | | bond debt principle payment for Tasker Bond |
| 700700 | Finance | 701498 | Bond Debt Service - Interest | 1501 | 1 LS | 2,335,161 | | | | bond debt interest payment for Tasker Bond |
| | | | Total Debt Service | 1501 | | 12,057,010 | 0 | 0 | 0 | |
| | | | | | | | | | | |
| | | | GRAND TOTAL | | | 36,643,310 | 0 | 0 | 0 | |

APPENDIX B

2014 AUDIT REPORT

Philadelphia Housing Authority

Financial and Compliance Report
March 31, 2014

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December 18, 2014

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

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

Pennsylvania State law requires that all general-purpose local governments and component units publish a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles in the United States of America ("GAAP") and audited in accordance with Generally Accepted Auditing Standards ("GAAS") by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the Annual Financial Report of the Philadelphia Housing Authority ("PHA" or the "Authority") for the fiscal year ended March 31, 2014.

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

PHA's financial statements have been audited by McGladrey LLP, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that PHA's financial statements for the fiscal year ended March 31, 2014 are free of material misstatement.

The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that PHA's financial statements for the fiscal year ended March 31, 2014, are fairly presented in conformity with GAAP. 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 immediately following this transmittal letter.

Profile and Background of the Philadelphia Housing Authority

PHA, created in 1937 pursuant to the Pennsylvania Housing Authorities Law, is the fourth largest housing authority in the country with conventional units and the largest scattered site inventory.

PHA provides housing to approximately 32,000 low and moderate-income residents in developments and scattered sites units in the City of Philadelphia. Through its Housing Choice Voucher Program, PHA assists approximately 44,000 residents in locating and renting housing in privately owned properties.

The federal government exerts a major influence on the nation's housing and development activity, a role that has its roots in the 1930s. Over the past 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 regulatory framework within which PHA provides subsidized housing in accordance with current HUD regulations:

- The National Housing Act, passed in 1934, was the first landmark housing law of the New Deal era. It created the Federal Housing Administration (FHA), whose mission was to stimulate housing activity by insuring mortgages made by private lenders.
- The United States Housing Act of 1937 created the public housing program. Like the National Housing Act, the U.S. Housing Act has been amended many times, including a comprehensive revision in 1974.
- In the Housing Act of 1949, Congress established a national housing policy with three objectives: (1) eliminating housing shortages through housing production and related community development, (2) clearing slums and blighted areas, and (3) achieving the goal of "a decent home and a suitable living environment for every American family."
- In 1965, Congress passed a law to create the U.S. Department of Housing and Urban Development (HUD). In addition, closely related legislation was passed in 1965, which created the rent supplement program to subsidize the rents of low income households in private housing.
- One of the landmark housing laws of the post-World War II era, the Housing and Urban Development Act of 1968 created two major subsidy programs, the Section 235 home purchase program and the Section 236 rent subsidy program.
- The Housing and Community Development Act of 1974 rewrote the U.S. Housing Act of 1937, revising the public housing program and creating the Section 8 rent subsidy program. Under Section 8, low-income tenants pay a fixed portion of their income for rent in privately owned housing and HUD covers the difference between the tenant payment and the fair market rent for the unit.
- The Housing and Community Development Act of 1987 made a number of changes to the public housing program. These included converting development funding from loans supported by annual contract payments to up-front grants, requiring public housing authorities to submit comprehensive plans to get modernization funds, and adding provisions for resident management and ownership. For Section 8, the 1987 act made vouchers a permanent program, rather than a demonstration; provided portability for certificates and vouchers, allowing families to take their subsidies with them if they moved within the same or a contiguous metropolitan area; and authorized PHAs to tie up to fifteen (15%) percent of their certificate funding to specific projects.

- The National Affordable Housing Act of 1990 created the Homeownership and Opportunity for People Everywhere (HOPE) program, which was designed to encourage the use of government-owned or government-financed housing for low-income home ownership.
- For public housing, the Housing and Community Development Act of 1992 included provisions to reduce vacancies and improve severely depressed projects. The Section 8 provisions included authorization to use vouchers or certificates for home ownership, and a Moving to Opportunity demonstration program to help families living in subsidized projects to move out of areas with high concentrations of poverty, 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 is a landmark legislation that makes public housing reform a reality by:
 - Reducing the concentration of poverty in public housing;
 - Protecting access to housing assistance for the poorest families;
 - Supporting families making the transition from welfare to work;
 - Raising performance standards for public housing agencies, and rewarding high performance;
 - Transforming the public housing stock through new policies and procedures for demolition and replacement and mixed-finance projects, and through authorizing the HOPE VI revitalization program;
 - Merging and reforming the Section 8 certificate and voucher programs, and allowing public housing agencies to implement a Section 8 homeownership program; and
 - Supporting HUD management reform efficiencies through deregulation, streamlining, and program consolidation.

Under QHWRA, PHA has established a system of site-based waiting lists, consistent with all applicable civil rights and fair housing laws. PHA has set a minimum monthly rent of \$50 for residents in public housing, the Housing Choice Voucher Program, and Moderate Rehabilitation developments. Exceptions to payment of minimum rent may be made by the PHA for families in hardship circumstances.

QWHRA also allows PHA to terminate the leases of residents of public housing and tenant-based Housing Choice Voucher assistance and be subject to expedited eviction (after an expedited grievance process) for violent or drug-related criminal activity and felony convictions. Families evicted for drug-related criminal activity from public housing or the tenant-based Housing Choice Voucher programs are prohibited from being readmitted for 3 years.

- Congress has dealt with substantive housing issues in other legislation, including a number of significant housing and development programs created through tax legislation, such as: (1) the mortgage revenue bond and mortgage credit certificate programs, to provide subsidized financing for first-time home buyers; (2) the low income housing tax credit program, which has become the nation's major low income housing production program; and (3) the empowerment zone and enterprise community program, which provides tax incentives to encourage development in distressed urban and rural areas.

Management Changes During the Current Year

As discussed in last year's transmittal letter, in March 2011, the PHA Board of Commissioners agreed to transfer operation and management of the PHA to HUD. HUD, PHA, the Mayor and the City Controller executed a Cooperative Endeavor Agreement specifying the terms of HUD's control and a framework for appointing a new Board and returning PHA to local control which was originally estimated to occur within a one year period.

In March 2012, the Cooperative Endeavor Agreement (CEA) was extended for a term until HUD and the Mayor determined that PHA had built sufficient capacity to be self-supportive. On March 14, 2013, Mr. Kelvin A. Jeremiah became PHA's President & CEO. Mr. Jeremiah had been PHA's Interim Executive Director and the HUD-appointed Administrative Receiver since June 13, 2012.

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

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

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

- 1) **Lynette M. Brown-Sow – Chair** – Vice President of Marketing and Government Relations for Community College of Philadelphia;
- 2) **Leslie D. Callahan, PhD** – Pastor of St. Paul's Baptist Church in North Philadelphia;
- 3) **Rev. Bonnie Camarda** – Director of Partnerships for the Salvation Army of Eastern Pennsylvania and Delaware;
- 4) **Joan Markman, Esq.** – Former Chief Integrity Officer for the City of Philadelphia and a former Assistant United States Attorney;
- 5) **Kenneth A. Murphy, Esq.** - Partner and Vice-Chair of the Products Liability and Mass Tort Practice Group at Drinker Biddle & Reath, LLP.
- 6) **Herbert Wetzel – Vice Chair** – Executive Director of Housing and Community Development for City Council;
- 7) **Ethel Wise** – President of the Wilson Park Family Resident Council;
- 8) **Julia Danzy** – Former City of Philadelphia Director of Social Services, Deputy Commissioner of Health; and Operations Director for the Department of Human Services; and
- 9) **Asia Coney** – President of PHA's Resident Advisory Board.

Moving To Work

PHA has been a participant in the Moving to Work (MTW) program since 2001. The current MTW Agreement between HUD and PHA extends through FY 2018. MTW is a national demonstration

program by Congress that allows a limited number of Public Housing Authorities to combine Public Housing Operating Fund, Capital Fund and Housing Choice Voucher Program funds into a Block Grant and to waive certain regulations and statutes subject to HUD approval. Activities that utilize MTW flexibility must promote one or more of the MTW statutory' objectives, which can be summarized as expanding housing choice, reducing cost and promoting efficiency in the administration of federal programs and/or encouraging economic self-sufficiency of families with children.

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

During the first year of the MTW program, PHA established 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 a MTW Family Program to furnish comprehensive family self-sufficiency services to eligible MTW families;
- Establish a Quality of Life Program to promote a living environment that fosters community values, encourages resident participation and positive peer group pressure, and reinforces the responsibilities of public housing residents, voucher participants, voucher landlords, and the PHA to one another and to the broader community; 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 restated 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. 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:

- Low-Rent Housing Program (Public Housing)
This program provides low-rent housing to qualified residents of the City of Philadelphia. All units are owned and operated by PHA and were purchased with financing arranged or provided through HUD. The operations of the program are subsidized by HUD through Annual Contributions Contract(s). Under PHA's MTW Agreement, public housing operating and capital funding are eligible for funding and programmatic flexibility.
- Housing Choice Voucher Program
The Housing Choice Voucher program provides rental subsidies to low-income families residing in housing owned by private, not-for-profit or public landlords. Under PHA's MTW Agreement, the majority of PHA's HCV vouchers are eligible for funding and programmatic flexibility. Programs under the Housing Choice Voucher Program umbrella include Tenant-Based, Project/Unit Based, SRO Moderate Rehabilitation and Special Purpose Vouchers such as the Veterans Administration Supportive Housing (VASH), Mainstream and Family Unification Program.

Factors Affecting Financial Condition

Laws, Regulations and Federal Examinations: PHA is subject to a number of laws and regulations. Material portions of PHA's grant revenue and other financial resources are contingent on PHA's compliance with such laws and regulations. PHA is subject to examinations made by federal and state authorities who determine compliance with terms, conditions, laws and regulations governing other grants awarded to PHA in the current and prior years. The statuses of such examinations are monitored by HUD.

PHA is subject to and is currently undergoing examination by federal oversight agencies, including HUD, who determines compliance with terms, conditions, laws, and regulations governing grants given to PHA in the current and prior years. These examinations may result in the recapture of funds by federal grantors and/or beneficiaries.

Cash Management Policies and Practices: HUD requires housing authorities to invest excess funds in obligations of the United States, certificates of deposit or any other federally insured investment. HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC/FSLIC insurance for the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security deposits. Obligations furnished as security must be held by PHA or with an unaffiliated bank or trust company for the account of PHA.

It is PHA's policy to maintain collateralization in accordance with the requirements of both HUD and the Commonwealth of Pennsylvania. The three 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.

During its Fiscal Year 2014, all of PHA's cash and investments were held in risk category #1 above.

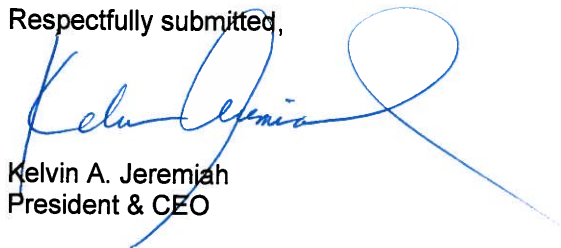
Risk Management: Prior to April 1, 1999, PHA was self-insured for personal injury claims. Asserted and unasserted claims are accrued based on PHA's experience, and advice of an independent claims manager. Although management believes that adequate accruals have been established, the ultimate liability that may result from asserted and unasserted claims could differ materially from estimated amounts. Beginning April 1, 1999, PHA purchased commercial policies for personal injury coverage.

Contributions by Federal Agencies: PHA received the majority of its Fiscal Year 2014 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 appreciation to the PHA Board of Commissioners, Mayor Michael Nutter, 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.

Respectfully submitted,



Kelvin A. Jeremiah
President & CEO



Independent Auditor's Report

To the Board of Commissioners
Philadelphia Housing Authority
Philadelphia, Pennsylvania

Report on the Financial Statements

We have audited the accompanying financial statements of the proprietary fund type activities, the aggregate discretely presented component units and the aggregate remaining fund information of Philadelphia Housing Authority ("PHA") as of and for the year ended March 31, 2014, 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, 2013. We did not audit the financial statements of the aggregate discretely presented component units as of and for the year ending December 31, 2013. 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*.

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 financial position of the proprietary fund type activities, the aggregate discretely presented component units and the aggregate remaining fund information of PHA as of March 31, 2014, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Emphasis of Matter**Restatement of Prior Year Net Position**

As discussed in Note 18 to the financial statements, net position of the proprietary fund type as of April 1, 2013 has been restated to correct certain misstatements. The restatement increased net position by \$305,578 as of April 1, 2013. In addition, as discussed in Note 18, PHA's fiduciary fund type – pension trust fund has been included in PHA's reporting entity as of April 1, 2013. PHA had not previously included the pension trust fund in its financial statements. Our opinions are not modified with respect to these matters.

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 11 through 16 and the schedule of pension funding progress on page 57 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 basic financial statements of Philadelphia Housing Authority. The accompanying financial data schedule, as well as other supplementary information shown on pages 108 to 129, is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements.

Such information, the financial data schedule, schedule of expenditures of federal awards and the other supplementary information shown on pages 108 to 129 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 December 18, 2014 on our consideration of PHA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering PHA's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "McGladrey LLP". The signature is written in a cursive, flowing style.

Blue Bell, Pennsylvania
December 18, 2014

PHILADELPHIA HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2014

As management of the Philadelphia Housing Authority ("PHA"), we offer readers of the PHA's financial statements this narrative overview and analysis of the financial activities of the PHA for the fiscal year ended March 31, 2014. 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 7 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

- The assets of the Philadelphia Housing Authority exceeded its liabilities at the close of the most recent fiscal year by \$1,097.1 million (*net position*). Of this amount, \$522.7 million are *unrestricted net position*, which includes \$353.3 million of mortgages receivable from PHA's discretely presented component units. The remaining unrestricted net position of \$169.4 may be used to meet PHA's ongoing obligations to clients and creditors.
- PHA's total FYE 2014 net position decreased by \$22.0 million over FYE 2013.
- PHA's total operating revenue for FYE 2014 was \$355.7 million, \$21.6 million more than total operating expenses (excluding depreciation).
- PHA's total liabilities of \$101.6 million as of March 31, 2014 increased by \$11.7 million compared to total liabilities as of March 31, 2013.

Overview of the Financial Statements

This discussion and analyses are intended to serve as an introduction to the Philadelphia Housing Authority's basic financial statements. The PHA's basic financial statements comprise three components: 1) agency-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

The *agency-wide financial statements* are designed to provide readers with a broad overview of PHA's finances, in a manner similar to a private-sector business. The *statement of net position* presents information on all of PHA's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of PHA is improving or deteriorating. The *statement of revenues, expenses and changes in net position* presents information showing how PHA's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., authorized but uncollected grant revenue and earned but unused vacation leave).

The agency-wide financial statements include not only PHA itself (known as the *primary government*), but also legally separate non-profit agencies for which PHA is financially accountable, as described in the accompanying notes to the financial statements.

Notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The agency-wide financial statements and accompanying notes can be found on pages 17 through 56 of this report.

The remaining statements that support the agency-wide financial statements are the ***combining statement of net position***. The combining statement of net position presents the Philadelphia Housing Authority's financial statements by fund activity. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Philadelphia Housing Authority, like other public housing authorities, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

All of PHA's funds are considered to be *Enterprise Funds*. Normally, an enterprise fund is used to report any activity for which a fee is charged to external users for goods or services. In accordance with Accounting Principles Generally Accepted in the United States of America ("GAAP"), enterprise funds may also be used by all governmental entities, such as PHA, that were using traditional not-for-profit accounting as of the date of adoption of Governmental Accounting Standards Board ("GASB") Statement No. 34 (June 1999), even if their activities do not otherwise meet the criteria for using an enterprise fund. In practice, enterprise funds frequently are used to account for activities whose costs are only partially funded by fees and charges. Enterprise funds are considered useful in such instances because they focus attention on the cost of providing services, and they serve to highlight the portion of that cost being borne by taxpayers, which in the case of PHA take the form of federal grant contributions.

In addition to the basic financial statements and accompanying notes, this report also presents certain ***required and other supplementary information***. The combining statement of net position and other supplementary information can be found beginning on page 109 of this report.

Agency-wide Financial Analysis

Net position. As noted earlier, net position may serve over time as a useful indicator of an agency's financial position. In the case of the Philadelphia Housing Authority, assets exceed liabilities by \$1,097.1 million at the close of the most recent fiscal year. The combined net position of PHA decreased by \$22.0 million from fiscal year 2014 to fiscal year 2013. The following table shows a summary of changes in from the prior year amounts:

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

| | | | <u>Increase/(Decrease)</u> | |
|---|-------------------|-------------------|----------------------------|----------------|
| | <u>2014</u> | <u>2013</u> | <u>Amount</u> | <u>Percent</u> |
| <u>Assets</u> | | | | |
| Cash & Investments | \$ 152.0 | \$ 164.1 | \$ (12.1) | -7.4% |
| Accounts Receivable | 65.8 | 46.6 | 19.2 | 41.2% |
| Other Current Assets | 2.3 | 7.8 | (5.5) | -70.5% |
| Total Current Assets | \$ 220.1 | \$ 218.5 | \$ 1.6 | 0.7% |
| Net Program Loans Receivable | 353.3 | 340.7 | 12.6 | 3.7% |
| Restricted Cash & Investments | 2.9 | 9.6 | (6.7) | -69.8% |
| Capital Assets | 617.4 | 654.1 | (36.7) | -5.6% |
| Other Assets | 5.1 | 9.5 | (4.4) | -46.3% |
| Total Assets | \$ 1,198.8 | \$ 1,232.4 | \$ (33.6) | -2.7% |
| <u>Liabilities</u> | | | | |
| Accounts Payable | \$ 5.9 | \$ 5.0 | \$ 0.9 | 18.0% |
| Other Current Liabilities | 33.3 | 40.9 | (7.6) | -18.6% |
| Total Current Liabilities | \$ 39.2 | \$ 45.9 | \$ (6.7) | -14.6% |
| Noncurrent Liabilities | 62.5 | 67.4 | (4.9) | -7.3% |
| Total Liabilities | \$ 101.7 | \$ 113.3 | \$ (11.6) | -10.2% |
| <u>Net Position</u> | | | | |
| Net investments in capital assets | \$ 561.6 | \$ 594.0 | \$ (32.4) | -5.5% |
| Restricted | 12.8 | 12.1 | 0.7 | 5.8% |
| Unrestricted | 522.7 | 513.0 | 9.7 | 1.9% |
| Total Net Position | \$ 1,097.1 | \$ 1,119.1 | \$ (22.0) | -2.0% |
| Total Liabilities and Net Position | \$ 1,198.8 | \$ 1,232.4 | \$ (33.6) | -2.7% |

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 fiscal year 2014 with fiscal year 2013 is shown in the table below.

Philadelphia Housing Authority
Statement of Revenues, Expenses and Changes in Net Position for the year ended March 31
(In millions of dollars)

| | | | <u>Increase/(Decrease)</u> | |
|--|------------------|-----------------|----------------------------|----------------|
| | <u>2014</u> | <u>2013</u> | <u>Amount</u> | <u>Percent</u> |
| <u>Revenue</u> | | | | |
| Program Revenue: | | | | |
| Charges for Services | \$ 24.2 | \$ 24.0 | \$ 0.2 | 0.8% |
| Federal Revenue | 322.5 | 319.9 | 2.6 | 0.8% |
| Other Revenue | 9.0 | 11.2 | (2.2) | -19.6% |
| Total Operating Revenue | 355.7 | 355.1 | 0.6 | 0.2% |
| <u>Expenses</u> | | | | |
| Direct | 262.3 | 255.5 | 6.8 | 2.7% |
| Administrative | 71.8 | 77.7 | (5.9) | -7.6% |
| Total Operating Expenses | 334.1 | 333.2 | 0.9 | 0.3% |
| Depreciation | 57.0 | 50.2 | 6.8 | 13.5% |
| Total Expenses | 391.1 | 383.4 | 7.7 | 2.0% |
| Net nonoperating revenue | 0.6 | 5.7 | (5.1) | -89.5% |
| Capital subsidies | 13.1 | 18.8 | (5.7) | -30.3% |
| Prior period adjustments | (0.3) | 3.8 | (4.1) | -107.9% |
| Total Expenses, net of other items | 377.7 | 358.9 | 5.2 | 1.5% |
| Increase/(Decrease) in Net Position | \$ (22.0) | \$ (3.8) | \$ (18.2) | 478.9% |

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 \$2.6 million.

Direct expenses amounted to \$262.3 million, representing a year-to-year increase of \$6.8 million, or 2.7%. Administrative expenses total \$71.8 which is a decrease of \$5.9 million or 7.6% from the prior fiscal year.

Capital Assets. Capital Assets include land, buildings and improvements, equipment and construction in progress. At March 31, 2014 total capital assets totaled \$1,566.8 million. The Authority's total capital assets increased \$19.4 million or 1.3% compared to the prior year. Capital acquisitions totaled \$20.6 million.

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

| | | | <u>Increase/(Decrease)</u> | |
|-----------------------------|------------------------|------------------------|-----------------------------------|-----------------------|
| | <u>2014</u> | <u>2013</u> | <u>Amount</u> | <u>Percent</u> |
| Land | \$ 23.6 | \$ 23.6 | \$ - | 0.0% |
| Buildings and Improvements | 1,496.7 | 1,401.8 | 94.9 | 6.8% |
| Equipment - Dwelling | 1.1 | 1.1 | 0.0 | 0.0% |
| Equipment - Administration | 21.4 | 19.9 | 1.5 | 7.5% |
| Construction in process | 24.0 | 101.0 | (77.0) | -76.2% |
| Total Capital Assets | <u>1,566.8</u> | <u>1,547.4</u> | <u>19.4</u> | <u>1.3%</u> |
| Accumulated Depreciation | (949.5) | (893.3) | (56.2) | 6.3% |
| Net Capital Assets | <u>\$ 617.3</u> | <u>\$ 654.1</u> | <u>\$ (36.8)</u> | <u>-5.6%</u> |

Long-term Debt and Other Long-term Liabilities. Long-term debt and other long-term liabilities as of March 31, 2014, compared with March 31, 2013, are depicted in the following schedule.

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

| | | | <u>Increase/(Decrease)</u> | |
|--------------------------|-----------------------|-----------------------|-----------------------------------|-----------------------|
| | <u>2014</u> | <u>2013</u> | <u>Amount</u> | <u>Percent</u> |
| Compensated Absences | \$ 2.9 | \$ 2.1 | \$ 0.8 | 38.1% |
| Long-term Debt | 51.2 | 55.8 | (4.6) | -8.2% |
| Self-Insurance Liability | 2.4 | 4.4 | (2.0) | -45.5% |
| Other | 5.9 | 4.4 | 1.5 | 34.1% |
| Total | <u>\$ 62.4</u> | <u>\$ 66.7</u> | <u>\$ (4.3)</u> | <u>-6.4%</u> |

Total bonds and notes payable decreased \$4.6 million.

Prior to April 1, 1999 the Philadelphia Housing Authority was self-insured for personal injury claims. Asserted and unasserted claims are accrued based on PHA's experience and advice of an independent claims manager. Although management believes that adequate accruals have been established, the ultimate liability that may result from asserted and unasserted claims could differ materially from estimated amounts. Beginning April 1, 1999, PHA purchased commercial policies for personal injury coverage.

Request for Information

This financial report is designed to provide a general overview of the Philadelphia Housing Authority's finances for all those with an interest in the agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Senior Vice President of Finance / Chief Financial Officer, 1800 South 32nd Street, Philadelphia, PA 19145.

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF NET POSITION
March 31, 2014

| | Primary Government | Component Units |
|---|-------------------------|-----------------------|
| ASSETS | | |
| Current Assets | | |
| Cash and cash equivalents (Note 3) | \$ 100,205,213 | \$ 5,833,138 |
| Restricted cash (Note 3) | 29,475,747 | 21,581,395 |
| Investments (Note 3) | 22,274,011 | - |
| Receivables (Note 4) | 65,770,206 | 3,184,969 |
| Mortgage receivable (Note 7) | - | - |
| Other current assets (Note 5) | 2,324,290 | 668,945 |
| Total current assets | 220,049,467 | 31,268,447 |
| Noncurrent assets | | |
| Mortgages receivable (Note 7) | 353,256,112 | - |
| Restricted cash (Note 2) | - | - |
| Restricted investments (Note 3) | 2,863,793 | - |
| Capital assets, net (Note 6) | 617,420,236 | 453,826,363 |
| Equity interest in component units (Note 17) | 5,076,592 | - |
| Other assets (Note 5) | 88,012 | 3,036,764 |
| Total noncurrent assets | 978,704,745 | 456,863,127 |
| TOTAL ASSETS | \$ 1,198,754,212 | \$ 488,131,574 |
| LIABILITIES and NET POSITION | | |
| Current Liabilities | | |
| Accounts payable | \$ 5,891,200 | \$ 1,526,460 |
| Accrued liabilities | 14,629,021 | 3,637,273 |
| Current portion of long-term debt (Note 9) | 4,575,000 | 3,497,133 |
| Due to other government agencies | 98,625 | - |
| Compensated absences (Note 14) | 4,486,076 | - |
| Resident security deposits (Note 3) | 800,020 | 540,183 |
| Unearned revenue and other current liabilities (Note 8) | 8,676,903 | 3,056,875 |
| Total current liabilities | 39,156,845 | 12,257,924 |
| Noncurrent Liabilities | | |
| Compensated absences (Note 14) | 2,990,697 | - |
| Long-term debt (Note 9) | 51,197,958 | 359,081,215 |
| Other long-term liabilities (Note 10) | 8,296,729 | 57,662,000 |
| Total noncurrent liabilities | 62,485,384 | 416,743,215 |
| TOTAL LIABILITIES | 101,642,229 | 429,001,139 |
| Net Position | | |
| Net investment in capital assets | 561,647,278 | 93,956,330 |
| Restricted for housing assistance payments | 9,800,783 | - |
| Restricted for development | 3,012,505 | - |
| Unrestricted (deficit) | 522,651,417 | (34,825,895) |
| TOTAL NET POSITION | 1,097,111,983 | 59,130,435 |
| TOTAL LIABILITIES and NET POSITION | \$ 1,198,754,212 | \$ 488,131,574 |

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES and CHANGES IN NET POSITION
For the Year Ended March 31, 2014

| | Primary Government | Component Units |
|--|-------------------------|------------------------|
| Operating Revenue | | |
| Tenant revenue | \$ 24,222,511 | \$ 21,781,506 |
| Operating subsidies | 322,513,262 | - |
| Other income | 9,001,499 | 2,949,342 |
| Total operating revenue | 355,737,272 | 24,730,848 |
| Operating Expenses | | |
| Administrative | 71,813,838 | 7,775,419 |
| Tenant services | 2,636,177 | - |
| Utilities | 22,929,277 | 4,400,699 |
| Maintenance | 60,452,929 | 8,740,155 |
| Protective services | 9,449,097 | - |
| General | 25,919,010 | 2,739,948 |
| Housing assistance payments | 140,871,173 | - |
| Depreciation and amortization | 57,047,576 | 18,266,300 |
| Total operating expenses | 391,119,077 | 41,922,521 |
| OPERATING LOSS | (35,381,805) | (17,191,673) |
| Nonoperating Revenue (Expenses) | | |
| Interest and investment earnings | 5,986,142 | 15,604 |
| Interest expense | (4,388,741) | (6,013,765) |
| Other revenue (charges) | (972,476) | - |
| Impairment loss (Note 6) | - | (27,314,059) |
| Net nonoperating revenue | 624,925 | (33,312,220) |
| LOSS BEFORE CAPITAL CONTRIBUTIONS | (34,756,880) | (50,503,893) |
| Capital Contributions | | |
| HUD capital subsidies | 13,069,561 | - |
| Partner distributions | - | (48,115) |
| Partner contributions | - | 2,265,326 |
| | 13,069,561 | 2,217,211 |
| CHANGE IN NET POSITION | \$ (21,687,319) | \$ (48,286,682) |
| Net Position, beginning | | |
| As previously reported | 1,119,104,880 | 107,417,117 |
| Prior period adjustments (Note 18) | (305,578) | - |
| As restated | 1,118,799,302 | 107,417,117 |
| Net Position, ending | \$ 1,097,111,983 | \$ 59,130,435 |

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
For the Year Ended March 31, 2014

| | Primary Government | Component Units |
|--|-----------------------|----------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Receipt from grants and subsidies | \$ 301,414,681 | \$ - |
| Cash received from tenants | 24,001,909 | 21,369,807 |
| Other cash receipts | 15,063,193 | 2,949,342 |
| Cash payments to landlords | (140,871,173) | - |
| Cash payments for other operating expenses | (99,587,410) | (19,266,297) |
| Payments to and on behalf of employees | (107,945,197) | (5,893,176) |
| Net cash provided by (used in) operating activities | (7,923,997) | (840,324) |
| CASH FLOWS FROM CAPITAL and RELATED FINANCING ACTIVITIES | | |
| Purchases of capital assets | (2,023,603) | (592,163) |
| Construction costs paid | (17,075,266) | - |
| Proceeds from sale of capital assets | 3,537,456 | - |
| Proceeds from debt | - | 1,579,603 |
| Debt principal payments | (4,390,000) | (76,077) |
| Proceeds from partner contributions | - | 2,265,326 |
| Fraud Recovery | 34,996 | - |
| Partner withdrawals | - | (48,115) |
| Interest payments on debt | (4,351,088) | (45,274) |
| Capital subsidies | 13,321,284 | - |
| Net cash provided by (used in) capital and related financing activities | (10,946,221) | 3,083,300 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Redemption of investments | 93,353,627 | - |
| Mortgage receivable advances | (3,718,202) | - |
| Proceeds from mortgage receivables | 3,075,583 | - |
| Interest income | 618,831 | 15,612 |
| Net cash provided by investing activities | 93,329,839 | 15,612 |
| Net increase in cash and cash equivalents | 74,459,621 | 2,258,588 |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR | 55,221,339 | 25,155,945 |
| CASH AND CASH EQUIVALENTS AT END OF YEAR | \$ 129,680,960 | \$ 27,414,533 |

(Continued)

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
For the Year Ended March 31, 2014

| | Primary Government | Component Units |
|---|------------------------|------------------------|
| Consists of | | |
| Cash and cash equivalents, current | \$ 100,205,213 | \$ 5,833,138 |
| Restricted cash - current | 29,475,747 | 21,581,395 |
| Total UNRESTRICTED and RESTRICTED AT END OF YEAR | \$ 129,680,960 | \$ 27,414,533 |
| RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES | | |
| OPERATING LOSS | \$ (35,381,805) | \$ (17,191,673) |
| Adjustments made to reconcile operating loss to net cash provided by (used in) operating activities: | | |
| Depreciation and amortization | 57,047,576 | 18,266,300 |
| Bad debts | 858,821 | 148,920 |
| (Increase) decrease in assets: | | |
| Tenant accounts receivable | (164,622) | (412,281) |
| Accounts receivable – subsidy | (20,989,851) | - |
| Accounts receivable - general | 5,037,375 | (816,606) |
| Other current assets | (2,176,835) | 233,601 |
| Decrease in liabilities: | | |
| Accounts payable and accrued liabilities | (668,122) | (560,992) |
| Unearned revenue and other current liabilities | (11,486,534) | (507,593) |
| Net cash provided by (used in) operating activities | \$ (7,923,997) | \$ (840,324) |
| SUPPLEMENTAL DISCLOSURE OF NONCASH ACTIVITIES | | |
| Interest income added to Mortgages receivable | \$ 5,618,187 | \$ - |
| Interest expense added to Accrued interest payable | \$ - | \$ 5,968,491 |

See Notes to Financial Statements.

**PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF FIDUCIARY NET ASSETS
FIDUCIARY FUND TYPE - PENSION TRUST FUND
October 31, 2013**

| A S S E T S | | | |
|--|-----------|--|--------------------|
| Cash and cash equivalents | \$ | | 3,255,630 |
| Investment, at fair value | | | |
| Pooled separate accounts | | | 32,442,378 |
| Bonds domestic and global | | | 18,965,059 |
| Common stocks | | | 67,892,579 |
| Mutual funds | | | 89,719,646 |
| Total Investments | | | 209,019,662 |
| Receivables | | | |
| Contributions | | | 576,591 |
| Securities sold | | | 102,252 |
| Interest, dividend and other | | | 203,089 |
| Total Receivables | | | 881,932 |
| TOTAL ASSETS | | | 213,157,224 |
| LIABILITIES | | | |
| Securities purchased | | | 390,621 |
| Other Liabilities | | | 518 |
| TOTAL LIABILITIES | | | 391,139 |
| NET ASSETS HELD IN TRUST FOR PENSION BENEFITS | \$ | | 212,766,085 |

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF CHANGES IN FIDUCIARY NET ASSETS
FIDUCIARY FUND TYPE - PENSION TRUST FUND
For the Year Ended October 31, 2013

ADDITIONS TO NET ASSETS:

Investment Income

| | |
|---|--------------|
| Interest | \$ 1,329,275 |
| Dividends | 2,406,532 |
| Net appreciation in fair value of investments | 28,971,130 |
| | 32,706,937 |
| Investment management and custodial fees | (1,421,185) |

| | |
|------------------------------|-------------------|
| Net investment income | 31,285,752 |
|------------------------------|-------------------|

Contributions

| | |
|----------|-----------|
| Employer | 7,924,797 |
| Employee | 493,116 |

| | |
|----------------------------|------------------|
| Total contributions | 8,417,913 |
|----------------------------|------------------|

| | |
|---------------------|--------------|
| Other income | 2,517 |
|---------------------|--------------|

| | |
|--------------------------------------|-------------------|
| TOTAL ADDITIONS TO NET ASSETS | 39,706,182 |
|--------------------------------------|-------------------|

DEDUCTIONS FROM NET ASSETS:

| | |
|----------------------|------------|
| Benefit payments | 21,814,794 |
| Administrative costs | 425,794 |

| | |
|---|-------------------|
| TOTAL DEDUCTIONS FROM NET ASSETS | 22,240,588 |
|---|-------------------|

| | |
|-----------------------------|-------------------|
| CHANGE IN NET ASSETS | 17,465,594 |
|-----------------------------|-------------------|

| | |
|------------------------------|--------------------|
| NET ASSETS, Beginning | 195,300,491 |
|------------------------------|--------------------|

| | |
|---------------------------|-----------------------|
| NET ASSETS, Ending | \$ 212,766,085 |
|---------------------------|-----------------------|

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
Notes to Financial Statements
March 31, 2014

Note 1. Organization and the Agency

Philadelphia Housing Authority ("PHA" or "the Authority") is the local housing authority established under Pennsylvania law to provide public housing and related services for the City of Philadelphia. PHA receives subsidies primarily for operations and modernization activities from the federal government. The Department of Housing and Urban Development ("HUD") is the federal oversight entity for all public housing authorities and is responsible for allocating subsidies to housing authorities. PHA owns and/or operates more than 15,000 family and elderly units in 77 developments and administers more than 18,000 housing choice vouchers. PHA provides housing services for more than 80,000 residents of Philadelphia.

To meet the funding requirements of operating deficits that would otherwise result from the essential services that PHA provides, PHA receives subsidies, primarily from HUD, in the form of annual grants for operating assistance, contributions for capital and reimbursement of expenditures incurred for certain federal housing programs, and/or debt service payments. Subsidies are established through budgetary procedures, which establish amounts to be funded by the grantor agencies.

On March 4, 2011, due to alleged substantial violations of PHA's Annual Contributions Contract ("ACC") with HUD, PHA and HUD determined that HUD should take over the administration of PHA. To facilitate HUD's administration of PHA, the parties agreed to execute a Cooperative Endeavor Agreement (the "CEA") pursuant to which PHA and HUD agreed that HUD will act as the Board of Commissioners and appoint an Administrative Receiver to serve as the Executive Director.

Under the CEA, PHA prepared and obtained HUD Board approval for a Recovery Plan which identified tasks and objectives to be accomplished in order for PHA to return to local control and normal Board governance. Key Recovery Plan tasks have been completed including the establishment of a new Office of Audit and Compliance; restructuring of the Office of General Counsel and Human Resources Department; establishment of new ethics, non-discrimination and other essential workplace policies; completion of assessments of and corrective actions to major PHA operational areas; and resolution of a majority of the outstanding audit findings identified by the HUD Office of Inspector General.

Significant changes to the PHA Board structure have been approved by the Pennsylvania Legislature and signed into law by the Governor in July 2012. Under the new legislation, the Mayor of Philadelphia will appoint a nine-member Board of Commissioners, subject to the approval of the Philadelphia City Council. The new PHA Board took office on April 26, 2013 and on that date the HUD receivership was terminated. Following a national search for a new Executive Director, Kelvin Jeremiah was appointed President and Chief Executive Officer of PHA, the office formerly known as Executive Director. On November 23, 2013, PHA, HUD and the City of Philadelphia executed a Transition Agreement, the primary objective of which was to establish a supportive relationship between the City, the PHA and HUD to ensure the efficient operation of PHA.

Note 2. Summary of Significant Accounting Policies

Reporting Entity

In determining how to define the reporting entity, management has considered all potential component units to PHA. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the nature and significance of their relationship with a primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The decision to include a component unit in the reporting entity using the blending method or by discrete presentation was made by applying the criteria set forth in Sections 2100 and 2600 of the Governmental Accounting Standards Board *Codification of Governmental Accounting and Financial Reporting Standards*.

PHA's financial statements include four 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.

PHA's financial statements also include 34 discrete component units which consist of Limited Partnerships and Alternate Managed Entities and are fully described in Note 17.

One blended and all the discrete component units are reported on a three-month time lag as of December 31, 2013.

The blended component units and discretely presented units are listed in Note 17. The component units also issue stand-alone financial reports. These reports can be obtained from the office of the Chief Financial Officer of the Authority located at 1800 S 32nd Street, Philadelphia, PA 19145.

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 component units.

All of 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 assets, financial position and cash flows. The generally accepted accounting principles 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 **89.6%** of its fiscal 2014 operating subsidies from HUD under the Low-Rent Housing and Section 8 Programs. Descriptions of the primary PHA programs follow:

Note 2. Summary of Significant Accounting Policies (Continued)

Federal Programs (Continued)

Low-Rent Housing Program: This program provides low-rent housing to qualified residents of the City of Philadelphia. All units are owned and operated by PHA and were purchased with financing arranged or provided through HUD. The operations of the program are subsidized by HUD through Annual Contributions Contract W-55. Operating subsidy contributions for the year ended March 31, 2014 were **\$113,606,751** and are included in operating subsidies in the combined statement of revenues, expenses and changes in net position.

Section 8 Programs: The Section 8 Programs - Housing Choice Voucher Programs - include Moving to Work, Substantial Rehabilitation, Moderate Rehabilitation, Rental Vouchers, and Single Room Occupancy programs. These programs were authorized by Section 8 of the National Housing Act and provide housing assistance payments to private, not-for-profit or public landlords to subsidize rentals for low-income persons. HUD contributions for Section 8 programs under Annual Contributions Contract P-4601 are included in operating subsidies in the statement of revenues, expenses and changes in net position as follows:

| | |
|--------------------------------|-----------------------|
| Housing Choice Voucher Program | \$ 186,323,706 |
| Mainstream | 523,572 |
| Moderate Rehabilitation | 1,881,356 |
| Single Room Occupancy | 1,967,322 |
| | <hr/> |
| | \$ 190,695,956 |

Moving-to-Work Program: The Moving-to-Work (MTW) Demonstration Program is focused on helping families achieve self-sufficiency and on improving and increasing the stock of quality affordable housing throughout the City. It will furnish convenient and comprehensive services to families to assist them in reaching their full potential, with an emphasis on education, job training and placement, self-sufficiency, and preparation for homeownership. In addition, MTW will promote the revitalization of neighborhoods where MTW and MTW-eligible families live.

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

Moderate Rehabilitation Program: This program provides for the rehabilitation of housing units, which then must be rented to low-income individuals for a contracted period of time. Both for-profit and not-for-profit developers may participate in this program. Under this program, developers must obtain their own rehabilitation financing and then HUD subsidizes rents, once the units are occupied, in such amounts sufficient to cover the developer's debt service payments on the financing.

Housing Choice Voucher Program: This program allows for existing privately-owned housing units to be used for low-income housing. This program assists low-income families and persons to find and lease a house or apartment. After inspecting the unit, PHA assists the resident in negotiating a lease under HUD rules and regulations for the program. The resident pays a share of the rent according to HUD guidelines, and the remainder is subsidized by PHA through HUD funding.

PHA earns a fee from HUD for administering the Housing Choice Voucher Program. This fund accounts for the revenues and expenses associated with providing administrative services.

Note 2. Summary of Significant Accounting Policies (Continued)

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

- Senior Program
- Summer Food Program
- Congregate Housing Services Program
- Summer Youth Program - "Youth Works"
- Homeownership
- Nursing Home Assistance
- GREAT Program
- Pre-Apprenticeship

Budgets

Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a "project length" basis. Beginning with the budget prepared for the year ending March 31, 2014, 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 stated at fair value, generally based on quoted market prices. Income from investments is recognized on the accrual basis.

Capital Assets

Capital assets include land, structures and equipment recorded at cost and are comprised of initial development costs, property betterments and additions, and modernization program costs. 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 |

Maintenance and Repairs

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

Note 2. Summary of Significant Accounting Policies (Continued)

Impairment of Long-Lived Assets

PHA and its Component Units review their rental properties for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. When recovery is reviewed for the component units, if the undiscounted cash flows estimated to be generated by the property are less than its carrying amount, management compares the carrying amount of the property to its fair value in order to determine whether an impairment loss has occurred. The amount of the impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. As of March 31, 2014, an impairment loss of \$27.3 million was recognized by three of the Component Units and is further discussed in Note 6. No impairment loss was recognized during the fiscal year ended March 31, 2013.

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.

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.

Note 2. Summary of Significant Accounting Policies (Continued)

Subsequent Events

Management has evaluated subsequent events through December 18, 2014, which is the date the financial statements were available to be issued. Subsequent events are more fully described at Note 20.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, 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

In March 2012, the GASB issued GASB 65, *Items Previously Reported as Assets and Liabilities*, required to be effective for periods beginning after December 15, 2012. The statement clarifies the appropriate reporting of deferred outflows of resources and deferred inflows of resources to ensure consistency in financial reporting. PHA implemented this statement during fiscal year 2014. This statement had no effect on the Authority's Statements of Net Position, Revenues and Expenses and Cash Flows.

In November 2010, the GASB issued Statement No. 61, *The Financial Reporting Entity: Omnibus*. The objective of this Statement is to improve financial reporting for a governmental financial reporting entity and contains amendments of GASB Statements No. 14 and No. 39. The amendments in GASB No. 61 are effective beginning with the periods beginning after June 15, 2012. PHA's management implemented this statement during fiscal year 2014. This statement had no effect on the Authority's Statements of Net Position, Revenues and Expenses and Cash Flows. The Authority enhanced Note 17 to comply with the requirements of the new accounting guidance. Equity interest in the component units in the amount of \$5,076,592 was reclassified in the Statement of New Position.

Accounting Standards Issued But Not Yet Adopted

GASB Statement No. 68 ("GASB 68"), *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*, was issued in June 2012. This Statement establishes financial reporting standards for state and local governmental pension plans, defined benefit pension plans and defined contribution pension plans that are administered through trusts or equivalent arrangements in which:

- 1) Contributions from employers and nonemployer contributing entities to the pension plan and earnings on those contributions are irrevocable.
- 2) Pension plan assets are dedicated to providing pensions to plan members in accordance with the benefit terms.
- 3) Pension plan assets are legally protected from the creditors of employers, nonemployer contributing entities, and the pension plan administrator. If the plan is a defined benefit plan, plan assets also are legally protected from creditors of the plan members.

The requirements of GASB 68 apply to the financial statements of all state and local governmental employers whose employees (or volunteers that provide services to state and local governments) are provided with pensions through pension plans that are administered through trusts that meet certain criteria and to the financial statements of state and local governmental nonemployer contributing entities that have a legal obligation to make contributions directly to such pension plans. The requirements apply whether the government's financial statements are presented in stand-alone financial reports or are included in the financial reports of another government.

GASB 68 establishes standards for measuring and recognizing liabilities, deferred outflows of resources, and deferred inflows of resources, and expense/expenditures. For defined pension plans, GASB 68 identifies the methods and assumptions that should be used to project benefit payments, discount projected benefit payments to their actuarial present value, and attribute that present value to periods of employer service. Note disclosure and required supplementary information requirements about pensions are also addressed.

Note 2. Summary of Significant Accounting Policies (Continued)

Accounting Standards Issued But Not Yet Adopted (Continued)

GASB 68 replaces the requirements of Statement No. 27, *Accounting for Pensions by State and Local Governmental Employers*, and Statement No. 50, *Pension Disclosures*, as they relate to pensions that are provided through pension plans administered as trusts or equivalent arrangements that meet certain criteria. The requirements of Statements 27 and 50 remain applicable for pensions that are not covered by the scope of this Statement.

The provisions of GASB 68 are effective for financial statements for fiscal years beginning after June 15, 2014. Earlier application is encouraged. The Authority is currently evaluating the impact of GASB 68 on its financial statements.

GASB Statement No. 69 (“GASB 69”), *Government Combinations and Disposals of Government Operations*, was issued in January 2013. This Statement establishes accounting and financial reporting standards related to government combinations and disposals of government operations. As used in this Statement, the term government combinations include a variety of transactions referred to as mergers, acquisitions, and transfers of operations.

The distinction between a government merger and a government acquisition is based upon whether an exchange of significant consideration is present within the combination transaction. Government mergers include combinations of legally separate entities without the exchange of significant consideration. GASB 69 requires the use of carrying values to measure the assets and liabilities in a government merger. Conversely, government acquisitions are transactions in which a government acquires another entity, or its operations, in exchange for significant consideration. GASB 69 requires measurements of assets acquired and liabilities assumed generally to be based upon their acquisition values. This Statement also provides guidance for transfers of operations that do not constitute entire legally separate entities and in which no significant consideration is exchanged. GASB 69 defines the term operations for the purposes of determining the applicability of this Statement and requires the use of carrying values to measure the assets and liabilities in a transfer of operations.

A disposal of a government's operations results in the removal of specific activities of a government. This Statement provides accounting and financial reporting guidance for disposals of government operations that have been transferred or sold.

GASB 69 requires disclosures to be made about government combinations and disposals of government operations to enable financial statement users to evaluate those transactions.

The requirements of GASB 69 are effective for government combinations and disposals of government operations occurring in financial reporting periods beginning after December 15, 2013, and should be applied on a prospective basis. Earlier application is encouraged. The Authority is currently evaluating the impact of GASB 69 on its financial statements.

GASB Statement No. 70 (“GASB 70”), *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, requires a state or local government guarantor that offers a nonexchange financial guarantee to another organization or government to recognize a liability on its financial statements when it is more likely than not that the guarantor will be required to make a payment to the obligation holders under the agreement.

The requirements of this Statement are effective for reporting periods beginning after June 15, 2013. Early application of the standard is encouraged. The Authority does not anticipate that the implementation of this standard will have an impact on its financial statements.

Note 2. Summary of Significant Accounting Policies (Continued)

Accounting Standards Issued But Not Yet Adopted (Continued)

GASB Statement No. 71 ("GASB 71"), *Pension Transition for Contributions Made Subsequent to the Measurement Date* – An amendment of GASB Statement No. 68, requires a state or local government employer (or nonemployer contributing entity in a special funding situation) to recognize a net pension liability measured as of a date (the measurement date) no earlier than the end of its prior fiscal year. If a state or local government employer or nonemployer contributing entity makes a contribution to a defined benefit pension plan between the measurement date of the reported net pension liability and the end of the government's reporting period, Statement 68 requires that the government recognize its contribution as a deferred outflow of resources. In addition, Statement 68 requires recognition of deferred outflows of resources and deferred inflows of resources for changes in the net pension liability of a state or local government employer or nonemployer contributing entity that arise from other types of events. At transition to Statement 68, if it is not practical for an employer or nonemployer contributing entity to determine the amounts of all deferred outflows of resources and deferred inflows of resources related to pensions, paragraph 137 of Statement 68 requires that beginning balances for deferred outflows of resources and deferred inflows of resources not be reported.

The provisions of this Statement are required to be applied simultaneously with the provisions of Statement 68.

Note 3. Cash and Investments

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.

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.

Note 3. Cash and Investments (Continued)

At March 31, 2014 cash and investments consisted of the following:

| | Fair Value | Carrying Amount |
|---|----------------------|----------------------|
| Primary Government - cash | | |
| Money market funds - Government Obligations | \$103,450,680 | \$103,450,680 |
| Money market funds - Banks | 1,835,619 | 1,835,619 |
| Demand deposits | 10,238,689 | 10,238,689 |
| Cash held by third party | 14,153,202 | 14,153,202 |
| Petty cash | 2,770 | 2,770 |
| Total cash | 129,680,960 | 129,680,960 |
| Primary Government | | |
| U.S. Government securities | 25,137,804 | 25,137,804 |
| Total cash and investments | \$154,818,764 | \$154,818,764 |

Reconciliation of detail to statement of net position:

| | Primary Government | Component Units |
|---------------------------|-----------------------|----------------------|
| Cash and cash equivalents | \$100,205,213 | \$ 5,833,138 |
| Investments unrestricted | 22,274,011 | - |
| Restricted cash | 29,475,747 | 21,581,395 |
| Restricted investments | 2,863,793 | - |
| | \$154,818,764 | \$ 27,414,533 |

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. The collateral for the securities must be held in an account separate and apart from the assets of the financial institution.

Note 3. Cash and Investments (Continued)

Restricted cash and investments at March 31, 2014 pertain to the following:

| | Primary Government | Component Units |
|--|-----------------------|----------------------|
| Cash | | |
| Resident security deposits | \$ 800,020 | \$ 540,183 |
| Affordability reserves | 148,712 | 5,165,339 |
| Replacement reserves | - | 5,296,649 |
| Investment equity reserves | - | 512,177 |
| Operating reserve | - | 7,426,662 |
| Trustee reserves | - | 121,490 |
| Section 8 HAP equity reserves | 9,800,783 | - |
| Workman's compensation escrow fund held by third party | 14,153,202 | - |
| PHASI insurance fund | 1,749,298 | - |
| Other reserves | 2,823,732 | 2,518,895 |
| | <u>29,475,747</u> | <u>21,581,395</u> |
| Investments | | |
| Affordability reserves and others | 2,863,793 | - |
| | <u>\$ 32,339,540</u> | <u>\$ 21,581,395</u> |

Total bank balances for primary government and component units as of March 31, 2014 were \$9.1 million and \$6.1 million, respectively.

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

| | AMOUNT | MATURITY | | RATING | |
|--|----------------------|---------------------|---------------------|--------|-------|
| | | 0 - 12 Months | 1 - 2 Years | S&P | Moody |
| Cash Equivalents | | | | | |
| First American Government Obligations Fund | \$103,450,680 | | | N/A | N/A |
| Wells Fargo | 1,835,619 | | | N/A | N/A |
| | <u>\$105,286,299</u> | <u>\$0</u> | <u>\$0</u> | | |
| Investments | | | | | |
| Federal Home Loan Bank | \$3,941,599 | \$2,917,132 | \$1,024,467 | AAA | AA+ |
| Federal Farm Credit Bank | 931,300 | 275,182 | 656,118 | AAA | AA+ |
| Federal Home Loan Mortgage Corporation | 6,877,981 | 4,649,585 | 2,228,396 | AAA | AA+ |
| Federal National Mortgage Association | 8,232,896 | 5,014,065 | 3,218,831 | AAA | AA+ |
| U.S. Treasury Obligations | 5,154,028 | 1,963,201 | 3,190,827 | AAA | N/A |
| | <u>\$25,137,804</u> | <u>\$14,819,165</u> | <u>\$10,318,639</u> | | |

Credit Risk

Credit risk is defined as the risk associated with an issuer of an investment who will not fulfill its obligation to the holder of the investment. The PHA mitigates 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).

Note 3. Cash and Investments (Continued)

Concentration of Credit Risks

PHA mitigates 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 PHA depository financial institution, 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 mitigates the risk by monitoring the financial stability of its 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.

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.

Note 3. Cash and Investments (Continued)

The fair value of the Plan's investments by fund manager, including short-term investments of \$3,119,854 for 2013, included in cash and cash equivalents on the Statements of Fiduciary Net Assets are as follows:

| | 2013 |
|---|----------------|
| Equity Fund Managers: | |
| Morgan Stanley | \$ 34,096,472 |
| Westwood | 17,137,279 |
| Turner | 16,076,198 |
| Swarthmore | 15,796,084 |
| Cooke & Bieler | 16,139,720 |
| Grantham Mayo Van Otterloo & Co., LLC (GMO) | 14,582,451 |
| Westfield Capitol | 10,734,091 |
| Chartwell | 10,618,677 |
| Total equities | \$ 135,180,972 |
| Fixed Income Fund Managers | |
| Prudential | \$ 32,442,378 |
| Hughes Capital | 20,493,858 |
| Loomis Sayles | 13,719,593 |
| City of London | 10,302,715 |
| Aberdeen | - |
| Total fixed income | 76,958,544 |
| Total investments by fund manager | \$ 212,139,516 |

Deposits and Investments

Accounting Standards require that deposits and investment risks that have a potential for loss be disclosed. These investments and deposits that 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.

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

| | 2013 |
|---|---------------|
| Morgan Stanley International Equity Fund | \$ 34,096,472 |
| Prudential Core Bond Enhancement Index | 25,974,959 |
| Loomis Sayles Multi Sector Full Discretion Fund | 13,719,593 |
| Westwood Trust Large Cap Fund | 17,137,279 |

Note 4. 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, 2014 was comprised of the following:

| | Primary Government | Component Units |
|--------------------------------------|-----------------------|---------------------|
| Tenant receivables | \$ 664,880 | \$ 1,111,409 |
| Due from HUD | 54,610,243 | - |
| Accrued interest | 84,165 | - |
| Development fees | 7,270,376 | - |
| Due from affiliates | 2,949,566 | - |
| Miscellaneous | 2,383,729 | 2,711,952 |
| | 67,962,959 | 3,823,361 |
| Less allowance for doubtful accounts | (2,192,753) | (638,392) |
| | <u>\$ 65,770,206</u> | <u>\$ 3,184,969</u> |

Note 5. Other Assets

Other assets at March 31, 2014 were comprised of the following:

| | Primary Government | Component Units |
|-------------------------------|-----------------------|---------------------|
| Current | | |
| Prepaid expenses | \$ 1,093,140 | \$ 668,945 |
| Materials and supplies, net | 1,231,150 | - |
| | <u>\$ 2,324,290</u> | <u>\$ 668,945</u> |
| Noncurrent | | |
| Turnkey homes held for resale | \$ 88,012 | \$ - |
| Other | - | 3,036,764 |
| | <u>\$ 88,012</u> | <u>\$ 3,036,764</u> |

Note 6. Capital Assets

Capital assets for the year ended March 31, 2014 were as follows:

| Primary Government | Beginning Balance | Increases | Decreases | Transfers | Ending Balance |
|---|----------------------|-----------------|-----------------|--------------|-------------------|
| Capital assets not being depreciated | | | | | |
| Land | \$ 23,617,161 | \$ 45,286 | \$ (53,336) | \$ - | \$ 23,609,111 |
| Construction in progress | 100,996,883 | 18,710,624 | (153,413) | (95,517,767) | 24,036,327 |
| Capital assets being depreciated | | | | | |
| Building and improvements | 1,401,778,102 | 378,895 | (776,875) | 95,358,445 | 1,496,738,567 |
| Equipment - dwelling | 1,131,169 | - | - | - | 1,131,169 |
| Equipment - administration | 19,904,918 | 1,494,602 | (114,669) | 159,322 | 21,444,173 |
| Total Capital Assets | 1,547,428,233 | 20,629,407 | (1,098,293) | - | 1,566,959,347 |
| Less: accumulated depreciation | (893,281,722) | (57,047,576) | 790,187 | - | (949,539,111) |
| Building and improvements | | | | | |
| Equipment - dwelling | - | - | - | - | - |
| Equipment - administration | - | - | - | - | - |
| Net Capital assets | \$ 654,146,511 | \$ (36,418,169) | \$ (308,106) | \$ - | \$ 617,420,236 |
| Discrete Component Units | Beginning Balance | Increases | Decreases | Transfers | Ending Balance |
| Capital assets not being depreciated | | | | | |
| Land | \$ - | \$ 5,593,652 | \$ - | \$ - | \$ 5,593,652 |
| Capital assets being depreciated | | | | | |
| Building and improvements | 621,447,825 | 326,116 | (5,669,442) | - | 616,104,499 |
| Equipment - dwelling | 3,657,270 | - | (3,111,234) | - | 546,036 |
| Equipment - administration | 727,297 | 3,126,955 | - | - | 3,854,252 |
| Total Capital Assets | 625,832,392 | 9,046,723 | (8,780,676) | - | 626,098,439 |
| Less: accumulated depreciation | (127,017,833) | (18,266,300) | 326,116 | - | (144,958,017) |
| Building and improvements | | | | | |
| Equipment - dwelling | - | - | - | - | - |
| Equipment - administration | - | - | - | - | - |
| Net book value before impairment | 498,814,559 | (9,219,577) | (8,454,560) | - | 481,140,422 |
| Less: Impairment loss - Building and improvements | - | - | (27,314,059) | - | (27,314,059) |
| Net Capital assets | \$ 498,814,559 | \$ (9,219,577) | \$ (35,768,619) | \$ - | \$ 453,826,363 |

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. These projects were at various stages of completion at March 31, 2014. Upon transfer to the proper capital asset class, these capital assets will be depreciated over their estimated useful lives. As of March 31, 2014, PHA has committed approximately \$29.4 million of additional funds to construction contracts related to these development projects.

Note 6. Capital Assets (Continued)

In the fiscal year 2014, the net rent property of the following component units were written down to its estimated fair value as follows:

| | COMPONENT UNIT | | | |
|-------------------|-------------------------|-----------------------|------------------------|---------------|
| | Ridge Avenue Housing | Uni-Penn Housing I | Uni-Penn Housing II | TOTAL |
| Net book value | \$ 17,246,487 | \$ 5,325,741 | \$ 7,091,831 | \$ 29,664,059 |
| Fair market value | 1,745,000 | 147,000 | 458,000 | 2,350,000 |
| Impairment loss | \$ 15,501,487 | \$ 5,178,741 | \$ 6,633,831 | \$ 27,314,059 |

Fair value measurements were made using both a sales approach and an income approach utilizing primarily unobservable inputs (Level 3) due to a lack of market transactions involving tax credit properties. Management of the component units used the multiple valuation technique to estimate the fair value of the underlying real estate.

Note 7. Mortgages Receivable

Mortgages receivable are summarized as follows:

| | |
|---|-----------------------|
| Non-interest-bearing note due from Philadelphia Redevelopment Authority ("RDA") | \$ 34,059,453 |
| Amounts due from PHA component units, at interest rates ranging from -0%- to 5.46% (Note 9) | 277,639,708 |
| Mortgage receivable from RDA and component units | 311,699,161 |
| Accrued interest - Component units | 41,556,951 |
| | <u>\$ 353,256,112</u> |

The amount due from RDA is in connection with the rehabilitation of the rental housing project "*The Courtyard Apartments at Riverview*," which is owned by Southwark Plaza Limited Partnership (Southwark), a component unit of PHA. The loan resulted from a HUD grant to PHA, which PHA subsequently provided to the project to repay tax-exempt mortgage notes issued by RDA. Repayment is due upon final settlement with RDA and limited to the amount of the property collateralized by Southwark.

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 9). The mortgage and interest receivables and the respective liabilities net to zero with the exception of \$3,956,203 in advances made to component units and timing difference of interest receivables/payables between December 31, 2013 and March 31, 2014.

As discussed in Note 6, three component units recognized impairment loss of \$27.3 million which is based on discounted future cash flow of the component units' revenue stream. PHA management did not agree with the basis behind the recognition of impairment loss since these component units are not created for such purpose. Based on management's assessment of the replacement costs of component units' properties, PHA believes that no valuation allowance is necessary.

The repayment schedule is as follows:

Year Ending March 31

| | |
|-----------|-----------------------|
| 2015-2036 | \$ - |
| 2037 | 35,682,801 |
| 2038-2042 | 102,213,500 |
| 2043-2047 | 25,004,075 |
| 2048-2052 | 17,145,277 |
| 2053-2057 | 27,118,140 |
| 2058-2062 | 87,745,488 |
| 2063-2067 | 58,346,831 |
| | <u>\$ 353,256,112</u> |

Note 8. Unearned Revenue and Other Current Liabilities

Unearned revenue and other liabilities at March 31, 2014 consisted of the following:

| | Primary Government | Component Units |
|---|-----------------------|---------------------|
| Accrual for workers' compensation claim (Note 10) | \$ 5,000,000 | \$ - |
| Due to affiliates | 527,865 | 2,875,968 |
| Deferred credits | 1,499,779 | 180,907 |
| Contract retention | 108,539 | - |
| Escrow accounts | 1,516,435 | - |
| Other payables | 24,285 | - |
| | <u>\$ 8,676,903</u> | <u>\$ 3,056,875</u> |

Note 9. Long-Term Debt

Long-term debt is summarized as follows:

| | Beginning Balance | Additions | Repayments | Ending Balance | Due within 1 year |
|--------------------------|-----------------------|---------------------|---------------------|-----------------------|----------------------|
| Primary Government | | | | | |
| Bonds | \$ 59,540,000 | \$ - | \$ 4,390,000 | \$ 55,150,000 | \$4,575,000 |
| Unamortized bond premium | 622,958 | - | - | 622,958 | - |
| | <u>\$ 60,162,958</u> | <u>\$ -</u> | <u>\$ 4,390,000</u> | <u>\$ 55,772,958</u> | <u>\$4,575,000</u> |
| Discrete Component Units | | | | | |
| Bonds | \$ 27,015,000 | \$ - | \$ 3,320,000 | \$ 23,695,000 | \$3,475,000 |
| Notes due to PHA | 275,919,228 | 5,006,756 | - | 280,925,984 | - |
| Other notes | 58,033,441 | 2,998,923 | 3,075,000 | 57,957,364 | 22,133 |
| | <u>\$ 360,967,669</u> | <u>\$ 8,005,679</u> | <u>\$ 6,395,000</u> | <u>\$ 362,578,348</u> | <u>\$3,497,133</u> |

Borrower/DescriptionPrimary GovernmentDue Third Parties

Tasker Capital Fund Revenue Bonds, Series A of 2002;
interest at rates ranging from 1.5% to 5.5% payable each
June 1 and December 1; annual principal payments due
each December 1 through 2021

\$ 44,150,000

Tasker II Capital Fund Revenue Bonds, Series D of 2003;
4.75% interest payable each June 1 and December 1
annual principal payments due 2017 through 2022

11,000,000

\$ 55,150,000

Note 9. Long-Term Debt (Continued)

| Discrete Component Units | Due Third Parties | Due PHA |
|--|-------------------|--------------|
| 0.5% mortgage note collateralized by <i>8 Diamonds</i> property; principal and interest; due in 2040 | \$ - | \$15,968,970 |
| 5.46% mortgage note collateralized by <i>Cambridge Plaza</i> property; principal and interest due in 2042 | - | 2,686,182 |
| 5.23% mortgage note collateralized by <i>Cambridge Plaza II</i> property; principal and interest due in 2058 | - | 3,593,093 |
| 5.23% mortgage note collateralized by <i>Cambridge III</i> property; principal and interest due in 2059 | - | 3,041,325 |
| 4.52% mortgage note collateralized by <i>Germantown House</i> property; principal and interest due in 2061 | - | 5,687,912 |
| Non-interest-bearing mortgage note collateralized by <i>Germantown House</i> property; due in 2059 | - | 2,500,000 |
| 2.2% mortgage note collateralized by <i>LEB II</i> property; principal and interest due in 2060 | - | 4,201,075 |
| 4.79% mortgage note collateralized by <i>LEB III</i> property; principal and interest due in 2061 | - | 2,944,341 |
| 1% mortgage note collateralized by <i>Ludlow Scattered Sites</i> property; principal and interest due in 2052 | - | 6,050,000 |
| 5.18% mortgage note collateralized by <i>Ludlow Scattered Sites</i> property; principal and interest due in 2062 | - | 5,495,499 |
| Non-interest-bearing bridge note collateralized by <i>Mantua I</i> property | - | 7,360,426 |
| Non-interest-bearing mortgage note collateralized by <i>Mantua I LP</i> property; maximum loan amount is \$3,427,110; due in 2059 | - | 3,427,110 |
| 4.17% mortgage note collateralized by <i>Mantua I LP</i> property; maximum loan amount is \$4,972,070; due in 2059 | - | 4,972,070 |
| Non-interest-bearing bridge note collateralized by <i>Mantua II</i> property | - | 3,075,583 |
| Non-interest bearing mortgage notes due 2059-2060 collateralized by <i>Mantua II</i> property | - | 9,672,707 |
| Non-interest-bearing mortgage note collateralized by <i>Mantua II</i> property | 2,000,000 | - |
| 3% mortgage note collateralized by <i>Marshall Shepard Village</i> property; principal and interest due in 2062 | - | 14,395,705 |
| Mortgage note collateralized by <i>Mill Creek I</i> property; interest at Applicable Federal Rate of 5.05%, principal and interest due in 2049 | - | 6,103,752 |
| 5.12% mortgage note collateralized by <i>Mt. Olivet</i> property; due in 2055 | - | 6,492,641 |
| 0.01% mortgage note collateralized by <i>Mt. Olivet</i> property; due in 2058 | - | 3,247,525 |
| 5.04% mortgage note collateralized by <i>Nellie Reynolds Gardens</i> property; principal and interest due in 2062 | - | 2,848,291 |
| 7% mortgage note collateralized by <i>Neumann North</i> property; due in monthly installments of \$2,123 | 256,586 | - |
| 7.25% mortgage note collateralized by <i>Neumann North</i> property; due in monthly installments of \$3,353 | 364,511 | - |
| Non-interest bearing mortgage note collateralized by <i>Neumann North</i> property; due in 2035 | 1,665,000 | - |
| 4.83% mortgage note collateralized by <i>Neumann North</i> property; principal and interest due in 2060 | - | 2,000,000 |

Note 9. Long-Term Debt (Continued)

| <u>Borrower/Description (Continued)</u> | <u>Due Third Parties</u> | <u>Due PHA</u> |
|---|--------------------------|----------------|
| Discrete Component Units | | |
| Non-interest-bearing bridge note collateralized by the property of <i>Norris Apartments LP</i> | - | 12,059,469 |
| 2% mortgage note collateralized by the <i>Norris Apartments</i> property; principal and interest due in 2066 | - | 7,144,962 |
| Non-interest-bearing mortgage note collateralized by <i>Paschall I</i> due in full on the date the fourth equity installment is made | - | 6,159,862 |
| 2% mortgage note collateralized by <i>Paschall I LP</i> property due 2065 | - | 10,657,385 |
| Non-interest-bearing bridge note collateralized by <i>Paschall II</i> property due with the 4th equity installment payment | - | 3,428,173 |
| 2% mortgage note collateralized by <i>Paschall II</i> property due 2065 | - | 11,774,360 |
| 2% mortgage note collateralized by <i>Paschall II</i> property, due August 31, 2065 | - | 2,923,988 |
| 0.1% mortgage note collateralized by <i>Richard Allen</i> property; Principal and interest due in 2041 | - | 22,190,978 |
| 0.10% mortgage note collateralized by <i>Ridge Avenue Housing</i> property; principal and interest due in 2041 | - | 18,369,277 |
| Non-interest-bearing mortgage note collateralized by <i>Southwark Plaza</i> property; due upon final settlement with RDA, as defined | 34,059,453 | - |
| Non-interest-bearing mortgage note collateralized by <i>Southwark Plaza</i> property; due in 2030 | 3,000,000 | - |
| Non-interest-bearing mortgage note collateralized by <i>Southwark Plaza</i> property; due in 2037 | - | 1,623,348 |
| Non-interest-bearing mortgage note collateralized by <i>Spring Garden Historic LP</i> due in 2039 | 1,812,625 | - |
| 6% mortgage note collateralized by <i>Spring Garden Historic LP</i> property | - | 1,900,000 |
| Non-interest-bearing mortgage note collateralized by <i>Spring Garden Historic LP</i> due in 2041 | 2,700,000 | - |
| Non-interest-bearing mortgage note collateralized by <i>Spring Garden Historic LP</i> due in 2048 | 2,000,000 | - |
| Non-interest-bearing mortgage note collateralized by <i>Spring Garden Historic LP</i> due in 2038 | 429,800 | - |
| 3.0% mortgage note collateralized by <i>Spring Garden Housing LP</i> due in 2045 | 500,000 | - |
| 6.55% mortgage note collateralized by <i>Spring Garden Housing LP</i> due in 2045 | 1,290,000 | - |
| Non-interest-bearing mortgage note collateralized by <i>Spring Garden Housing LP</i> due in 2045 | 209,534 | - |
| Non-interest-bearing mortgage note due in 2045; collateralized by <i>Spring Garden Housing</i> property | 1,861,700 | - |
| 6.55% mortgage note collateralized by <i>Spring Garden Housing LP</i> due in 2015 | 180,000 | - |
| 6.55% mortgage note collateralized by <i>Spring Garden Housing LP</i> due in 2045 | - | 1,900,000 |
| 5.12% mortgage note collateralized by <i>Spring Garden Housing LP</i> due in 2045 | - | 1,039,083 |
| 6.55% note payable; <i>Spring Garden Housing LP</i> principal and interest due in 2031 | 51,000 | - |
| Non-interest bearing unsecured note payable <i>Spring Garden Housing LP</i> | 15,000 | - |
| Non-interest-bearing mortgage note collateralized by <i>St. Anthony's Senior Residences</i> property; due in annual installments from 2030 through 2039 | 1,500,000 | - |

Note 9. Long-Term Debt (Continued)

| <u>Borrower/Description (Continued)</u> | <u>Due Third Parties</u> | <u>Due PHA</u> |
|---|--------------------------|----------------|
| Discrete Component Units | | |
| 5.67% mortgage note collateralized by <i>St. Anthony's Senior Residences</i> property; due in annual installments from 2030 to 2039 | 150,000 | - |
| Non-interest-bearing note collateralized by <i>Angela Court/ St. Ignatius Sr. Housing I</i> property; due in 2033 | 990,000 | - |
| 5.43% mortgage note collateralized by <i>Angela Court/ St. Ignatius Sr. Housing</i> property; principal and interest due in 2033 | 315,000 | - |
| 5.43% mortgage note collateralized by <i>Angela Court/St. Ignatius Sr. Housing</i> property; principal and interest due in 2033 | 350,000 | - |
| Non-interest-bearing note collateralized by <i>Angela Court/St. Ignatius Senior</i> property; principal and interest due in 2023 | 500,755 | - |
| 5.2% mortgage note collateralized by <i>Angela Court/St. Ignatius Senior Housing</i> property; principal and interest due in 2044 | - | 362,000 |
| 4.46% mortgage note collateralized by <i>Angela Court II/St. Ignatius 2 LP</i> property; principal and interest due in 2038 | 450,000 | - |
| 10% mortgage note collateralized by <i>Angela Court II/ St. Ignatius 2 LP</i> property; principal and interest due in 2048 | - | 300,000 |
| Note payable under subsidy agreement for <i>Angela Court II/St. Ignatius 2 LP</i> no repayment if meet AHP regulations for 15 years | 350,000 | - |
| 10% mortgage note collateralized by <i>Angela Court II/St. Ignatius 2 LP</i> property; principal and interest due in 2038 | 50,000 | - |
| Mortgage notes collateralized by <i>Suffolk Manor</i> property; weighted average interest rate 4.786%; principal and interest due 2041 - 2042 | - | 10,453,027 |
| RDA Series B bonds collateralized by <i>Tasker I</i> property; interest at 0.1 %; principal due in 2042 Series B | 16,550,000 | - |
| Series B 0.1% mortgage note collateralized by <i>Tasker I</i> property; principal due in 2042 Series B | - | 15,835,000 |
| Series C RDA bonds collateralized by <i>Tasker II</i> property interest at .1%; principal due in 2043 | 7,145,000 | - |
| Series C 0.1% mortgage note collateralized by <i>Tasker II</i> property; due in 2043 Series C | - | 13,845,000 |
| 6.09% mortgage note collateralized by <i>Uni-Penn I</i> property; principal and interest due in 2032 | 188,400 | - |
| 6.09% mortgage note collateralized by <i>Uni-Penn I</i> property; principal and interest due in 2041 | - | 2,252,189 |
| 5.23% mortgage note collateralized by <i>Uni-Penn II</i> property; principal and interest due in 2042 | - | 2,495,383 |
| Non-interest-bearing note payable collateralized by <i>Uni-Penn II</i> property; due in 2042 | 718,000 | - |
| 4.52% mortgage note collateralized by <i>Uni-Penn Housing IV</i> property; principal and interest due in 2045 | - | 3,351,430 |
| Non-interest-bearing mortgage note collateralized by <i>Warnock Phase I</i> property; due in 2053 | - | 4,842,724 |
| 4.58% mortgage note collateralized by <i>Warnock Phase I</i> property; principal and interest due in 2053 | - | 3,000,000 |
| 4.32% mortgage note collateralized by <i>Warnock Phase II</i> property; principal and interest due in 2053 | - | 7,254,139 |
| Total debt for discrete component units | 81,652,364 | 280,925,984 |
| | <u>\$ 362,578,348</u> | |

The annual Bond Debt Service requirement for Tasker I Series B and Tasker II Series C Bonds is paid out of PHA's annual Capital Grant Allocation and paid directly by HUD to the Trustee (see Note 20). The balance presented as Due to PHA represents the debt service payment made on behalf of Tasker I and Tasker II.

Note 9. Long-Term Debt (Continued)

The Tasker Capital Fund Revenue Bonds, Series A and the RDA Bonds related to the Tasker I project ("Bonds"), are limited obligations of PHA and were issued on a parity basis pursuant to Trust Indentures ("indentures") dated July 1, 2002 between PHA and Wachovia Bank, N.A. (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, \$15.9 million of bonds maturing in 2020 and 2021 are subject to mandatory redemption at face value plus accrued interest.

Under the indentures, certain component units are required to maintain a debt service fund equal to the annual debt service requirements.

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

| Year Ending March 31, | Primary Government | | | Component Units | | |
|------------------------------|--------------------|--------------|------------------------------|-----------------|--------------|------------------------------|
| | Principal | Interest | Debt Service Requirements | Principal | Interest | Debt Service Requirements |
| 2015 | \$ 4,575,000 | \$ 2,837,188 | \$ 7,412,188 | \$ 3,497,133 | \$ 1,175,220 | \$ 4,672,353 |
| 2016 | 4,815,000 | 2,597,000 | 7,412,000 | 3,640,000 | 1,009,908 | 4,649,908 |
| 2017 | 5,070,000 | 2,344,216 | 7,414,216 | 3,995,000 | 836,728 | 4,831,728 |
| 2018 | 5,345,000 | 2,078,038 | 7,423,038 | 3,950,000 | 655,206 | 4,605,206 |
| 2019 | 7,615,000 | 1,797,475 | 9,412,475 | 9,078,797 | 1,192,458 | 10,271,255 |
| 2020-2025 | 27,730,000 | 3,027,650 | 30,757,650 | 665,000 | - | 665,000 |
| 2026-2030 | - | - | - | 5,066,755 | - | 5,066,755 |
| 2031-2035 | - | - | - | 1,853,400 | - | 1,853,400 |
| 2036-2040 | - | - | - | 113,462,829 | - | 113,462,829 |
| 2041-2055 | - | - | - | 37,891,747 | - | 37,891,747 |
| 2056-2060 | - | - | - | 29,250,615 | - | 29,250,615 |
| 2061-2065 | - | - | - | 13,333,259 | - | 13,333,259 |
| 2066-2070 | - | - | - | 78,590,709 | - | 78,590,709 |
| 2071-2075 | - | - | - | 58,303,104 | - | 58,303,104 |
| | 55,150,000 | \$14,681,567 | \$ 69,831,567 | 362,578,348 | \$ 4,869,520 | \$ 367,447,868 |
| Less current portion | 4,575,000 | | | 3,497,133 | | |
| | 50,575,000 | | | \$ 359,081,215 | | |
| Premium on Series A Bonds | 622,958 | | | | | |
| | \$ 51,197,958 | | | | | |

Note 10. Changes in Long-Term Liabilities

Changes in long-term liabilities for the year ended March 31, 2014 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 | \$ 4,412,557 | \$ 155,869 | \$ (2,145,882) | \$ 2,422,544 | \$ - |
| Workers' compensation payable | 15,685,758 | 26,864 | (6,674,055) | 9,038,567 | 5,000,000 |
| Health trust escrow (Note 15) | 1,972,282 | - | (136,664) | 1,835,618 | - |
| Total long-term liabilities | \$ 22,070,597 | \$ 182,733 | \$ (8,956,601) | \$ 13,296,729 | \$ 5,000,000 |
| Discrete Component Units | Beginning Balance | Increases | Decreases | Ending Balance | Due within 1 year |
| Other liabilities | | | | | |
| Development fees payable | \$ 12,706,043 | \$ - | \$ (2,698,049) | \$ 10,007,994 | \$ - |
| Interest due PHA | 37,383,254 | 6,177,643 | - | 43,560,897 | - |
| Other liabilities | 30,000 | - | (15,000) | 15,000 | - |
| Due to partners | 1,964,222 | 2,113,887 | - | 4,078,109 | - |
| Total long-term liabilities | \$ 52,083,519 | \$ 8,291,530 | \$ (2,713,049) | \$ 57,662,000 | \$ - |

Note 11. Workers' Compensation Insurance

PHA maintains a high-deductible policy for workers' compensation claims, self-insuring for the first \$350,000 of each claim. Losses are accrued based on the insurance carrier's estimate of losses attributable to the claims filed in each policy year that are not covered by insurance. The estimated losses for each policy year are updated periodically by the insurance carrier. PHA is required to fund the estimated losses into an escrow account held by the insurance carrier, and claims are paid out of the escrow fund on a recurring basis. At March 31, 2014, the balance in the escrow fund was \$14.2 million and is included in restricted cash in the statement of net position.

The liability for estimated claims payable as of March 31, 2014 was \$9.0 million.

Note 12. Employees' Retirement Plans

Defined Benefit Pension Plan

Plan Description: PHA contributes to the Philadelphia Housing Authority Retirement Income Plan (which was initiated on November 1, 1952). The Plan is a single-employer plan which issues separate financial statements, 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.

Note 12. Employees' Retirement Plans (Continued)

Defined Benefit Pension Plan (Continued)

Plan Description (Continued):

| | |
|--------------------------------|---|
| Covered employees | As of March 31, 2014, the Plan covered non represented employees hired before October 1, 2005. |
| Current annual covered payroll | <u>\$2,135,544</u> |
| Normal retirement date | 65th birthday |
| Normal retirement benefit | 2.5% of average earnings, as defined in the Plan, multiplied by the years of service not to exceed 25 years, plus 1.25% of average earnings multiplied by years of service in excess of 25 years. |
| Death benefit | The Plan contains provisions for the payment of benefits to surviving spouses of employees. |

Actuarially Determined Contribution Requirements and Contributions Made: Actuarially determined contributions are required to provide sufficient assets to pay benefits when due and are determined using the entry age normal method. Under this method, the actuarial present value of projected benefits of each individual included in an actuarial valuation is allocated on a level basis over the earnings of service of the individual between entry age and assumed exit age. The portion of actuarial present value allocated to each valuation is called the normal cost. The significant actuarial assumptions used to compute the actuarial determined contributions are as follows:

- a) a rate of return on the investments of 7.5% per year
- b) projected salary increase of 3.5% per year
- c) no post-retirement benefit increase

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% of compensation. At a minimum, the employer contributes 5.5% of the participant's annual compensation. Additional employer contributions are discretionary and based upon actuarial computations.

Funded Status and Funding Progress: As of November 1, 2013, the Plan was 76% funded. The actuarial accrued liability was \$271.3 million and the actuarial value of assets was \$205 million, resulting in an unfunded actuarial accrued liability of \$66.3 million. The covered payroll (annual payroll of active employees covered by the plan) was \$2.1 million and the ratio of the unfunded actuarial accrued liability to covered payroll was 3104%.

The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of Plan assets is increasing or decreasing over time relative to the accrued actuarial liability for benefits.

Note 12. Employees' Retirement Plans (Continued)

Plan participants at November 1, 2013 were as follows:

| | |
|--|--------------|
| Active participants | 27 |
| Inactive participants | 511 |
| Terminated, vested participants: in payment status | 1,685 |
| Total participants | <u>2,223</u> |

The Plan's assets are placed in custodial Plan accounts, all reported at fair value. The Plans 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.

At October 31, 2013, the Plan's assets were comprised of investments in the following percentages: 62% equity, 35% fixed income and 3% cash.

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

Defined Contribution Plan

On April 1, 2001, PHA (Plan Sponsor) established a defined contribution plan for the purpose of providing retirement benefits for its executive management. Effective in October 2005, all newly hired, non-represented employees were required to participate in the Plan. The Plan was originally established as a contributory participant directed "Money Purchase Plan". However, the Plan was subsequently amended to be a tax-qualified "Profit Sharing Plan". Non-represented permanent employees of PHA are eligible for participation in the Plan beginning on the first of the month following the date of hire.

The Plan is a qualified defined contribution plan that satisfies the applicable requirements of Section 410(a) of the IRS Code and the reporting requirements pursuant to Pennsylvania Act 203. However, the Plan is a government plan and, therefore, is not subject to the provisions of the Employee Retirement Income Security Act (ERISA) of 1974.

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 plan as defined in the Plan Document.

Each year participants are required to contribute 5.5% of their annual compensation into an individual account. PHA contributes an additional 5.5% 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 a majority of the administrative expenses. Administrative expenses, such as Investment and Trustee Fees are paid out of Plan assets.

PHA made contributions of \$3,035,870 to the Plan for the year ended March 31, 2014.

Note 13. Lease Commitments

PHA has entered into various non-cancellable operating leases, primarily for office space and equipment. Future minimum payments under these leases are as follows:

| Year ending March 31 | |
|----------------------|---------------------|
| 2015 | \$ 1,317,973 |
| 2016 | 1,351,375 |
| 2017 | 1,416,048 |
| 2018 | 1,421,521 |
| | <u>\$ 5,506,917</u> |

Total rent expense for the year ended March 31, 2014 was \$2 million.

Note 14. 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 employees regular salaries and fringe benefits.

| | Summary of Accrued Compensation Absences | | | |
|-------------------|--|----------------------|------------------------|---------------------|
| | Beginning Balance | Net Increases | Net Decreases | Ending Balance |
| Current portion | \$ 4,351,307 | \$ 14,207,772 | \$ (14,073,003) | \$ 4,486,076 |
| Long-term portion | 2,900,874 | 9,471,848 | (9,382,025) | 2,990,697 |
| | <u>\$ 7,252,181</u> | <u>\$ 23,679,620</u> | <u>\$ (23,455,028)</u> | <u>\$ 7,476,773</u> |

Note 15. Other Post-Employment Benefits (OPEB)

PHA had administered Executive Health Protection Plan ("EHPP") 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 (see below).

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 made a contribution 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.

Note 15. Other Post-Employment Benefits (OPEB) (Continued)

Plan Status

The Plan was discontinued in 2013 and no employees have since been added to the Plan. As of March 31, 2014, PHA had segregated cash of \$1.8 million for the payment of the remaining Plan benefits to the 24 previous and current executive employees included in the Plan.

Note 16. Risk Management

PHA is subject to risk of loss from fire, property damage, personal injury, etc. PHA covers these risks through the purchase of commercial insurance. PHA has initiated a loss control program utilizing insurer resources to improve safety at PHA. Several safety training programs have been completed in 2014. In addition, the Board of Commissioners has passed a Risk Management Framework resolution which provides for the establishment of a Risk Management Committee at PHA. The amounts of settlements for the last three years have not exceeded the insurance coverage provided in those years.

Note 17. Component Units

Blended Component Units

Philadelphia Housing Authority Development Corporation (PHADC) - a Pennsylvania nonprofit corporation formed by PHA to support PHA in providing safe and affordable housing for persons of low income through the acquisition, purchase, renovation, restoration, repair, rehabilitation, construction and management of real property, and other economic development activities in Philadelphia.

Philadelphia Asset and Property Management Corporation (PAPMC) - a Pennsylvania nonprofit corporation formed by PHA to provide operational and financial services to several housing developments in Philadelphia.

Philadelphia Housing Authority Homeownership Corporation (PHAHC) - a Pennsylvania nonprofit corporation formed by PHA to hold certain escrow payments, counseling and home association fees for homebuyers of designated PHA low-income housing properties.

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

Selected financial data for these blended component units for the years ended as indicated are presented below:

| | PHADC 3/31/14 | PAPMC 12/31/13 | PHAHC 3/31/14 | TSSI 6/30/13 | Total |
|--------------------------------|---------------------|---------------------|------------------|-----------------|---------------------|
| Assets | \$75,062,463 | \$ 1,455,418 | \$ 87,133 | \$ 318,407 | \$76,923,421 |
| Liabilities | 12,136,761 | 425,981 | 87,133 | 318,407 | 12,968,282 |
| Net position | 62,925,702 | 1,029,437 | - | - | 63,955,139 |
| Revenue | 2,510,284 | 1,425,433 | 9,311 | - | 3,945,028 |
| Expenses | 1,078,959 | 1,482,047 | 9,311 | - | 2,570,317 |
| Change in net position | \$ 1,431,325 | \$ (56,614) | \$ - | \$ - | \$ 1,374,711 |
| Cash Flow information | | | | | |
| Operating activities | \$ (3,729,626) | \$ (442,898) | \$ 579 | \$ - | (4,171,945) |
| Financing activities | 2,384,652 | - | - | - | 2,384,652 |
| Investing activities | 2,437,971 | (7,672) | - | - | 2,430,299 |
| Change in cash position | \$ 1,092,997 | \$ (450,570) | \$ 579 | \$ - | \$ 643,006 |

Note 17. Component Units (Continued)

Blended Component Units (Continued)

On November 12, 2012, the Board of Directors approved to change the name of TSSI to PhillySeeds, Incorporated. The State approved the Articles of Amendment on April 5, 2013.

PHA also formed two other Blended Component Units namely, Elderly and Disabled Services, LLC and Philadelphia Urban Revitalization Enterprise, LLC. As of March 31, 2014, both component units have no significant activities.

| Discrete Component Units: | Number of Housing Units |
|--|----------------------------|
| <u>Limited Partnerships</u> | |
| Cambridge Plaza LP | 44 |
| Cambridge Plaza II, L.P. | 40 |
| Cambridge III, L.P. | 40 |
| Germantown House, L.P. | 133 |
| Lucien E. Blackwell Homes Phase II, L.P. | 80 |
| Lucien E. Blackwell Homes Phase III, L.P. | 50 |
| Ludlow Scattered Sites Phase III, L.P. | 75 |
| Mantua Phase I, L.P. | 50 |
| Mantua Phase II, L.P. | 51 |
| Marshall Shepard Village, L.P. | 80 |
| Mill Creek Phase I, L.P. | 80 |
| Mt. Olivet L.P. | 161 |
| Nellie Reynolds Gardens, L.P. | 64 |
| Norris Apartments, L.P. | 51 |
| Paschall Phase I, L.P. | 50 |
| Paschall Phase II, L.P. | 50 |
| Richard Allen Phase III, L.P. | 178 |
| Suffolk Manor Apartments, L.P. | 137 |
| 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>Alternate Managed Entities</u> | |
| Neuman North, L.P. | 67 |
| Raymond Rosen Associates, L.P. | 152 |
| Ridge Avenue Housing, L.P. | 135 |
| Southwark Plaza Limited Partnership | 470 |
| Spring Garden Historic, LP | 32 |
| Spring Garden Housing Limited Partnership | 86 |
| St. Anthony's Senior Residences Associates, L.P. | 38 |
| 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 | 46 |

Note 17. Component Units (Continued)

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 RDA 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 \$5,076,592 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.

- **Cambridge Plaza L.P.** - a Pennsylvania limited partnership which operates a 44-unit apartment complex known as Cambridge Plaza Apartments. Cambridge has a ninety-nine year ground lease with PHA at a nominal rent. The project was funded by \$4.5 million of investor capital and \$2.6 million in PHA mortgage debt. The project has qualified for federal low-income housing tax credits.
- **Cambridge Plaza II, L.P.** - a Pennsylvania limited partnership which operates 40 residential rental units known as Cambridge Plaza Apartments Phase II and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$6 million of investor capital and \$3.6 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Cambridge III, L.P.** - a Pennsylvania limited partnership which operates a 40-unit rental housing project and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$6.3 million of investor capital and \$3 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Germantown House, L.P.** - a Pennsylvania limited partnership which operates a 133-unit apartment project and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$11.9 million of investor capital and \$8.2 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Lucien E. Blackwell Homes Phase II, L.P.** - a Pennsylvania limited partnership which operates an 80-unit rental housing project and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$14.1 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 formed to develop 50 residential rental units. It has a ninety-nine year ground lease with PHA at a nominal rent. The project is being financed by \$9.5 million of investor capital (\$.5 million paid as of December 31, 2013) and \$8.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Mantua Phase II, L.P.** - a Pennsylvania limited partnership formed to develop 51 residential rental units. It has a ninety-nine year ground lease with PHA at a nominal rent. The project is being financed by \$5.4 million of investor capital (\$.5 million paid as of December 31, 2013) and \$9.7 million in PHA and other mortgage debt. The project has qualified for federal low-income housing credits.

Note 17. Component Units (Continued)

Discrete Component Units (Continued)

- **Marshall Shepard Village, L.P.** - a Pennsylvania limited partnership which operates 80 residential rental units and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$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 a 51 residential housing units. The project is being financed by \$10 million of investor capital (\$.2 million paid as of December 31, 2013), and \$19.1 million in PHA and other mortgage debt. The project has qualified for federal low-income housing credits.
- **Paschall Phase I, L.P.** - a Pennsylvania limited partnership formed to develop 50 residential rental units. It has a ninety-nine year ground lease with PHA at a nominal rent. The project is being financed by \$9.6 million of investor capital (\$1 million paid as of December 31, 2013), and \$16.8 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Paschall Phase II, L.P.** - a Pennsylvania limited partnership formed to develop 50 residential rental units. It has a ninety-nine year ground lease with PHA at a nominal rent. The project is being financed by \$6.0 million of investor capital (\$.5 million paid as of December 31, 2013) and \$18.1 million in PHA and other 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.
- **Suffolk Manor Apartments, L.P.** - a Pennsylvania limited partnership which operates 137 residential rental units and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$13.5 million of investor capital and \$10.5 million in PHA mortgage loans. The project has qualified for federal low-income housing tax credits.
- **Tasker I, L.P.** - a Pennsylvania limited partnership which operates 245 residential rental units known as Tasker Homes Phase I and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$15.5 million of investor capital and \$33 million in PHA mortgage debt. The project has qualified for federal low-income housing tax credits.
- **Tasker II, L.P.** - a Pennsylvania limited partnership which operates 184 residential rental units known as Tasker Homes Phase II and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$12.5 million of investor capital and \$21 million in PHA mortgage debt. The project has qualified for federal low-income housing tax credits.

Note 17. Component Units (Continued)

Discrete Component Units (Continued)

- **Uni-Penn Housing Partnership IV** - a Pennsylvania limited partnership which operates 42 residential rental units known as Martin Luther King Plaza and has a ninety-nine year ground lease with PHA at a nominal rent. The project was financed by \$5.4 million of investor capital and \$3.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Warnock Phase I, L.P.** - a Pennsylvania limited partnership formed to develop 50 residential rental units. It has a ninety-nine year ground lease with PHA at a nominal rent. The project began operations in October 2010 and is financed by \$10.6 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 formed to develop 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 credits.

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.

- **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 other mortgage debt. The project has qualified for federal low-income housing credits.
- **Raymond Rosen Associates, L.P.** ("8 Diamonds") - a Pennsylvania limited partnership formed to acquire, construct and operate a 152-unit apartment complex. 8 Diamonds has a ninety-nine year ground lease with PHA at a nominal rent. The project has qualified for federal low-income housing tax credits. The project was financed by \$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.
- **Southwark Plaza Limited Partnership** - a Pennsylvania limited partnership which operates a 470-unit low income rental housing project known as Courtyard Apartments at Riverview. The project was financed by \$19.0 million of investor capital, first and second mortgage loans of \$35.7 million from PHA and a \$3 million third mortgage from RDA. The project has qualified for federal low-income housing tax credits.
- **Spring Garden Historic, L.P.** - a Pennsylvania limited partnership formed to operate a 32-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.

Note 17. Component Units (Continued)

Discrete Component Units (Continued)

- **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 RDA, and \$5.0 million of investor capital. The project has qualified for federal low-income housing tax credits.
- **St. Ignatius Senior Housing I, L.P.** - a Pennsylvania limited partnership which operates a 67-unit rental housing project. The project was financed by \$7.4 million of investor capital and \$2.5 million in PHA and other mortgage debt. The project has qualified for federal low-income housing credits.
- **St. Ignatius Senior Housing II, L.P.** - a Pennsylvania limited partnership which operates 54 senior housing residential units. The project is being financed by \$6.4 million of investor capital and \$1.2 million in PHA and other 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 other mortgage debt. The project has qualified for federal low-income housing credits.
- **Uni-Penn Housing Partnership II** - a Pennsylvania limited partnership which operates 46 residential rental units. The project was financed by \$5.7 million of investor capital and \$3.2 million in mortgage debt. The project has qualified for federal low-income housing credits.

Note 18. Prior Period Adjustments

Net position as of April 1, 2013 has been adjusted due to the revenues and expenses erroneously recorded by PHA in the preceding year. Details are as follows:

Items expensed in prior year that should have been properly included in Mortgage

Receivable from discrete component units

| | |
|------------------------|----------------|
| Norris Apartments L.P. | \$ 169,955 |
| Mantua Phase II, L.P. | 124,310 |
| | <u>294,265</u> |

Revenues and expenses erroneously booked in the prior years

| | |
|-------|----------------------------|
| PAPMC | \$ (544,211) |
| TSSI | (55,632) |
| | <u>(599,843)</u> |
| | <u><u>\$ (305,578)</u></u> |

During the year ended March 31, 2014, management of PHA determined the financial statements of its fiduciary fund type – pension trust fund should be included in PHA's reporting entity as of April 1, 2013. PHA had not previously included the pension trust fund in its financial statements.

Note 19. Contingencies

PHA is subject to and is currently undergoing examination by federal oversight agencies, including HUD, that determine compliance with terms, conditions, laws and regulations governing grants given to PHA in the current and prior years. These examinations may result in the recapture of funds by federal grantors and other oversight agencies.

The scope of these examinations include various PHA administered programs as well as certain bond and tax-credit financed developments, including a close-out audit of the Liddonfield Redevelopment RACP, an IRS audit of the Tasker Bond issue (which was closed without any adverse findings) and an IRS Audit of PHA Payroll and Accounts Payable. In addition, HUD has retained KPMG to perform a full scale operational and forensic audit of PHA's management, programs, benefits and finances. KPMG's audit report has been issued and PHA has responded to all of the recommendations in such report; however, PHA has received no notice that the KPMG audit has been formally closed.

As a result of investigations and audits by the U.S. Department of Housing and Urban Development ("HUD") Office of Inspector General into payments made to various outside counsel retained by PHA during the years 2005 - 2010, HUD questioned the propriety of using federal funds to make those payments. In May 2013, this matter was settled by PHA's reimbursement of \$8,152,571 into certain of PHA's federally funded accounts from funds held by PHA and approved by HUD to be used to make this reimbursement. This payment closed the final two open audit items regarding such payments to outside counsel investigated by the HUD OIG.

PHA has been notified that certain federal law enforcement investigations are being conducted into the past operation of PHA programs and the conduct of its former administration and certain officials. These investigations center on alleged fraud, corruption, malfeasance and other wrongdoing. No indictments or final adjudication have been issued in connection with these investigations.

The preceding investigations, examinations and allegations could ultimately result in an adverse financial impact to PHA; however, no determinations of liability have been made. No adjustments have been made to the financial statements for any potential outcomes.

Significant litigation settled and/or pending against PHA during the fiscal year is as follows:

Settlements

Russell Myatt v. PHA, City of Philadelphia, Philadelphia County Court of Common Pleas: This is a premises liability action where Plaintiff, wheelchair bound, alleges defective installation of shower stall that caused accumulation of water resulting in his falling from wheelchair. This case was scheduled for trial to commence in early November 2014. As of the close of the Q3 2014, PHA was assessing the potential for a settlement. It has since been approved for \$170,000, with PHA's contribution to be \$126,469.49.

McDowell v. PHA: PHA and plaintiffs representing a class of PHA residents reached a settlement in 2012 in connection with plaintiffs' efforts to compel PHA to pay gas utility allowances to eligible PHA residents as set forth in a 1998 Consent Decree, irrespective of changes in actual gas prices. The settlement, which has been agreed upon by the parties, and has been approved by the PHA Board and by HUD, provides that PHA establish a settlement fund in the amount of \$2.65 million to be distributed proportionally among class members who meet the criteria for class notice and proof of claim. The \$2.65 million will be reduced by setoffs for rent and other monies owed to PHA in the amount of approximately \$1.7 million. In May 2013, this settlement was approved by the Court and the settlement fund was established. PHA is working with the class to distribute the settlement amount.

Note 19. Contingencies (Continued)

Yvonne Lewis v. PHA, U.S. District Court for the Eastern District of Pennsylvania: U.S. District Court for the Eastern District of Pennsylvania: Ms. Lewis is a former PHA employee who filed an employment discrimination case alleging that she was discriminated against in the work she was assigned. Ms. Lewis was employed as an electrician. Ms. Lewis was seeking back-pay and front pay in excess of \$100,000. The case was settled for \$187,500 in November 2013 contingent upon HUD approval, which was received in or about February 2014. The settlement was paid on February 26, 2014.

Shamir Facen, et al. v. PHA, et al., Philadelphia County Court of Common Pleas: Philadelphia County Court of Common Pleas: This is a premises liability case in which minor plaintiffs allege that in 2009 they suffered severe injuries after falling from a second-story window of their scattered-site unit on Bancroft Street. The plaintiffs allege that the window was negligently installed and maintained, and have also sued the window manufacturer, which in turn joined the window designer as a defendant. The case was covered by insurance, subject to a \$150,000 deductible. We have negotiated a settlement of \$75,000, contingent upon HUD approval. We have not yet received an executed release for submission to HUD.

Lisa Martin v. PHA: This case involves damages for a ceiling collapse in one of PHA's public housing units. The case was settled in or about June 2014 with HUD approval for \$99,200. The settlement amount was paid on July 11, 2014.

Ethel Lee v. PHA, City of Philadelphia, City of Philadelphia Water Dept., Philadelphia County Court of Common Pleas: This is a major jury action where plaintiff alleges a fall as a result of pipes leaking and/or water main break. She alleges severe injuries to her left leg and knee. This case settled for \$75,000. As of the close of 3Q 2014, we were awaiting executed settlement documents to seek HUD's concurrence in the settlement.

Mulenga v. PHA: plaintiff alleged interference and retaliation in violation of the Family and Medical Leave Act ("FMLA"); sex discrimination in violation of Title VII of the Civil Rights Act of 1964 ("Title VII"); and the Equal Protection Clause (section 1983). As this was a case that triggered the 3/3/10 insurance policy, and that policy's limits had already been exhausted, there was no insurance for the matter. It was handled internally and was settled and paid during the fiscal year in the amount of \$150,000.

Pending or Threatened Litigation

PHA is defending against four (4) employment discrimination and wrongful termination claims where the damages in the aggregate could exceed more than \$300,000. Although PHA is vigorously defending these actions, it is too early to determine with any certainty PHA's liability in each case.

Simbarash Madziva v. PHA, Pennsylvania Commonwealth Court: Mr. Madziva is a former PHA employee alleging that PHA violated his due process rights when PHA suspended his employment in October 2011 and terminated his employment in December 2011, without a hearing, for defending himself against a PHA resident who had been denied a housing transfer. PHA prevailed in the trial court and Mr. Madziva's claims were dismissed. PHA successfully argued that whether Mr. Madziva's version of the facts was true, his employment was at-will and PHA acted within its rights when it terminated his employment. He appealed the dismissal to Pennsylvania Commonwealth Court and prevailed so that the case remains viable. Mr. Madziva's theory of liability challenges the Pennsylvania at-will employment doctrine. He is attempting to create a protected right to self-defense while at work that would limit the rights of an employer to terminate an at-will employee. While the case is being handled under the HARRG EPL policy, the applicable policy does not provide for indemnification, so PHA would be liable for all sums in a settlement or judgment.

Note 19. Contingencies (Continued)

Theresa Howard v. PHA, U.S. District Court for the Eastern District of Pennsylvania: This federal action was filed in January 2013 against both PHA and the Carpenter's Union. In the complaint, former PHA provisional employee Theresa Howard ("Howard") sets forth claims of discrimination, retaliation, defamation and breach of contract. Howard is seeking in excess of \$500,000 in damages. Discovery has been extended.

Frederick Pasour v. PHA, U.S. District Court for the Eastern District of Pennsylvania: Mr. Pasour filed an employment law suit challenging the termination of his employment, alleging claims for due process violation, defamation, and invasion of privacy/false light. The case is being covered by insurance for defense costs only, with no indemnity coverage, subject to a reservation of rights.

Anthony Guidotti v. PHA, Richard Zappile, GERALYN Hemphill, Benjamin Walton, James Mitchell, Philadelphia County Court of Common Pleas: This is employment litigation in which the plaintiff, a former member of the PHA police force, alleges, *inter alia*, a violation of the Pennsylvania Whistle Blower Law in connection with the termination of his employment. The plaintiff is making a claim under the state whistleblower laws and is seeking a large monetary award. The case is being covered by insurance, subject to a \$150,000 deductible and a reservation of rights.

Tort Claims

Except as otherwise discussed above, as of March 31, 2014, PHA, through its insurance carrier, HARRG, is defending against 114 personal injury actions. Of those 114 personal injury actions, one (1) is an action where the damages are expected to exceed \$100,000. That matter, Tira Williams v. PHA, involves a claim that a woman's diagnosis of lung disease resulting in a lung transplant was caused by mold in a PHA owned unit and that PHA should be liable under Section 1983 for violation of her civil rights. Liability is hard to quantify at this time but could be well in excess of \$100,000. Plaintiff is currently seeking \$4 million in damages.

PHA's anticipated loss in each other case instance is limited to \$150,000 per claim inclusive of defense costs and liability payments. Although PHA is vigorously defending each of these actions, the parties' respective liability at this time remains uncertain. Of the remaining pending claims, it is too early to determine with any certainty PHA's liability, although any damages will likely be well below \$100,000 in each individual case.

Liens Filed by Philadelphia Gas Works

Philadelphia Gas Works ("PGW") has filed liens against several PHA properties auctioned in 2012 and 2013. The total value of the claims that have been secured by the liens, according to PGW, is \$813,837.66. In addition, PGW is seeking to hold PHA responsible for unpaid utility charges owed by PHA tenants in an amount totaling \$5,012,535 since August 2006, which includes \$1,432,716 of unpaid balances on accounts for which PHA has already paid amounts directly to PGW for the benefit of certain low-income PHA residents. PHA is contesting the validity of the claims on the ground that PGW does not have a contractual claim against PHA and by law is not permitted to lien PHA property. PHA may resort to litigation to force PGW to release the liens filed against PHA property, to restore funds to PHA and to prevent PGW from filing such liens in the future. PHA has reached a tentative agreement with PGW regarding this matter. Under the terms of the proposed agreement, PGW would reimburse PHA for all of the monies that it received as a result of the liens.

Note 19. Contingencies (Continued)

The dispute with PGW was settled without litigation having been commenced, by an agreement effective September 15, 2013 in which PGW agreed to release all liens, not file liens thereafter, and return all monies that PGW received or that were escrowed as a result of the liens.

PHA made no payments in connection with the agreement, except that it began remitting to PGW and PECO directly certain utility allowance payments that otherwise would be paid to PHA Scattered Sites Tenants.

PHA also agreed to a cooperation program to assure PGW access to PHA units to facilitate shutoffs for tenant non-payment.

Note 20. Subsequent Events

On July 17, 2014, the Board of Commissioners via Resolution 11720 authorized PHA, subject to any applicable HUD approvals, to repay before maturity the following two (2) of PHA's component unit's outstanding series of Capital Fund Program Revenue Bonds: 1) Series B, issued in 2002 in the original amount of \$33,000,000 with a final maturity of December 1, 2021 and a current outstanding balance of \$16,550,000; and 2) Series C, issued in 2003 in the original amount of \$21,000,000 with a final maturity of December 1, 2017 and a current outstanding balance of \$7,145,000.

As of March 31, 2014, the Series B and Series C Bonds are recorded in the books of Tasker I, LP and Tasker II, LP, respectively.

PHA revised its FY2015 MTW Plan to include this payment and report to HUD.

Required Supplementary Information

Philadelphia Housing Authority

Required Supplementary Information

Schedule of Pension Funding Progress:

| Actuarial Valuation Date | Actuarial Value of Assets (a) | Actuarial Accrued Liability (AAL) - Entry Age (b) | Funding Excess (Deficiency) (a-b) | Funding Ratio (a/b) | Covered Payroll (c) | Ratio of Funding Deficiency to Covered Payroll [(a-b)/c] |
|--------------------------------|--|--|--|---------------------------|---------------------------|---|
| 11/1/09 | \$ 200,900,456 | \$ 272,847,624 | \$ (71,947,168) | 74% | \$37,488,770 | (192%) |
| 11/1/10 | 205,295,672 | 275,396,108 | (70,100,436) | 75% | 36,032,847 | (195%) |
| 11/1/11 | 203,315,070 | 273,155,055 | (69,839,935) | 74% | 13,611,869 | (513%) |
| 11/1/12 | 201,154,443 | 275,285,243 | (74,130,800) | 73% | 10,040,634 | (738%) |
| 11/1/13 | 205,065,040 | 271,349,834 | (66,284,794) | 76% | 2,135,544 | (3104%) |

Supplementary Information

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | Project Total | 14.881 Moving to Work Demonstration Program | 14.870 Resident Opportunity and Supportive Services | 14.170 Congregate Housing Service Program | 10.559 Summer Food Service Program for Children |
|--|---------------|---|---|---|---|
| 111 Cash - Unrestricted | \$20,726,964 | \$7,156,662 | \$0 | \$8,494 | \$0 |
| 112 Cash - Restricted - Modernization and Development | \$0 | \$0 | \$0 | \$0 | \$0 |
| 113 Cash - Other Restricted | \$0 | \$17,243,576 | \$0 | \$0 | \$0 |
| 114 Cash - Tenant Security Deposits | \$800,020 | \$0 | \$0 | \$0 | \$0 |
| 115 Cash - Restricted for Payment of Current Liabilities | \$0 | \$1,455,337 | \$0 | \$0 | \$0 |
| 100 Total Cash | \$21,526,984 | \$25,855,575 | \$0 | \$8,494 | \$0 |
| | | | | | |
| 121 Accounts Receivable - PHA Projects | \$0 | \$0 | \$0 | \$0 | \$0 |
| 122 Accounts Receivable - HUD Other Projects | \$2,001,767 | \$50,067,131 | \$56,444 | \$4,215 | \$0 |
| 124 Accounts Receivable - Other Government | \$0 | \$44,822 | \$0 | \$0 | \$0 |
| 125 Accounts Receivable - Miscellaneous | \$2,052,491 | \$12,085,841 | \$0 | \$0 | \$0 |
| 126 Accounts Receivable - Tenants | \$652,954 | \$0 | \$0 | \$0 | \$0 |
| 126.1 Allowance for Doubtful Accounts -Tenants | -\$556,005 | \$0 | \$0 | \$0 | \$0 |
| 126.2 Allowance for Doubtful Accounts - Other | \$0 | \$0 | \$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 | \$28,177 | \$0 | \$0 | \$0 |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts | \$4,151,207 | \$62,225,971 | \$56,444 | \$4,215 | \$0 |
| | | | | | |
| 131 Investments - Unrestricted | \$0 | \$22,274,011 | \$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 | \$1,077,560 | \$0 | \$0 | \$0 | \$0 |
| 143 Inventories | \$1,368,194 | \$0 | \$0 | \$0 | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | Project Total | 14.881 Moving to Work Demonstration Program | 14.870 Resident Opportunity and Supportive Services | 14.170 Congregate Housing Service Program | 10.559 Summer Food Service Program for Children |
|---|-----------------|---|---|---|---|
| 143.1 Allowance for Obsolete Inventories | -\$137,049 | \$0 | \$0 | \$0 | \$0 |
| 144 Inter Program Due From | \$0 | \$1,280,698 | \$0 | \$5,146 | \$0 |
| 145 Assets Held for Sale | \$0 | \$0 | \$0 | \$0 | \$0 |
| 150 Total Current Assets | \$27,986,896 | \$111,636,255 | \$56,444 | \$17,855 | \$0 |
| | | | | | |
| 161 Land | \$23,419,365 | \$149,460 | \$0 | \$0 | \$0 |
| 162 Buildings | \$1,164,056,266 | \$278,441,325 | \$0 | \$0 | \$0 |
| 163 Furniture, Equipment & Machinery - Dwellings | \$167,470 | \$962,380 | \$0 | \$0 | \$0 |
| 164 Furniture, Equipment & Machinery - Administration | \$372,033 | \$20,110,337 | \$116,475 | \$0 | \$0 |
| 165 Leasehold Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| 166 Accumulated Depreciation | -\$809,297,408 | -\$118,820,315 | -\$116,475 | \$0 | \$0 |
| 167 Construction in Progress | \$11,467,370 | \$12,166,862 | \$0 | \$0 | \$0 |
| 168 Infrastructure | \$0 | \$0 | \$0 | \$0 | \$0 |
| 160 Total Capital Assets, Net of Accumulated Depreciation | \$390,185,096 | \$193,010,049 | \$0 | \$0 | \$0 |
| | | | | | |
| 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 | \$520 | \$810 | \$0 | \$0 | \$0 |
| 180 Total Non-Current Assets | \$390,185,616 | \$193,010,859 | \$0 | \$0 | \$0 |
| | | | | | |
| 200 Deferred Outflow of Resources | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| 290 Total Assets and Deferred Outflow of Resources | \$418,172,512 | \$304,647,114 | \$56,444 | \$17,855 | \$0 |
| | | | | | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | Project Total | 14.881 Moving to Work Demonstration Program | 14.870 Resident Opportunity and Supportive Services | 14.170 Congregate Housing Service Program | 10.559 Summer Food Service Program for Children |
|--|---------------|---|---|---|---|
| 311 Bank Overdraft | \$0 | \$0 | \$0 | \$0 | \$0 |
| 312 Accounts Payable <= 90 Days | \$4,581,230 | \$1,203,361 | \$1,299 | \$17,855 | \$0 |
| 313 Accounts Payable >90 Days Past Due | \$0 | \$0 | \$0 | \$0 | \$0 |
| 321 Accrued Wage/Payroll Taxes Payable | \$0 | \$1,574,922 | \$0 | \$0 | \$0 |
| 322 Accrued Compensated Absences - Current Portion | \$3,762,773 | \$616,842 | \$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 | \$98,625 | \$0 | \$0 | \$0 | \$0 |
| 341 Tenant Security Deposits | \$800,020 | \$0 | \$0 | \$0 | \$0 |
| 342 Unearned Revenue | \$5,837 | \$12,882 | \$41 | \$0 | \$0 |
| 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 | \$0 |
| 345 Other Current Liabilities | \$0 | \$6,476,846 | \$0 | \$0 | \$0 |
| 346 Accrued Liabilities - Other | \$7,758,010 | \$4,166,029 | \$0 | \$0 | \$0 |
| 347 Inter Program - Due To | \$0 | \$0 | \$55,104 | \$0 | \$0 |
| 348 Loan Liability - Current | \$0 | \$0 | \$0 | \$0 | \$0 |
| 310 Total Current Liabilities | \$17,006,495 | \$14,050,882 | \$56,444 | \$17,855 | \$0 |
| | | | | | |
| 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 | \$0 |
| 353 Non-current Liabilities - Other | \$80,088 | \$6,381,024 | \$0 | \$0 | \$0 |
| 354 Accrued Compensated Absences - Non Current | \$2,508,494 | \$411,228 | \$0 | \$0 | \$0 |
| 355 Loan Liability - Non Current | \$0 | \$0 | \$0 | \$0 | \$0 |
| 356 FASB 5 Liabilities | \$0 | \$0 | \$0 | \$0 | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | Project Total | 14.881 Moving to Work Demonstration Program | 14.870 Resident Opportunity and Supportive Services | 14.170 Congregate Housing Service Program | 10.559 Summer Food Service Program for Children |
|---|---------------|---|---|---|---|
| 357 Accrued Pension and OPEB Liabilities | \$1,835,618 | \$0 | \$0 | \$0 | \$0 |
| 350 Total Non-Current Liabilities | \$4,424,200 | \$6,792,252 | \$0 | \$0 | \$0 |
| | | | | | |
| 300 Total Liabilities | \$21,430,695 | \$20,843,134 | \$56,444 | \$17,855 | \$0 |
| | | | | | |
| 400 Deferred Inflow of Resources | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| 508.3 Nonspendable Fund Balance | | | | | |
| 508.4 Net Investment in Capital Assets | \$390,185,096 | \$193,010,049 | \$0 | \$0 | \$0 |
| 509.3 Restricted Fund Balance | | | | | |
| 510.3 Committed Fund Balance | | | | | |
| 511.3 Assigned Fund Balance | | | | | |
| 511.4 Restricted Net Position | \$0 | \$0 | \$0 | \$0 | \$0 |
| 512.3 Unassigned Fund Balance | | | | | |
| 512.4 Unrestricted Net Position | \$6,556,721 | \$90,793,931 | \$0 | \$0 | \$0 |
| 513 Total Equity - Net Assets / Position | \$396,741,817 | \$283,803,980 | \$0 | \$0 | \$0 |
| | | | | | |
| 600 Total Liabilities, Deferred Inflows of Resources and Equity - | \$418,172,512 | \$304,647,114 | \$56,444 | \$17,855 | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.249 Section 8 Moderate Rehabilitation Single Room Occupancy | 97.109 Disaster Housing Assistance Grant | 6.2 Component Unit - Blended | 1 Business Activities | 6.1 Component Unit - Discretely Presented |
|--|---|--|---------------------------------|-----------------------|--|
| 111 Cash - Unrestricted | \$0 | \$0 | \$67,592,628 | \$2,065,374 | \$5,833,138 |
| 112 Cash - Restricted - Modernization and Development | \$0 | \$0 | \$0 | \$0 | \$0 |
| 113 Cash - Other Restricted | \$0 | \$0 | \$148,712 | \$0 | \$21,041,212 |
| 114 Cash - Tenant Security Deposits | \$0 | \$0 | \$0 | \$0 | \$540,183 |
| 115 Cash - Restricted for Payment of Current Liabilities | \$0 | \$0 | \$0 | \$24,285 | \$0 |
| 100 Total Cash | \$0 | \$0 | \$67,741,340 | \$2,089,659 | \$27,414,533 |
| | | | | | |
| 121 Accounts Receivable - PHA Projects | \$0 | \$0 | \$0 | \$0 | \$0 |
| 122 Accounts Receivable - HUD Other Projects | \$7,752 | \$0 | \$0 | \$0 | \$0 |
| 124 Accounts Receivable - Other Government | \$0 | \$0 | \$0 | \$0 | \$0 |
| 125 Accounts Receivable - Miscellaneous | \$0 | \$0 | \$8,242,555 | \$1,040,834 | \$2,711,952 |
| 126 Accounts Receivable - Tenants | \$0 | \$0 | \$0 | \$11,926 | \$1,111,409 |
| 126.1 Allowance for Doubtful Accounts -Tenants | \$0 | \$0 | \$0 | -\$11,926 | -\$638,392 |
| 126.2 Allowance for Doubtful Accounts - Other | \$0 | \$0 | -\$1,624,822 | \$0 | \$0 |
| 127 Notes, Loans, & Mortgages Receivable - Current | \$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 | \$8,495 | \$10 | \$0 |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts | \$7,752 | \$0 | \$6,626,228 | \$1,040,844 | \$3,184,969 |
| | | | | | |
| 131 Investments - Unrestricted | \$0 | \$0 | \$0 | \$0 | \$0 |
| 132 Investments - Restricted | \$0 | \$0 | \$2,863,793 | \$0 | \$0 |
| 135 Investments - Restricted for Payment of Current Liability | \$0 | \$0 | \$0 | \$0 | \$0 |
| 142 Prepaid Expenses and Other Assets | \$0 | \$0 | \$15,494 | \$0 | \$668,945 |
| 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/A-133

Fiscal Year End: 03/31/2014

| | 14.249 Section 8 Moderate Rehabilitation Single Room Occupancy | 97.109 Disaster Housing Assistance Grant | 6.2 Component Unit - Blended | 1 Business Activities | 6.1 Component Unit - Discretely Presented |
|---|---|--|---------------------------------|-----------------------|--|
| 144 Inter Program Due From | \$1,280,923 | \$95,807 | \$0 | \$0 | \$0 |
| 145 Assets Held for Sale | \$0 | \$0 | \$0 | \$0 | \$0 |
| 150 Total Current Assets | \$1,288,675 | \$95,807 | \$77,246,855 | \$3,130,503 | \$31,268,447 |
| | | | | | |
| 161 Land | \$0 | \$0 | \$0 | \$40,286 | \$5,593,652 |
| 162 Buildings | \$0 | \$0 | \$0 | \$53,357,226 | \$616,104,499 |
| 163 Furniture, Equipment & Machinery - Dwellings | \$0 | \$0 | \$0 | \$0 | \$546,036 |
| 164 Furniture, Equipment & Machinery - Administration | \$0 | \$0 | \$67,998 | \$22,677 | \$3,854,252 |
| 165 Leasehold Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| 166 Accumulated Depreciation | \$0 | \$0 | -\$62,493 | -\$20,605,155 | -\$172,272,076 |
| 167 Construction in Progress | \$0 | \$0 | \$0 | \$402,095 | \$0 |
| 168 Infrastructure | \$0 | \$0 | \$0 | \$0 | \$0 |
| 160 Total Capital Assets, Net of Accumulated Depreciation | \$0 | \$0 | \$5,505 | \$33,217,129 | \$453,826,363 |
| | | | | | |
| 171 Notes, Loans and Mortgages Receivable - Non-Current | \$0 | \$0 | \$0 | \$353,256,112 | \$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 | \$88,012 | \$3,036,764 |
| 176 Investments in Joint Ventures | \$0 | \$0 | \$0 | \$5,075,262 | \$0 |
| 180 Total Non-Current Assets | \$0 | \$0 | \$5,505 | \$391,636,515 | \$456,863,127 |
| | | | | | |
| 200 Deferred Outflow of Resources | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| 290 Total Assets and Deferred Outflow of Resources | \$1,288,675 | \$95,807 | \$77,252,360 | \$394,767,018 | \$488,131,574 |
| | | | | | |
| 311 Bank Overdraft | \$0 | \$0 | \$0 | \$0 | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.249 Section 8 Moderate Rehabilitation Single Room Occupancy | 97.109 Disaster Housing Assistance Grant | 6.2 Component Unit - Blended | 1 Business Activities | 6.1 Component Unit - Discretely Presented |
|--|---|--|---------------------------------|-----------------------|--|
| 312 Accounts Payable <= 90 Days | \$0 | \$0 | \$53,388 | \$33,475 | \$1,526,460 |
| 313 Accounts Payable >90 Days Past Due | \$0 | \$0 | \$0 | \$0 | \$0 |
| 321 Accrued Wage/Payroll Taxes Payable | \$0 | \$0 | \$1,632 | \$0 | \$0 |
| 322 Accrued Compensated Absences - Current Portion | \$0 | \$0 | \$49,026 | \$0 | \$0 |
| 324 Accrued Contingency Liability | \$0 | \$0 | \$0 | \$0 | \$0 |
| 325 Accrued Interest Payable | \$0 | \$0 | \$0 | \$945,730 | \$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 | \$0 | \$0 | \$540,183 |
| 342 Unearned Revenue | \$288,377 | \$0 | \$0 | \$432,409 | \$180,907 |
| 343 Current Portion of Long-term Debt - Capital | \$0 | \$0 | \$0 | \$4,575,000 | \$3,497,133 |
| 344 Current Portion of Long-term Debt - Operating Borrowings | \$0 | \$0 | \$0 | \$0 | \$0 |
| 345 Other Current Liabilities | \$0 | \$0 | \$12,816,880 | \$124,311 | \$2,875,968 |
| 346 Accrued Liabilities - Other | \$0 | \$0 | \$162,165 | \$0 | \$3,637,273 |
| 347 Inter Program - Due To | \$0 | \$0 | \$0 | \$403,061 | \$0 |
| 348 Loan Liability - Current | \$0 | \$0 | \$0 | \$0 | \$0 |
| 310 Total Current Liabilities | \$288,377 | \$0 | \$13,083,091 | \$6,513,986 | \$12,257,924 |
| | | | | | |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage | \$0 | \$0 | \$0 | \$51,197,958 | \$359,081,215 |
| 352 Long-term Debt, Net of Current - Operating Borrowings | \$0 | \$0 | \$0 | \$0 | \$0 |
| 353 Non-current Liabilities - Other | \$0 | \$0 | \$0 | \$0 | \$57,662,000 |
| 354 Accrued Compensated Absences - Non Current | \$0 | \$0 | \$32,684 | \$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/A-133

Fiscal Year End: 03/31/2014

| | 14.249 Section 8 Moderate Rehabilitation Single Room Occupancy | 97.109 Disaster Housing Assistance Grant | 6.2 Component Unit - Blended | 1 Business Activities | 6.1 Component Unit - Discretely Presented |
|---|---|--|---------------------------------|-----------------------|--|
| 350 Total Non-Current Liabilities | \$0 | \$0 | \$32,684 | \$51,197,958 | \$416,743,215 |
| | | | | | |
| 300 Total Liabilities | \$288,377 | \$0 | \$13,115,775 | \$57,711,944 | \$429,001,139 |
| | | | | | |
| 400 Deferred Inflow of Resources | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| 508.3 Nonspendable Fund Balance | | | | | |
| 508.4 Net Investment in Capital Assets | \$0 | \$0 | \$5,505 | -\$22,555,829 | \$93,956,330 |
| 509.3 Restricted Fund Balance | | | | | |
| 510.3 Committed Fund Balance | | | | | |
| 511.3 Assigned Fund Balance | | | | | |
| 511.4 Restricted Net Position | \$0 | \$0 | \$3,012,505 | \$0 | \$0 |
| 512.3 Unassigned Fund Balance | | | | | |
| 512.4 Unrestricted Net Position | \$1,000,298 | \$95,807 | \$61,118,575 | \$359,610,903 | -\$34,825,895 |
| 513 Total Equity - Net Assets / Position | \$1,000,298 | \$95,807 | \$64,136,585 | \$337,055,074 | \$59,130,435 |
| | | | | | |
| 600 Total Liabilities, Deferred Inflows of Resources and Equity - | \$1,288,675 | \$95,807 | \$77,252,360 | \$394,767,018 | \$488,131,574 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 93.044 Special Programs for the Aging Title III, Part B Grants for Supportive | 14.182 N/C S/R Section 8 Programs | 14.HCV MTW Demonstration Program for HCV program | 14.871 Housing Choice Vouchers | 2 State/Local |
|--|---|--------------------------------------|---|-----------------------------------|---------------|
| 111 Cash - Unrestricted | \$0 | \$0 | | | \$1,576,287 |
| 112 Cash - Restricted - Modernization and Development | \$0 | \$0 | | | |
| 113 Cash - Other Restricted | \$0 | \$0 | | \$9,800,783 | |
| 114 Cash - Tenant Security Deposits | \$0 | \$0 | | | |
| 115 Cash - Restricted for Payment of Current Liabilities | \$0 | \$0 | | \$3,034 | |
| 100 Total Cash | \$0 | \$0 | \$0 | \$9,803,817 | \$1,576,287 |
| | | | | | |
| 121 Accounts Receivable - PHA Projects | \$0 | \$0 | | \$1,269,540 | |
| 122 Accounts Receivable - HUD Other Projects | \$0 | \$0 | | \$2,025,014 | \$0 |
| 124 Accounts Receivable - Other Government | \$0 | \$0 | | | |
| 125 Accounts Receivable - Miscellaneous | \$0 | \$0 | | | \$120,378 |
| 126 Accounts Receivable - Tenants | \$0 | \$0 | | | |
| 126.1 Allowance for Doubtful Accounts -Tenants | \$0 | \$0 | | | \$0 |
| 126.2 Allowance for Doubtful Accounts - Other | \$0 | \$0 | | \$0 | \$0 |
| 127 Notes, Loans, & Mortgages Receivable - Current | \$0 | \$0 | | | |
| 128 Fraud Recovery | \$0 | \$0 | | | |
| 128.1 Allowance for Doubtful Accounts - Fraud | \$0 | \$0 | | | |
| 129 Accrued Interest Receivable | \$0 | \$0 | | \$47,475 | \$2 |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts | \$0 | \$0 | \$0 | \$3,342,029 | \$120,380 |
| | | | | | |
| 131 Investments - Unrestricted | \$0 | \$0 | | | |
| 132 Investments - Restricted | \$0 | \$0 | | | |
| 135 Investments - Restricted for Payment of Current Liability | \$0 | \$0 | | | |
| 142 Prepaid Expenses and Other Assets | \$0 | \$0 | | | \$91 |
| 143 Inventories | \$0 | \$0 | | | |
| 143.1 Allowance for Obsolete Inventories | \$0 | \$0 | | | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 93.044 Special Programs for the Aging Title III, Part B Grants for Supportive | 14.182 N/C S/R Section 8 Programs | 14.HCV MTW Demonstration Program for HCV program | 14.871 Housing Choice Vouchers | 2 State/Local |
|---|---|--------------------------------------|---|-----------------------------------|---------------|
| 144 Inter Program Due From | \$0 | \$22,872 | | | \$240,433 |
| 145 Assets Held for Sale | \$0 | \$0 | | | |
| 150 Total Current Assets | \$0 | \$22,872 | \$0 | \$13,145,846 | \$1,937,191 |
| | | | | | |
| 161 Land | \$0 | \$0 | | | |
| 162 Buildings | \$0 | \$0 | | | \$250,000 |
| 163 Furniture, Equipment & Machinery - Dwellings | \$0 | \$0 | | | \$1,319 |
| 164 Furniture, Equipment & Machinery - Administration | \$8,139 | \$0 | | \$494,459 | \$252,055 |
| 165 Leasehold Improvements | \$0 | \$0 | | | |
| 166 Accumulated Depreciation | -\$8,139 | \$0 | | -\$494,459 | -\$134,667 |
| 167 Construction in Progress | \$0 | \$0 | | | |
| 168 Infrastructure | \$0 | \$0 | | | |
| 160 Total Capital Assets, Net of Accumulated Depreciation | \$0 | \$0 | \$0 | \$0 | \$368,707 |
| | | | | | |
| 171 Notes, Loans and Mortgages Receivable - Non-Current | \$0 | \$0 | | | |
| 172 Notes, Loans, & Mortgages Receivable - Non Current - Past | \$0 | \$0 | | | |
| 173 Grants Receivable - Non Current | \$0 | \$0 | | | |
| 174 Other Assets | \$0 | \$0 | | | |
| 176 Investments in Joint Ventures | \$0 | \$0 | | | |
| 180 Total Non-Current Assets | \$0 | \$0 | \$0 | \$0 | \$368,707 |
| | | | | | |
| 200 Deferred Outflow of Resources | \$0 | \$0 | \$0 | | |
| | | | | | |
| 290 Total Assets and Deferred Outflow of Resources | \$0 | \$22,872 | \$0 | \$13,145,846 | \$2,305,898 |
| | | | | | |
| 311 Bank Overdraft | \$0 | \$0 | | | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 93.044 Special Programs for the Aging Title III, Part B Grants for Supportive | 14.182 N/C S/R Section 8 Programs | 14.HCV MTW Demonstration Program for HCV program | 14.871 Housing Choice Vouchers | 2 State/Local |
|--|---|--------------------------------------|---|-----------------------------------|---------------|
| 312 Accounts Payable <= 90 Days | \$0 | \$0 | | \$73 | \$519 |
| 313 Accounts Payable >90 Days Past Due | \$0 | \$0 | | | |
| 321 Accrued Wage/Payroll Taxes Payable | \$0 | \$0 | | | |
| 322 Accrued Compensated Absences - Current Portion | \$0 | \$0 | | \$57,436 | |
| 324 Accrued Contingency Liability | \$0 | \$0 | | | |
| 325 Accrued Interest Payable | \$0 | \$0 | | | |
| 331 Accounts Payable - HUD PHA Programs | \$0 | \$0 | | | \$0 |
| 332 Account Payable - PHA Projects | \$0 | \$0 | | | |
| 333 Accounts Payable - Other Government | \$0 | \$0 | | | |
| 341 Tenant Security Deposits | \$0 | \$0 | | | |
| 342 Unearned Revenue | \$0 | \$0 | | | \$640,188 |
| 343 Current Portion of Long-term Debt - Capital | \$0 | \$0 | | | |
| 344 Current Portion of Long-term Debt - Operating Borrowings | \$0 | \$0 | | | |
| 345 Other Current Liabilities | \$0 | \$0 | | \$3,034 | |
| 346 Accrued Liabilities - Other | \$0 | \$0 | | \$12,151 | |
| 347 Inter Program - Due To | \$0 | \$0 | | \$1,229,686 | |
| 348 Loan Liability - Current | \$0 | \$0 | | | |
| 310 Total Current Liabilities | \$0 | \$0 | \$0 | \$1,302,380 | \$640,707 |
| | | | | | |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage | \$0 | \$0 | | | |
| 352 Long-term Debt, Net of Current - Operating Borrowings | \$0 | \$0 | | | |
| 353 Non-current Liabilities - Other | \$0 | \$0 | | | |
| 354 Accrued Compensated Absences - Non Current | \$0 | \$0 | | \$38,291 | |
| 355 Loan Liability - Non Current | \$0 | \$0 | | | |
| 356 FASB 5 Liabilities | \$0 | \$0 | | | |
| 357 Accrued Pension and OPEB Liabilities | \$0 | \$0 | \$0 | \$0 | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 93.044 Special Programs for the Aging Title III, Part B Grants for Supportive | 14.182 N/C S/R Section 8 Programs | 14.HCV MTW Demonstration Program for HCV program | 14.871 Housing Choice Vouchers | 2 State/Local |
|---|---|--------------------------------------|---|-----------------------------------|---------------|
| 350 Total Non-Current Liabilities | \$0 | \$0 | \$0 | \$38,291 | \$0 |
| | | | | | |
| 300 Total Liabilities | \$0 | \$0 | \$0 | \$1,340,671 | \$640,707 |
| | | | | | |
| 400 Deferred Inflow of Resources | \$0 | \$0 | \$0 | \$0 | |
| | | | | | |
| 508.3 Nonspendable Fund Balance | | | | | |
| 508.4 Net Investment in Capital Assets | \$0 | \$0 | | | \$368,707 |
| 509.3 Restricted Fund Balance | | | | | |
| 510.3 Committed Fund Balance | | | | | |
| 511.3 Assigned Fund Balance | | | | | |
| 511.4 Restricted Net Position | \$0 | \$0 | | \$9,800,783 | \$0 |
| 512.3 Unassigned Fund Balance | | | | | |
| 512.4 Unrestricted Net Position | \$0 | \$22,872 | \$0 | \$2,004,392 | \$1,296,484 |
| 513 Total Equity - Net Assets / Position | \$0 | \$22,872 | \$0 | \$11,805,175 | \$1,665,191 |
| | | | | | |
| 600 Total Liabilities, Deferred Inflows of Resources and Equity - | \$0 | \$22,872 | \$0 | \$13,145,846 | \$2,305,898 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.CFP MTW Demonstration Program for Capital Fund | 14.856 Lower Income Housing Assistance Program_Section 8 Moderate | Subtotal |
|--|-------------------------------|---|--|--|---------------|
| 111 Cash - Unrestricted | | | | \$1,078,804 | \$106,038,351 |
| 112 Cash - Restricted - Modernization and Development | | | | \$0 | \$0 |
| 113 Cash - Other Restricted | | | | \$0 | \$48,234,283 |
| 114 Cash - Tenant Security Deposits | | | | \$0 | \$1,340,203 |
| 115 Cash - Restricted for Payment of Current Liabilities | | | | \$0 | \$1,482,656 |
| 100 Total Cash | \$0 | \$0 | \$0 | \$1,078,804 | \$157,095,493 |
| | | | | | |
| 121 Accounts Receivable - PHA Projects | | | | \$0 | \$1,269,540 |
| 122 Accounts Receivable - HUD Other Projects | \$112,784 | | | \$326,293 | \$54,601,400 |
| 124 Accounts Receivable - Other Government | | | | \$0 | \$44,822 |
| 125 Accounts Receivable - Miscellaneous | | | | \$0 | \$26,254,051 |
| 126 Accounts Receivable - Tenants | | | | \$0 | \$1,776,289 |
| 126.1 Allowance for Doubtful Accounts -Tenants | | | | \$0 | -\$1,206,323 |
| 126.2 Allowance for Doubtful Accounts - Other | \$0 | | | \$0 | -\$1,624,822 |
| 127 Notes, Loans, & Mortgages Receivable - Current | | | | \$0 | \$0 |
| 128 Fraud Recovery | | | | \$0 | \$0 |
| 128.1 Allowance for Doubtful Accounts - Fraud | | | | \$0 | \$0 |
| 129 Accrued Interest Receivable | | | | \$6 | \$84,165 |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts | \$112,784 | \$0 | \$0 | \$326,299 | \$81,199,122 |
| | | | | | |
| 131 Investments - Unrestricted | | | | \$0 | \$22,274,011 |
| 132 Investments - Restricted | | | | \$0 | \$2,863,793 |
| 135 Investments - Restricted for Payment of Current Liability | | | | \$0 | \$0 |
| 142 Prepaid Expenses and Other Assets | | | | \$0 | \$1,762,090 |
| 143 Inventories | | | | \$0 | \$1,368,194 |
| 143.1 Allowance for Obsolete Inventories | | | | \$0 | -\$137,049 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.CFP MTW Demonstration Program for Capital Fund | 14.856 Lower Income Housing Assistance Program_Section 8 Moderate | Subtotal |
|---|-------------------------------|---|--|--|------------------|
| 144 Inter Program Due From | \$131,150 | | | \$1,124,305 | \$4,181,334 |
| 145 Assets Held for Sale | | | | \$0 | \$0 |
| 150 Total Current Assets | \$243,934 | \$0 | \$0 | \$2,529,408 | \$270,606,988 |
| | | | | | |
| 161 Land | | | | \$0 | \$29,202,763 |
| 162 Buildings | | | | \$633,750 | \$2,112,843,066 |
| 163 Furniture, Equipment & Machinery - Dwellings | | | | \$0 | \$1,677,205 |
| 164 Furniture, Equipment & Machinery - Administration | | | | \$0 | \$25,298,425 |
| 165 Leasehold Improvements | | | | \$0 | \$0 |
| 166 Accumulated Depreciation | | | | \$0 | -\$1,121,811,187 |
| 167 Construction in Progress | | | | \$0 | \$24,036,327 |
| 168 Infrastructure | | | | \$0 | \$0 |
| 160 Total Capital Assets, Net of Accumulated Depreciation | \$0 | \$0 | \$0 | \$633,750 | \$1,071,246,599 |
| | | | | | |
| 171 Notes, Loans and Mortgages Receivable - Non-Current | | | | \$0 | \$353,256,112 |
| 172 Notes, Loans, & Mortgages Receivable - Non Current - Past | | | | \$0 | \$0 |
| 173 Grants Receivable - Non Current | | | | \$0 | \$0 |
| 174 Other Assets | | | | \$0 | \$3,124,776 |
| 176 Investments in Joint Ventures | | | | \$0 | \$5,076,592 |
| 180 Total Non-Current Assets | \$0 | \$0 | \$0 | \$633,750 | \$1,432,704,079 |
| | | | | | |
| 200 Deferred Outflow of Resources | | | | \$0 | \$0 |
| | | | | | |
| 290 Total Assets and Deferred Outflow of Resources | \$243,934 | \$0 | \$0 | \$3,163,158 | \$1,703,311,067 |
| | | | | | |
| 311 Bank Overdraft | | | | \$0 | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.CFP MTW Demonstration Program for Capital Fund | 14.856 Lower Income Housing Assistance Program_Section 8 Moderate | Subtotal |
|--|-------------------------------|---|--|--|---------------|
| 312 Accounts Payable <= 90 Days | | | | \$0 | \$7,417,660 |
| 313 Accounts Payable >90 Days Past Due | | | | \$0 | \$0 |
| 321 Accrued Wage/Payroll Taxes Payable | | | | \$0 | \$1,576,554 |
| 322 Accrued Compensated Absences - Current Portion | | | | \$0 | \$4,486,077 |
| 324 Accrued Contingency Liability | | | | \$0 | \$0 |
| 325 Accrued Interest Payable | | | | \$0 | \$945,730 |
| 331 Accounts Payable - HUD PHA Programs | | | | \$0 | \$0 |
| 332 Account Payable - PHA Projects | | | | \$0 | \$0 |
| 333 Accounts Payable - Other Government | | | | \$0 | \$98,625 |
| 341 Tenant Security Deposits | | | | \$0 | \$1,340,203 |
| 342 Unearned Revenue | | | | \$120,045 | \$1,680,686 |
| 343 Current Portion of Long-term Debt - Capital | | | | \$0 | \$8,072,133 |
| 344 Current Portion of Long-term Debt - Operating Borrowings | | | | \$0 | \$0 |
| 345 Other Current Liabilities | | | | \$0 | \$22,297,039 |
| 346 Accrued Liabilities - Other | | | | \$8,378 | \$15,744,006 |
| 347 Inter Program - Due To | | | | \$2,493,483 | \$4,181,334 |
| 348 Loan Liability - Current | | | | \$0 | \$0 |
| 310 Total Current Liabilities | \$0 | \$0 | \$0 | \$2,621,906 | \$67,840,047 |
| | | | | | |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage | | | | \$0 | \$410,279,173 |
| 352 Long-term Debt, Net of Current - Operating Borrowings | | | | \$0 | \$0 |
| 353 Non-current Liabilities - Other | | | | \$0 | \$64,123,112 |
| 354 Accrued Compensated Absences - Non Current | | | | \$0 | \$2,990,697 |
| 355 Loan Liability - Non Current | | | | \$0 | \$0 |
| 356 FASB 5 Liabilities | | | | \$0 | \$0 |
| 357 Accrued Pension and OPEB Liabilities | | | | \$0 | \$1,835,618 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.CFP MTW Demonstration Program for Capital Fund | 14.856 Lower Income Housing Assistance Program, Section 8 Moderate | Subtotal |
|---|-------------------------------|---|--|---|-----------------|
| 350 Total Non-Current Liabilities | \$0 | \$0 | \$0 | \$0 | \$479,228,600 |
| | | | | | |
| 300 Total Liabilities | \$0 | \$0 | \$0 | \$2,621,906 | \$547,068,647 |
| | | | | | |
| 400 Deferred Inflow of Resources | | | | \$0 | \$0 |
| | | | | | |
| 508.3 Nonspendable Fund Balance | | | | \$0 | |
| 508.4 Net Investment in Capital Assets | | | | \$633,750 | \$655,603,608 |
| 509.3 Restricted Fund Balance | | | | \$0 | |
| 510.3 Committed Fund Balance | | | | \$0 | |
| 511.3 Assigned Fund Balance | | | | \$0 | |
| 511.4 Restricted Net Position | | | | \$0 | \$12,813,288 |
| 512.3 Unassigned Fund Balance | | | | \$0 | |
| 512.4 Unrestricted Net Position | \$243,934 | \$0 | \$0 | -\$92,498 | \$487,825,524 |
| 513 Total Equity - Net Assets / Position | \$243,934 | \$0 | \$0 | \$541,252 | \$1,156,242,420 |
| | | | | | |
| 600 Total Liabilities, Deferred Inflows of Resources and Equity - | \$243,934 | \$0 | \$0 | \$3,163,158 | \$1,703,311,067 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | ELIM | Total |
|--|---------------|---------------|
| 111 Cash - Unrestricted | | \$106,038,351 |
| 112 Cash - Restricted - Modernization and Development | | \$0 |
| 113 Cash - Other Restricted | | \$48,234,283 |
| 114 Cash - Tenant Security Deposits | | \$1,340,203 |
| 115 Cash - Restricted for Payment of Current Liabilities | | \$1,482,656 |
| 100 Total Cash | \$0 | \$157,095,493 |
| | | |
| 121 Accounts Receivable - PHA Projects | | \$1,269,540 |
| 122 Accounts Receivable - HUD Other Projects | | \$54,601,400 |
| 124 Accounts Receivable - Other Government | | \$44,822 |
| 125 Accounts Receivable - Miscellaneous | -\$12,243,947 | \$14,010,104 |
| 126 Accounts Receivable - Tenants | | \$1,776,289 |
| 126.1 Allowance for Doubtful Accounts -Tenants | | -\$1,206,323 |
| 126.2 Allowance for Doubtful Accounts - Other | | -\$1,624,822 |
| 127 Notes, Loans, & Mortgages Receivable - Current | | \$0 |
| 128 Fraud Recovery | | \$0 |
| 128.1 Allowance for Doubtful Accounts - Fraud | | \$0 |
| 129 Accrued Interest Receivable | | \$84,165 |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts | -\$12,243,947 | \$68,955,175 |
| | | |
| 131 Investments - Unrestricted | | \$22,274,011 |
| 132 Investments - Restricted | | \$2,863,793 |
| 135 Investments - Restricted for Payment of Current Liability | | \$0 |
| 142 Prepaid Expenses and Other Assets | | \$1,762,090 |
| 143 Inventories | | \$1,368,194 |
| 143.1 Allowance for Obsolete Inventories | | -\$137,049 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | ELIM | Total |
|---|---------------|------------------|
| 144 Inter Program Due From | -\$4,181,334 | \$0 |
| 145 Assets Held for Sale | | \$0 |
| 150 Total Current Assets | -\$16,425,281 | \$254,181,707 |
| | | |
| 161 Land | | \$29,202,763 |
| 162 Buildings | | \$2,112,843,066 |
| 163 Furniture, Equipment & Machinery - Dwellings | | \$1,677,205 |
| 164 Furniture, Equipment & Machinery - Administration | | \$25,298,425 |
| 165 Leasehold Improvements | | \$0 |
| 166 Accumulated Depreciation | | -\$1,121,811,187 |
| 167 Construction in Progress | | \$24,036,327 |
| 168 Infrastructure | | \$0 |
| 160 Total Capital Assets, Net of Accumulated Depreciation | \$0 | \$1,071,246,599 |
| | | |
| 171 Notes, Loans and Mortgages Receivable - Non-Current | | \$353,256,112 |
| 172 Notes, Loans, & Mortgages Receivable - Non Current - Past | | \$0 |
| 173 Grants Receivable - Non Current | | \$0 |
| 174 Other Assets | | \$3,124,776 |
| 176 Investments in Joint Ventures | | \$5,076,592 |
| 180 Total Non-Current Assets | \$0 | \$1,432,704,079 |
| | | |
| 200 Deferred Outflow of Resources | \$0 | \$0 |
| | | |
| 290 Total Assets and Deferred Outflow of Resources | -\$16,425,281 | \$1,686,885,786 |
| | | |
| 311 Bank Overdraft | | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | ELIM | Total |
|--|---------------|---------------|
| 312 Accounts Payable <= 90 Days | | \$7,417,660 |
| 313 Accounts Payable >90 Days Past Due | | \$0 |
| 321 Accrued Wage/Payroll Taxes Payable | | \$1,576,554 |
| 322 Accrued Compensated Absences - Current Portion | | \$4,486,077 |
| 324 Accrued Contingency Liability | | \$0 |
| 325 Accrued Interest Payable | | \$945,730 |
| 331 Accounts Payable - HUD PHA Programs | | \$0 |
| 332 Account Payable - PHA Projects | | \$0 |
| 333 Accounts Payable - Other Government | | \$98,625 |
| 341 Tenant Security Deposits | | \$1,340,203 |
| 342 Unearned Revenue | | \$1,680,686 |
| 343 Current Portion of Long-term Debt - Capital | | \$8,072,133 |
| 344 Current Portion of Long-term Debt - Operating Borrowings | | \$0 |
| 345 Other Current Liabilities | -\$12,243,947 | \$10,053,092 |
| 346 Accrued Liabilities - Other | | \$15,744,006 |
| 347 Inter Program - Due To | -\$4,181,334 | \$0 |
| 348 Loan Liability - Current | | \$0 |
| 310 Total Current Liabilities | -\$16,425,281 | \$51,414,766 |
| | | |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage | | \$410,279,173 |
| 352 Long-term Debt, Net of Current - Operating Borrowings | | \$0 |
| 353 Non-current Liabilities - Other | | \$64,123,112 |
| 354 Accrued Compensated Absences - Non Current | | \$2,990,697 |
| 355 Loan Liability - Non Current | | \$0 |
| 356 FASB 5 Liabilities | | \$0 |
| 357 Accrued Pension and OPEB Liabilities | | \$1,835,618 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | ELIM | Total |
|---|---------------|-----------------|
| 350 Total Non-Current Liabilities | \$0 | \$479,228,600 |
| | | |
| 300 Total Liabilities | -\$16,425,281 | \$530,643,366 |
| | | |
| 400 Deferred Inflow of Resources | \$0 | \$0 |
| | | |
| 508.3 Nonspendable Fund Balance | | |
| 508.4 Net Investment in Capital Assets | | \$655,603,608 |
| 509.3 Restricted Fund Balance | | |
| 510.3 Committed Fund Balance | | |
| 511.3 Assigned Fund Balance | | |
| 511.4 Restricted Net Position | | \$12,813,288 |
| 512.3 Unassigned Fund Balance | | |
| 512.4 Unrestricted Net Position | | \$487,825,524 |
| 513 Total Equity - Net Assets / Position | \$0 | \$1,156,242,420 |
| | | |
| 600 Total Liabilities, Deferred Inflows of Resources and Equity - | -\$16,425,281 | \$1,686,885,786 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | Project Total | 14.881 Moving to Work Demonstration Program | 14.870 Resident Opportunity and Supportive Services | 14.170 Congregate Housing Service Program | 10.559 Summer Food Service Program for Children |
|---|---------------|---|---|---|---|
| 70300 Net Tenant Rental Revenue | \$23,471,271 | \$0 | \$0 | \$0 | \$0 |
| 70400 Tenant Revenue - Other | \$751,240 | \$0 | \$0 | \$0 | \$0 |
| 70500 Total Tenant Revenue | \$24,222,511 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| 70600 HUD PHA Operating Grants | \$0 | \$0 | \$311,346 | \$120,297 | \$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 | \$0 | \$0 | \$0 | \$263,336 |
| 71100 Investment Income - Unrestricted | \$149,801 | \$153,188 | \$0 | \$0 | \$0 |
| 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 | \$20,977 | \$0 | \$0 | \$0 | \$0 |
| 71500 Other Revenue | \$206,877 | \$357,203 | \$0 | \$30,074 | \$126,736 |
| 71600 Gain or Loss on Sale of Capital Assets | \$1,822,633 | \$838,198 | \$0 | \$0 | \$0 |
| 72000 Investment Income - Restricted | \$0 | \$0 | \$0 | \$0 | \$0 |
| 70000 Total Revenue | \$26,422,799 | \$1,348,589 | \$311,346 | \$150,371 | \$390,072 |
| | | | | | |
| 91100 Administrative Salaries | \$18,204,816 | \$12,389,652 | \$63,223 | \$0 | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | Project Total | 14.881 Moving to Work Demonstration Program | 14.870 Resident Opportunity and Supportive Services | 14.170 Congregate Housing Service Program | 10.559 Summer Food Service Program for Children |
|--|---------------|---|---|---|---|
| 91200 Auditing Fees | \$446,538 | \$13,000 | \$0 | \$0 | \$0 |
| 91300 Management Fee | \$0 | \$0 | \$0 | \$0 | \$0 |
| 91310 Book-keeping Fee | \$0 | \$0 | \$0 | \$0 | \$0 |
| 91400 Advertising and Marketing | \$111,346 | \$0 | \$0 | \$0 | \$0 |
| 91500 Employee Benefit contributions - Administrative | \$10,156,371 | \$9,483,715 | \$0 | \$0 | \$0 |
| 91600 Office Expenses | \$4,472,722 | \$643,877 | \$6,604 | \$0 | \$1,728 |
| 91700 Legal Expense | \$1,134,967 | \$1,709,618 | \$0 | \$0 | \$0 |
| 91800 Travel | \$94,804 | \$26,829 | \$41 | \$0 | \$1,553 |
| 91810 Allocated Overhead | \$0 | \$0 | \$0 | \$0 | \$0 |
| 91900 Other | \$2,935,047 | \$7,232,198 | \$6,022 | \$0 | \$0 |
| 91000 Total Operating - Administrative | \$37,556,611 | \$31,498,889 | \$75,890 | \$0 | \$3,281 |
| | | | | | |
| 92000 Asset Management Fee | \$0 | | | | |
| 92100 Tenant Services - Salaries | \$87,091 | \$316,214 | \$163,052 | \$13,798 | \$94,278 |
| 92200 Relocation Costs | \$259,982 | \$0 | \$0 | \$0 | \$0 |
| 92300 Employee Benefit Contributions - Tenant Services | \$49,002 | \$251,877 | \$133 | \$3,464 | \$0 |
| 92400 Tenant Services - Other | \$496,045 | \$210,279 | \$72,269 | \$131,780 | \$292,513 |
| 92500 Total Tenant Services | \$892,120 | \$778,370 | \$235,454 | \$149,042 | \$386,791 |
| | | | | | |
| 93100 Water | \$10,037,450 | \$13,439 | \$0 | \$0 | \$0 |
| 93200 Electricity | \$6,339,089 | \$126,682 | \$0 | \$0 | \$0 |
| 93300 Gas | \$6,230,885 | \$0 | \$0 | \$0 | \$0 |
| 93400 Fuel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 93500 Labor | \$77,751 | \$0 | \$0 | \$0 | \$0 |
| 93600 Sewer | \$0 | \$0 | \$0 | \$0 | \$0 |
| 93700 Employee Benefit Contributions - Utilities | \$41,832 | \$0 | \$0 | \$0 | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | Project Total | 14.881 Moving to Work Demonstration Program | 14.870 Resident Opportunity and Supportive Services | 14.170 Congregate Housing Service Program | 10.559 Summer Food Service Program for Children |
|---|---------------|---|---|---|---|
| 93800 Other Utilities Expense | \$51,280 | \$0 | \$0 | \$0 | \$0 |
| 93000 Total Utilities | \$22,778,287 | \$140,121 | \$0 | \$0 | \$0 |
| | | | | | |
| 94100 Ordinary Maintenance and Operations - Labor | \$30,175,292 | \$261,233 | \$0 | \$0 | \$0 |
| 94200 Ordinary Maintenance and Operations - Materials and | \$5,707,910 | \$72,611 | \$0 | \$0 | \$0 |
| 94300 Ordinary Maintenance and Operations Contracts | \$4,887,939 | \$133,205 | \$0 | \$0 | \$0 |
| 94500 Employee Benefit Contributions - Ordinary Maintenance | \$16,474,658 | \$208,082 | \$0 | \$0 | \$0 |
| 94000 Total Maintenance | \$57,245,799 | \$675,131 | \$0 | \$0 | \$0 |
| | | | | | |
| 95100 Protective Services - Labor | \$3,670,454 | \$362,634 | \$0 | \$0 | \$0 |
| 95200 Protective Services - Other Contract Costs | \$2,296,977 | \$608,160 | \$0 | \$0 | \$0 |
| 95300 Protective Services - Other | \$156,912 | \$0 | \$0 | \$0 | \$0 |
| 95500 Employee Benefit Contributions - Protective Services | \$2,065,108 | \$288,852 | \$0 | \$0 | \$0 |
| 95000 Total Protective Services | \$8,189,451 | \$1,259,646 | \$0 | \$0 | \$0 |
| | | | | | |
| 96110 Property Insurance | \$5,636,453 | \$0 | \$0 | \$0 | \$0 |
| 96120 Liability Insurance | \$515,581 | \$0 | \$0 | \$0 | \$0 |
| 96130 Workmen's Compensation | \$4,768,100 | -\$3,971,169 | \$2 | \$132 | \$0 |
| 96140 All Other Insurance | \$74,088 | \$23,969 | \$0 | \$0 | \$0 |
| 96100 Total insurance Premiums | \$10,994,222 | -\$3,947,200 | \$2 | \$132 | \$0 |
| | | | | | |
| 96200 Other General Expenses | \$16,674,341 | \$493,741 | \$0 | \$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 | \$217,592 | \$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/A-133

Fiscal Year End: 03/31/2014

| | Project Total | 14.881 Moving to Work Demonstration Program | 14.870 Resident Opportunity and Supportive Services | 14.170 Congregate Housing Service Program | 10.559 Summer Food Service Program for Children |
|---|----------------|---|---|---|---|
| 96600 Bad debt - Other | \$0 | \$0 | \$0 | \$0 | \$0 |
| 96800 Severance Expense | \$278,097 | \$168,677 | \$0 | \$1,197 | \$0 |
| 96000 Total Other General Expenses | \$17,170,030 | \$662,418 | \$0 | \$1,197 | \$0 |
| | | | | | |
| 96710 Interest of Mortgage (or Bonds) Payable | \$0 | \$1,404,008 | \$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 | \$0 |
| 96700 Total Interest Expense and Amortization Cost | \$0 | \$1,404,008 | \$0 | \$0 | \$0 |
| | | | | | |
| 96900 Total Operating Expenses | \$154,826,520 | \$32,471,383 | \$311,346 | \$150,371 | \$390,072 |
| | | | | | |
| 97000 Excess of Operating Revenue over Operating Expenses | -\$128,403,721 | -\$31,122,794 | \$0 | \$0 | \$0 |
| | | | | | |
| 97100 Extraordinary Maintenance | \$1,054,688 | \$399,732 | \$0 | \$0 | \$0 |
| 97200 Casualty Losses - Non-capitalized | \$0 | \$0 | \$0 | \$0 | \$0 |
| 97300 Housing Assistance Payments | \$0 | \$123,907,670 | \$0 | \$0 | \$0 |
| 97350 HAP Portability-In | \$0 | \$0 | \$0 | \$0 | \$0 |
| 97400 Depreciation Expense | \$42,009,811 | \$12,363,688 | \$1,246 | \$0 | \$0 |
| 97500 Fraud Losses | \$0 | \$0 | \$0 | \$0 | \$0 |
| 97600 Capital Outlays - Governmental Funds | | | | | |
| 97700 Debt Principal Payment - Governmental Funds | | | | | |
| 97800 Dwelling Units Rent Expense | \$0 | | | | |
| 90000 Total Expenses | \$197,891,019 | \$169,142,473 | \$312,592 | \$150,371 | \$390,072 |
| | | | | | |
| 10010 Operating Transfer In | \$0 | \$321,051,762 | \$0 | \$0 | \$0 |
| 10020 Operating transfer Out | \$0 | \$0 | \$0 | \$0 | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | Project Total | 14.881 Moving to Work Demonstration Program | 14.870 Resident Opportunity and Supportive Services | 14.170 Congregate Housing Service Program | 10.559 Summer Food Service Program for Children |
|---|---------------|---|---|---|---|
| 10030 Operating Transfers from/to Primary Government | \$0 | -\$3,028,947 | \$0 | \$0 | \$0 |
| 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 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 10080 Special Items (Net Gain/Loss) | \$0 | \$0 | \$0 | \$0 | \$0 |
| 10091 Inter Project Excess Cash Transfer In | \$0 | | | | |
| 10092 Inter Project Excess Cash Transfer Out | \$0 | | | | |
| 10093 Transfers between Program and Project - In | \$142,674,062 | | \$0 | \$0 | \$0 |
| 10094 Transfers between Project and Program - Out | -\$8,572,464 | -\$141,914,315 | \$0 | \$0 | \$0 |
| 10100 Total Other financing Sources (Uses) | \$134,101,598 | \$176,108,500 | \$0 | \$0 | \$0 |
| | | | | | |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total | -\$37,366,622 | \$8,314,616 | -\$1,246 | \$0 | \$0 |
| | | | | | |
| 11020 Required Annual Debt Principal Payments | \$0 | \$0 | \$0 | \$0 | \$0 |
| 11030 Beginning Equity | \$434,108,439 | \$275,489,364 | \$1,246 | \$0 | \$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 | 130104 | 190008 | | | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | Project Total | 14.881 Moving to Work Demonstration Program | 14.870 Resident Opportunity and Supportive Services | 14.170 Congregate Housing Service Program | 10.559 Summer Food Service Program for Children |
|--|---------------|---|---|---|---|
| 11210 Number of Unit Months Leased | 122332 | 190008 | | | |
| 11270 Excess Cash | -\$4,095,311 | | | | |
| 11610 Land Purchases | \$0 | | | | |
| 11620 Building Purchases | \$13,069,561 | | | | |
| 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 | \$14,178 | | | | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.249 Section 8 Moderate Rehabilitation Single Room Occupancy | 97.109 Disaster Housing Assistance Grant | 6.2 Component Unit - Blended | 1 Business Activities | 6.1 Component Unit - Discretely Presented |
|---|---|--|---------------------------------|-----------------------|--|
| 70300 Net Tenant Rental Revenue | \$0 | \$0 | \$0 | \$0 | \$21,781,506 |
| 70400 Tenant Revenue - Other | \$0 | \$0 | \$0 | \$0 | \$0 |
| 70500 Total Tenant Revenue | \$0 | \$0 | \$0 | \$0 | \$21,781,506 |
| | | | | | |
| 70600 HUD PHA Operating Grants | \$1,967,322 | \$0 | \$0 | \$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 | \$0 | \$0 | \$0 | \$0 | |
| 71100 Investment Income - Unrestricted | \$0 | \$0 | \$128,704 | \$363 | \$15,363 |
| 71200 Mortgage Interest Income | \$0 | \$0 | \$0 | \$5,553,976 | |
| 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 | \$0 | \$0 | \$0 | \$0 | |
| 71500 Other Revenue | \$0 | \$0 | \$1,728,171 | \$217,415 | \$5,214,668 |
| 71600 Gain or Loss on Sale of Capital Assets | \$0 | \$0 | \$0 | -\$3,668,303 | |
| 72000 Investment Income - Restricted | \$0 | \$0 | \$0 | \$0 | \$241 |
| 70000 Total Revenue | \$1,967,322 | \$0 | \$1,856,875 | \$2,103,451 | \$27,011,778 |
| | | | | | |
| 91100 Administrative Salaries | \$109,989 | \$0 | \$472,788 | \$0 | \$3,419,447 |
| 91200 Auditing Fees | \$0 | \$0 | \$52,249 | \$0 | \$564,593 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.249 Section 8 Moderate Rehabilitation Single Room Occupancy | 97.109 Disaster Housing Assistance Grant | 6.2 Component Unit - Blended | 1 Business Activities | 6.1 Component Unit - Discretely Presented |
|--|---|--|---------------------------------|-----------------------|--|
| 91300 Management Fee | \$0 | \$0 | \$0 | \$0 | \$1,833,514 |
| 91310 Book-keeping Fee | \$0 | \$0 | \$0 | \$0 | \$0 |
| 91400 Advertising and Marketing | \$0 | \$0 | \$0 | \$0 | \$52,921 |
| 91500 Employee Benefit contributions - Administrative | \$52,572 | \$0 | \$299,105 | \$193,695 | \$447,714 |
| 91600 Office Expenses | \$0 | \$0 | \$58,278 | \$0 | \$457,818 |
| 91700 Legal Expense | \$0 | \$0 | \$0 | \$0 | \$443,428 |
| 91800 Travel | \$0 | \$0 | \$830 | \$5,162 | \$0 |
| 91810 Allocated Overhead | \$0 | \$0 | \$0 | \$0 | \$0 |
| 91900 Other | \$0 | \$0 | \$329,555 | \$99,308 | \$555,984 |
| 91000 Total Operating - Administrative | \$162,561 | \$0 | \$1,212,805 | \$298,165 | \$7,775,419 |
| | | | | | |
| 92000 Asset Management Fee | | | | | |
| 92100 Tenant Services - Salaries | \$0 | \$0 | \$0 | \$0 | |
| 92200 Relocation Costs | \$0 | \$0 | \$0 | \$0 | |
| 92300 Employee Benefit Contributions - Tenant Services | \$0 | \$0 | \$0 | \$0 | |
| 92400 Tenant Services - Other | \$0 | \$0 | \$0 | \$0 | |
| 92500 Total Tenant Services | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| 93100 Water | \$0 | \$0 | \$0 | \$2,577 | \$2,630,086 |
| 93200 Electricity | \$0 | \$0 | \$3,659 | \$4,633 | \$1,062,686 |
| 93300 Gas | \$0 | \$0 | \$0 | \$0 | \$574,936 |
| 93400 Fuel | \$0 | \$0 | \$0 | \$0 | \$1,119 |
| 93500 Labor | \$0 | \$0 | \$0 | \$0 | \$0 |
| 93600 Sewer | \$0 | \$0 | \$0 | \$0 | \$131,872 |
| 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/A-133

Fiscal Year End: 03/31/2014

| | 14.249 Section 8 Moderate Rehabilitation Single Room Occupancy | 97.109 Disaster Housing Assistance Grant | 6.2 Component Unit - Blended | 1 Business Activities | 6.1 Component Unit - Discretely Presented |
|---|---|--|---------------------------------|-----------------------|--|
| 93000 Total Utilities | \$0 | \$0 | \$3,659 | \$7,210 | \$4,400,699 |
| | | | | | |
| 94100 Ordinary Maintenance and Operations - Labor | \$0 | \$0 | \$0 | \$25 | \$2,026,015 |
| 94200 Ordinary Maintenance and Operations - Materials and | \$0 | \$0 | \$25,919 | \$0 | |
| 94300 Ordinary Maintenance and Operations Contracts | \$0 | \$0 | \$530,479 | \$0 | \$6,714,140 |
| 94500 Employee Benefit Contributions - Ordinary Maintenance | \$0 | \$0 | \$0 | \$0 | |
| 94000 Total Maintenance | \$0 | \$0 | \$556,398 | \$25 | \$8,740,155 |
| | | | | | |
| 95100 Protective Services - Labor | \$0 | \$0 | \$0 | \$0 | |
| 95200 Protective Services - Other Contract Costs | \$0 | \$0 | \$0 | \$0 | |
| 95300 Protective Services - Other | \$0 | \$0 | \$0 | \$0 | |
| 95500 Employee Benefit Contributions - Protective Services | \$0 | \$0 | \$0 | \$0 | |
| 95000 Total Protective Services | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| 96110 Property Insurance | \$0 | \$0 | \$8,586 | \$0 | \$1,904,879 |
| 96120 Liability Insurance | \$0 | \$0 | \$0 | \$0 | \$0 |
| 96130 Workmen's Compensation | \$5,136 | \$0 | \$5,866 | \$35,361 | \$130,449 |
| 96140 All Other Insurance | \$0 | \$0 | \$0 | \$0 | \$48,120 |
| 96100 Total insurance Premiums | \$5,136 | \$0 | \$14,452 | \$35,361 | \$2,083,448 |
| | | | | | |
| 96200 Other General Expenses | \$19,047 | \$0 | \$197,773 | \$0 | \$579,680 |
| 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 | \$124,866 |
| 96500 Bad debt - Mortgages | \$0 | \$0 | \$0 | \$0 | \$0 |
| 96600 Bad debt - Other | \$0 | \$0 | \$633,726 | \$0 | \$69 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.249 Section 8 Moderate Rehabilitation Single Room Occupancy | 97.109 Disaster Housing Assistance Grant | 6.2 Component Unit - Blended | 1 Business Activities | 6.1 Component Unit - Discretely Presented |
|---|---|--|---------------------------------|-----------------------|--|
| 96800 Severance Expense | \$4,384 | \$0 | \$24,826 | \$0 | \$0 |
| 96000 Total Other General Expenses | \$23,431 | \$0 | \$856,325 | \$0 | \$704,615 |
| | | | | | |
| 96710 Interest of Mortgage (or Bonds) Payable | \$0 | \$0 | \$0 | \$2,984,733 | \$6,013,765 |
| 96720 Interest on Notes Payable (Short and Long Term) | \$0 | \$0 | \$0 | \$0 | |
| 96730 Amortization of Bond Issue Costs | \$0 | \$0 | \$0 | \$0 | |
| 96700 Total Interest Expense and Amortization Cost | \$0 | \$0 | \$0 | \$2,984,733 | \$6,013,765 |
| | | | | | |
| 96900 Total Operating Expenses | \$191,128 | \$0 | \$2,643,639 | \$3,325,494 | \$29,718,101 |
| | | | | | |
| 97000 Excess of Operating Revenue over Operating Expenses | \$1,776,194 | \$0 | -\$786,764 | -\$1,222,043 | -\$2,706,323 |
| | | | | | |
| 97100 Extraordinary Maintenance | \$0 | \$0 | \$5,624 | \$457,568 | |
| 97200 Casualty Losses - Non-capitalized | \$0 | \$0 | \$0 | \$0 | |
| 97300 Housing Assistance Payments | \$1,641,235 | \$0 | \$0 | \$0 | |
| 97350 HAP Portability-In | \$0 | \$0 | \$0 | \$0 | |
| 97400 Depreciation Expense | \$0 | \$0 | \$0 | \$2,648,316 | \$18,266,300 |
| 97500 Fraud Losses | \$0 | \$0 | \$0 | \$0 | |
| 97600 Capital Outlays - Governmental Funds | | | | | |
| 97700 Debt Principal Payment - Governmental Funds | | | | | |
| 97800 Dwelling Units Rent Expense | \$0 | | | | |
| 90000 Total Expenses | \$1,832,363 | \$0 | \$2,649,263 | \$6,431,378 | \$47,984,401 |
| | | | | | |
| 10010 Operating Transfer In | \$0 | \$0 | \$0 | \$0 | |
| 10020 Operating transfer Out | \$0 | \$0 | \$0 | \$0 | |
| 10030 Operating Transfers from/to Primary Government | \$0 | \$0 | \$2,099,283 | \$929,664 | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.249 Section 8 Moderate Rehabilitation Single Room Occupancy | 97.109 Disaster Housing Assistance Grant | 6.2 Component Unit - Blended | 1 Business Activities | 6.1 Component Unit - Discretely Presented |
|---|---|--|---------------------------------|-----------------------|--|
| 10040 Operating Transfers from/to Component Unit | \$0 | \$0 | | \$0 | |
| 10050 Proceeds from Notes, Loans and Bonds | | | | | |
| 10060 Proceeds from Property Sales | | | | | |
| 10070 Extraordinary Items, Net Gain/Loss | \$0 | \$0 | \$0 | \$0 | -\$27,314,059 |
| 10080 Special Items (Net Gain/Loss) | \$0 | \$0 | \$0 | \$0 | |
| 10091 Inter Project Excess Cash Transfer In | | | | | |
| 10092 Inter Project Excess Cash Transfer Out | | | | | |
| 10093 Transfers between Program and Project - In | \$0 | \$0 | \$0 | \$7,979,701 | |
| 10094 Transfers between Project and Program - Out | \$0 | \$0 | \$0 | -\$124,749 | |
| 10100 Total Other financing Sources (Uses) | \$0 | \$0 | \$2,099,283 | \$8,784,616 | -\$27,314,059 |
| | | | | | |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total | \$134,959 | \$0 | \$1,306,895 | \$4,456,689 | -\$48,286,682 |
| | | | | | |
| 11020 Required Annual Debt Principal Payments | \$0 | \$0 | \$0 | \$4,390,000 | \$3,320,000 |
| 11030 Beginning Equity | \$865,339 | \$95,807 | \$0 | \$395,733,653 | \$0 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction | \$0 | \$0 | \$62,829,690 | -\$63,135,268 | \$107,417,117 |
| 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 | 4608 | | | | 38100 |
| 11210 Number of Unit Months Leased | 4608 | | | | 37255 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.249 Section 8 Moderate Rehabilitation Single Room Occupancy | 97.109 Disaster Housing Assistance Grant | 6.2 Component Unit - Blended | 1 Business Activities | 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/A-133

Fiscal Year End: 03/31/2014

| | 93.044 Special Programs for the Aging Title III, Part B Grants for Supportive | 14.182 N/C S/R Section 8 Programs | 14.HCV MTW Demonstration Program for HCV program | 14.871 Housing Choice Vouchers | 2 State/Local |
|---|---|--------------------------------------|---|-----------------------------------|---------------|
| 70300 Net Tenant Rental Revenue | \$0 | \$0 | | | |
| 70400 Tenant Revenue - Other | \$0 | \$0 | | | |
| 70500 Total Tenant Revenue | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| 70600 HUD PHA Operating Grants | \$0 | \$0 | \$177,309,803 | \$9,013,903 | |
| 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 | \$0 | \$0 | | | \$449,929 |
| 71100 Investment Income - Unrestricted | \$0 | \$0 | | | |
| 71200 Mortgage Interest Income | \$0 | \$0 | | | |
| 71300 Proceeds from Disposition of Assets Held for Sale | \$0 | \$0 | | | |
| 71310 Cost of Sale of Assets | \$0 | \$0 | | | |
| 71400 Fraud Recovery | \$0 | \$0 | | \$14,019 | |
| 71500 Other Revenue | \$0 | \$0 | | \$6,311,539 | \$3,683 |
| 71600 Gain or Loss on Sale of Capital Assets | \$0 | \$0 | | | |
| 72000 Investment Income - Restricted | \$0 | \$0 | | | |
| 70000 Total Revenue | \$0 | \$0 | \$177,309,803 | \$15,339,461 | \$453,612 |
| | | | | | |
| 91100 Administrative Salaries | \$0 | \$0 | | \$437,102 | \$87,431 |
| 91200 Auditing Fees | \$0 | \$0 | | | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive | 14.182 N/C S/R Section 8 Programs | 14.HCV MTW Demonstration Program for HCV program | 14.871 Housing Choice Vouchers | 2 State/Local |
|--|---|--------------------------------------|---|-----------------------------------|---------------|
| 91300 Management Fee | \$0 | \$0 | | | |
| 91310 Book-keeping Fee | \$0 | \$0 | | | |
| 91400 Advertising and Marketing | \$0 | \$0 | | | |
| 91500 Employee Benefit contributions - Administrative | \$0 | \$0 | | \$236,724 | \$34,345 |
| 91600 Office Expenses | \$0 | \$0 | | | |
| 91700 Legal Expense | \$0 | \$0 | | | |
| 91800 Travel | \$0 | \$0 | | | \$843 |
| 91810 Allocated Overhead | \$0 | \$0 | | | |
| 91900 Other | \$0 | \$0 | | \$41,304 | \$16,906 |
| 91000 Total Operating - Administrative | \$0 | \$0 | \$0 | \$715,130 | \$139,525 |
| | | | | | |
| 92000 Asset Management Fee | | | | | |
| 92100 Tenant Services - Salaries | \$0 | \$0 | | | |
| 92200 Relocation Costs | \$0 | \$0 | | | |
| 92300 Employee Benefit Contributions - Tenant Services | \$0 | \$0 | | | |
| 92400 Tenant Services - Other | \$0 | \$0 | | | \$194,400 |
| 92500 Total Tenant Services | \$0 | \$0 | \$0 | \$0 | \$194,400 |
| | | | | | |
| 93100 Water | \$0 | \$0 | | | |
| 93200 Electricity | \$0 | \$0 | | | |
| 93300 Gas | \$0 | \$0 | | | |
| 93400 Fuel | \$0 | \$0 | | | |
| 93500 Labor | \$0 | \$0 | | | |
| 93600 Sewer | \$0 | \$0 | | | |
| 93700 Employee Benefit Contributions - Utilities | \$0 | \$0 | | | |
| 93800 Other Utilities Expense | \$0 | \$0 | | | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 93.044 Special Programs for the Aging Title III, Part B Grants for Supportive | 14.182 N/C S/R Section 8 Programs | 14.HCV MTW Demonstration Program for HCV program | 14.871 Housing Choice Vouchers | 2 State/Local |
|---|---|--------------------------------------|---|-----------------------------------|---------------|
| 93000 Total Utilities | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| 94100 Ordinary Maintenance and Operations - Labor | \$0 | \$0 | | | |
| 94200 Ordinary Maintenance and Operations - Materials and | \$0 | \$0 | | | |
| 94300 Ordinary Maintenance and Operations Contracts | \$0 | \$0 | \$0 | | \$57,961 |
| 94500 Employee Benefit Contributions - Ordinary Maintenance | \$0 | \$0 | | | |
| 94000 Total Maintenance | \$0 | \$0 | \$0 | \$0 | \$57,961 |
| | | | | | |
| 95100 Protective Services - Labor | \$0 | \$0 | | | |
| 95200 Protective Services - Other Contract Costs | \$0 | \$0 | | | |
| 95300 Protective Services - Other | \$0 | \$0 | | | |
| 95500 Employee Benefit Contributions - Protective Services | \$0 | \$0 | | | |
| 95000 Total Protective Services | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| 96110 Property Insurance | \$0 | \$0 | | | |
| 96120 Liability Insurance | \$0 | \$0 | | | |
| 96130 Workmen's Compensation | \$0 | \$0 | | \$11,517 | \$826 |
| 96140 All Other Insurance | \$0 | \$0 | | | |
| 96100 Total insurance Premiums | \$0 | \$0 | \$0 | \$11,517 | \$826 |
| | | | | | |
| 96200 Other General Expenses | \$0 | \$0 | | \$8,197 | |
| 96210 Compensated Absences | \$0 | \$0 | | | |
| 96300 Payments in Lieu of Taxes | \$0 | \$0 | | | |
| 96400 Bad debt - Tenant Rents | \$0 | \$0 | | | |
| 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/A-133

Fiscal Year End: 03/31/2014

| | 93.044 Special Programs for the Aging Title III, Part B Grants for Supportive | 14.182 N/C S/R Section 8 Programs | 14.HCV MTW Demonstration Program for HCV program | 14.871 Housing Choice Vouchers | 2 State/Local |
|---|---|--------------------------------------|---|-----------------------------------|---------------|
| 96800 Severance Expense | \$0 | \$0 | | \$3,706 | |
| 96000 Total Other General Expenses | \$0 | \$0 | \$0 | \$11,903 | \$0 |
| | | | | | |
| 96710 Interest of Mortgage (or Bonds) Payable | \$0 | \$0 | | | |
| 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 | \$0 | \$0 |
| | | | | | |
| 96900 Total Operating Expenses | \$0 | \$0 | \$0 | \$738,550 | \$392,712 |
| | | | | | |
| 97000 Excess of Operating Revenue over Operating Expenses | \$0 | \$0 | \$177,309,803 | \$14,600,911 | \$60,900 |
| | | | | | |
| 97100 Extraordinary Maintenance | \$0 | \$0 | | | |
| 97200 Casualty Losses - Non-capitalized | \$0 | \$0 | | | |
| 97300 Housing Assistance Payments | \$0 | \$0 | | \$7,259,861 | |
| 97350 HAP Portability-In | \$0 | \$0 | | \$5,933,048 | |
| 97400 Depreciation Expense | \$0 | \$0 | | | \$24,515 |
| 97500 Fraud Losses | \$0 | \$0 | | | |
| 97600 Capital Outlays - Governmental Funds | | | | | |
| 97700 Debt Principal Payment - Governmental Funds | | | | | |
| 97800 Dwelling Units Rent Expense | | | | | |
| 90000 Total Expenses | \$0 | \$0 | \$0 | \$13,931,459 | \$417,227 |
| | | | | | |
| 10010 Operating Transfer In | \$0 | \$0 | | \$0 | |
| 10020 Operating transfer Out | \$0 | \$0 | -\$177,309,803 | \$0 | |
| 10030 Operating Transfers from/to Primary Government | \$0 | \$0 | | \$0 | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 93.044 Special Programs for the Aging Title III, Part B Grants for Supportive | 14.182 N/C S/R Section 8 Programs | 14.HCV MTW Demonstration Program for HCV program | 14.871 Housing Choice Vouchers | 2 State/Local |
|---|---|--------------------------------------|---|-----------------------------------|---------------|
| 10040 Operating Transfers from/to Component Unit | \$0 | \$0 | | \$0 | |
| 10050 Proceeds from Notes, Loans and Bonds | | | | | |
| 10060 Proceeds from Property Sales | | | | | |
| 10070 Extraordinary Items, Net Gain/Loss | \$0 | \$0 | | | |
| 10080 Special Items (Net Gain/Loss) | \$0 | \$0 | | | |
| 10091 Inter Project Excess Cash Transfer In | | | | | |
| 10092 Inter Project Excess Cash Transfer Out | | | | | |
| 10093 Transfers between Program and Project - In | \$0 | \$0 | | | |
| 10094 Transfers between Project and Program - Out | \$0 | \$0 | | | |
| 10100 Total Other financing Sources (Uses) | \$0 | \$0 | -\$177,309,803 | \$0 | \$0 |
| | | | | | |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total | \$0 | \$0 | \$0 | \$1,408,002 | \$36,385 |
| | | | | | |
| 11020 Required Annual Debt Principal Payments | \$0 | \$0 | \$0 | \$0 | \$0 |
| 11030 Beginning Equity | \$0 | \$22,872 | \$0 | \$10,397,173 | \$1,628,806 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction | \$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 | | | | \$2,004,392 | |
| 11180 Housing Assistance Payments Equity | | | | \$9,800,783 | |
| 11190 Unit Months Available | | | | 6844 | |
| 11210 Number of Unit Months Leased | | | | 6844 | |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 93.044 Special Programs for the Aging_ Title III, Part B_ Grants for Supportive | 14.182 N/C S/R Section 8 Programs | 14.HCV MTW Demonstration Program for HCV program | 14.871 Housing Choice Vouchers | 2 State/Local |
|--|---|--------------------------------------|---|-----------------------------------|---------------|
| 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/A-133

Fiscal Year End: 03/31/2014

| | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.CFP MTW Demonstration Program for Capital Fund | 14.856 Lower Income Housing Assistance Program_Section 8 Moderate | Subtotal |
|---|-------------------------------|---|--|--|---------------|
| 70300 Net Tenant Rental Revenue | | | | \$0 | \$45,252,777 |
| 70400 Tenant Revenue - Other | | | | \$0 | \$751,240 |
| 70500 Total Tenant Revenue | \$0 | \$0 | \$0 | \$0 | \$46,004,017 |
| | | | | | |
| 70600 HUD PHA Operating Grants | \$523,572 | \$113,606,751 | \$17,065,647 | \$1,881,356 | \$321,799,997 |
| 70610 Capital Grants | | | \$13,069,561 | \$0 | \$13,069,561 |
| 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 |
| | | | | | |
| 70800 Other Government Grants | | | | \$0 | \$713,265 |
| 71100 Investment Income - Unrestricted | | | | \$110 | \$447,529 |
| 71200 Mortgage Interest Income | | | | \$0 | \$5,553,976 |
| 71300 Proceeds from Disposition of Assets Held for Sale | | | | \$0 | \$0 |
| 71310 Cost of Sale of Assets | | | | \$0 | \$0 |
| 71400 Fraud Recovery | | | | \$0 | \$34,996 |
| 71500 Other Revenue | | | | \$19,800 | \$14,216,166 |
| 71600 Gain or Loss on Sale of Capital Assets | | | | \$0 | -\$1,007,472 |
| 72000 Investment Income - Restricted | | | | \$0 | \$241 |
| 70000 Total Revenue | \$523,572 | \$113,606,751 | \$30,135,208 | \$1,901,266 | \$400,832,276 |
| | | | | | |
| 91100 Administrative Salaries | \$21,632 | | | \$79,838 | \$35,285,918 |
| 91200 Auditing Fees | | | | \$0 | \$1,076,380 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.CFP MTW Demonstration Program for Capital Fund | 14.856 Lower Income Housing Assistance Program_Section 8 Moderate | Subtotal |
|--|-------------------------------|---|--|--|--------------|
| 91300 Management Fee | | | | \$0 | \$1,833,514 |
| 91310 Book-keeping Fee | | | | \$0 | \$0 |
| 91400 Advertising and Marketing | | | | \$0 | \$164,267 |
| 91500 Employee Benefit contributions - Administrative | \$11,350 | | | \$38,161 | \$20,953,752 |
| 91600 Office Expenses | | | | \$0 | \$5,641,027 |
| 91700 Legal Expense | | | | \$0 | \$3,288,013 |
| 91800 Travel | | | | \$0 | \$130,062 |
| 91810 Allocated Overhead | | | | \$0 | \$0 |
| 91900 Other | | | | \$0 | \$11,216,324 |
| 91000 Total Operating - Administrative | \$32,982 | \$0 | \$0 | \$117,999 | \$79,589,257 |
| | | | | | |
| 92000 Asset Management Fee | | | | \$0 | \$0 |
| 92100 Tenant Services - Salaries | | | | \$0 | \$674,433 |
| 92200 Relocation Costs | | | | \$0 | \$259,982 |
| 92300 Employee Benefit Contributions - Tenant Services | | | | \$0 | \$304,476 |
| 92400 Tenant Services - Other | | | | \$0 | \$1,397,286 |
| 92500 Total Tenant Services | \$0 | \$0 | \$0 | \$0 | \$2,636,177 |
| | | | | | |
| 93100 Water | | | | \$0 | \$12,683,552 |
| 93200 Electricity | | | | \$0 | \$7,536,749 |
| 93300 Gas | | | | \$0 | \$6,805,821 |
| 93400 Fuel | | | | \$0 | \$1,119 |
| 93500 Labor | | | | \$0 | \$77,751 |
| 93600 Sewer | | | | \$0 | \$131,872 |
| 93700 Employee Benefit Contributions - Utilities | | | | \$0 | \$41,832 |
| 93800 Other Utilities Expense | | | | \$0 | \$51,280 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.CFP MTW Demonstration Program for Capital Fund | 14.856 Lower Income Housing Assistance Program_Section 8 Moderate | Subtotal |
|---|-------------------------------|---|--|--|--------------|
| 93000 Total Utilities | \$0 | \$0 | \$0 | \$0 | \$27,329,976 |
| | | | | | |
| 94100 Ordinary Maintenance and Operations - Labor | | | | \$0 | \$32,462,565 |
| 94200 Ordinary Maintenance and Operations - Materials and | | | | \$0 | \$5,806,440 |
| 94300 Ordinary Maintenance and Operations Contracts | | | | \$0 | \$12,323,724 |
| 94500 Employee Benefit Contributions - Ordinary Maintenance | | | | \$0 | \$16,682,740 |
| 94000 Total Maintenance | \$0 | \$0 | \$0 | \$0 | \$67,275,469 |
| | | | | | |
| 95100 Protective Services - Labor | | | | \$0 | \$4,033,088 |
| 95200 Protective Services - Other Contract Costs | | | | \$0 | \$2,905,137 |
| 95300 Protective Services - Other | | | | \$0 | \$156,912 |
| 95500 Employee Benefit Contributions - Protective Services | | | | \$0 | \$2,353,960 |
| 95000 Total Protective Services | \$0 | \$0 | \$0 | \$0 | \$9,449,097 |
| | | | | | |
| 96110 Property Insurance | | | | \$0 | \$7,549,918 |
| 96120 Liability Insurance | | | | \$0 | \$515,581 |
| 96130 Workmen's Compensation | | | | \$3,728 | \$989,948 |
| 96140 All Other Insurance | | | | \$0 | \$146,177 |
| 96100 Total insurance Premiums | \$0 | \$0 | \$0 | \$3,728 | \$9,201,624 |
| | | | | | |
| 96200 Other General Expenses | \$491 | | | \$70,994 | \$18,044,264 |
| 96210 Compensated Absences | | | | \$0 | \$0 |
| 96300 Payments in Lieu of Taxes | | | | \$0 | \$0 |
| 96400 Bad debt - Tenant Rents | | | | \$0 | \$342,458 |
| 96500 Bad debt - Mortgages | | | | \$0 | \$0 |
| 96600 Bad debt - Other | | | | \$0 | \$633,795 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.CFP MTW Demonstration Program for Capital Fund | 14.856 Lower Income Housing Assistance Program_Section 8 Moderate | Subtotal |
|---|-------------------------------|---|--|--|----------------|
| 96800 Severance Expense | \$862 | | | \$3,183 | \$484,932 |
| 96000 Total Other General Expenses | \$1,353 | \$0 | \$0 | \$74,177 | \$19,505,449 |
| | | | | | |
| 96710 Interest of Mortgage (or Bonds) Payable | | | | \$0 | \$10,402,506 |
| 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 | \$0 | \$10,402,506 |
| | | | | | |
| 96900 Total Operating Expenses | \$34,335 | \$0 | \$0 | \$195,904 | \$225,389,555 |
| | | | | | |
| 97000 Excess of Operating Revenue over Operating Expenses | \$489,237 | \$113,606,751 | \$30,135,208 | \$1,705,362 | \$175,442,721 |
| | | | | | |
| 97100 Extraordinary Maintenance | | | | \$0 | \$1,917,612 |
| 97200 Casualty Losses - Non-capitalized | | | | \$0 | \$0 |
| 97300 Housing Assistance Payments | \$482,391 | | | \$1,646,968 | \$134,938,125 |
| 97350 HAP Portability-In | | | | \$0 | \$5,933,048 |
| 97400 Depreciation Expense | | | | \$0 | \$75,313,876 |
| 97500 Fraud Losses | | | | \$0 | \$0 |
| 97600 Capital Outlays - Governmental Funds | | | | \$0 | |
| 97700 Debt Principal Payment - Governmental Funds | | | | \$0 | |
| 97800 Dwelling Units Rent Expense | | | | \$0 | \$0 |
| 90000 Total Expenses | \$516,726 | \$0 | \$0 | \$1,842,872 | \$443,492,216 |
| | | | | | |
| 10010 Operating Transfer In | | | | \$0 | \$321,051,762 |
| 10020 Operating transfer Out | | -\$113,606,751 | -\$30,135,208 | \$0 | -\$321,051,762 |
| 10030 Operating Transfers from/to Primary Government | | | | \$0 | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.CFP MTW Demonstration Program for Capital Fund | 14.856 Lower Income Housing Assistance Program_Section 8 Moderate | Subtotal |
|---|-------------------------------|---|--|--|-----------------|
| 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 | -\$27,314,059 |
| 10080 Special Items (Net Gain/Loss) | | | | \$0 | \$0 |
| 10091 Inter Project Excess Cash Transfer In | | | | \$0 | \$0 |
| 10092 Inter Project Excess Cash Transfer Out | | | | \$0 | \$0 |
| 10093 Transfers between Program and Project - In | | | | \$0 | \$150,653,763 |
| 10094 Transfers between Project and Program - Out | | | | -\$42,235 | -\$150,653,763 |
| 10100 Total Other financing Sources (Uses) | \$0 | -\$113,606,751 | -\$30,135,208 | -\$42,235 | -\$27,314,059 |
| | | | | | |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total | \$6,846 | \$0 | \$0 | \$16,159 | -\$69,973,999 |
| | | | | | |
| 11020 Required Annual Debt Principal Payments | \$0 | \$0 | \$0 | \$0 | \$7,710,000 |
| 11030 Beginning Equity | \$237,088 | \$0 | \$0 | \$525,093 | \$1,119,104,880 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction | | | | \$0 | \$107,111,539 |
| 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 | \$2,004,392 |
| 11180 Housing Assistance Payments Equity | | | | \$0 | \$9,800,783 |
| 11190 Unit Months Available | 840 | | | 2964 | 373468 |
| 11210 Number of Unit Months Leased | 803 | | | 2964 | 364814 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.CFP MTW Demonstration Program for Capital Fund | 14.856 Lower Income Housing Assistance Program_Section 8 Moderate | Subtotal |
|--|-------------------------------|---|--|--|--------------|
| 11270 Excess Cash | | | | \$0 | -\$4,095,311 |
| 11610 Land Purchases | | | | \$0 | \$0 |
| 11620 Building Purchases | | | | \$0 | \$13,069,561 |
| 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 | \$14,178 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | ELIM | Total |
|---|------|---------------|
| 70300 Net Tenant Rental Revenue | | \$45,252,777 |
| 70400 Tenant Revenue - Other | | \$751,240 |
| 70500 Total Tenant Revenue | \$0 | \$46,004,017 |
| | | |
| 70600 HUD PHA Operating Grants | | \$321,799,997 |
| 70610 Capital Grants | | \$13,069,561 |
| 70710 Management Fee | | |
| 70720 Asset Management Fee | | |
| 70730 Book Keeping Fee | | |
| 70740 Front Line Service Fee | | |
| 70750 Other Fees | | |
| 70700 Total Fee Revenue | \$0 | \$0 |
| | | |
| 70800 Other Government Grants | | \$713,265 |
| 71100 Investment Income - Unrestricted | | \$447,529 |
| 71200 Mortgage Interest Income | | \$5,553,976 |
| 71300 Proceeds from Disposition of Assets Held for Sale | | \$0 |
| 71310 Cost of Sale of Assets | | \$0 |
| 71400 Fraud Recovery | | \$34,996 |
| 71500 Other Revenue | | \$14,216,166 |
| 71600 Gain or Loss on Sale of Capital Assets | | -\$1,007,472 |
| 72000 Investment Income - Restricted | | \$241 |
| 70000 Total Revenue | \$0 | \$400,832,276 |
| | | |
| 91100 Administrative Salaries | | \$35,285,918 |
| 91200 Auditing Fees | | \$1,076,380 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | ELIM | Total |
|--|------|--------------|
| 91300 Management Fee | | \$1,833,514 |
| 91310 Book-keeping Fee | | \$0 |
| 91400 Advertising and Marketing | | \$164,267 |
| 91500 Employee Benefit contributions - Administrative | | \$20,953,752 |
| 91600 Office Expenses | | \$5,641,027 |
| 91700 Legal Expense | | \$3,288,013 |
| 91800 Travel | | \$130,062 |
| 91810 Allocated Overhead | | \$0 |
| 91900 Other | | \$11,216,324 |
| 91000 Total Operating - Administrative | \$0 | \$79,589,257 |
| | | |
| 92000 Asset Management Fee | | \$0 |
| 92100 Tenant Services - Salaries | | \$674,433 |
| 92200 Relocation Costs | | \$259,982 |
| 92300 Employee Benefit Contributions - Tenant Services | | \$304,476 |
| 92400 Tenant Services - Other | | \$1,397,286 |
| 92500 Total Tenant Services | \$0 | \$2,636,177 |
| | | |
| 93100 Water | | \$12,683,552 |
| 93200 Electricity | | \$7,536,749 |
| 93300 Gas | | \$6,805,821 |
| 93400 Fuel | | \$1,119 |
| 93500 Labor | | \$77,751 |
| 93600 Sewer | | \$131,872 |
| 93700 Employee Benefit Contributions - Utilities | | \$41,832 |
| 93800 Other Utilities Expense | | \$51,280 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | ELIM | Total |
|---|------|--------------|
| 93000 Total Utilities | \$0 | \$27,329,976 |
| | | |
| 94100 Ordinary Maintenance and Operations - Labor | | \$32,462,565 |
| 94200 Ordinary Maintenance and Operations - Materials and | | \$5,806,440 |
| 94300 Ordinary Maintenance and Operations Contracts | | \$12,323,724 |
| 94500 Employee Benefit Contributions - Ordinary Maintenance | | \$16,682,740 |
| 94000 Total Maintenance | \$0 | \$67,275,469 |
| | | |
| 95100 Protective Services - Labor | | \$4,033,088 |
| 95200 Protective Services - Other Contract Costs | | \$2,905,137 |
| 95300 Protective Services - Other | | \$156,912 |
| 95500 Employee Benefit Contributions - Protective Services | | \$2,353,960 |
| 95000 Total Protective Services | \$0 | \$9,449,097 |
| | | |
| 96110 Property Insurance | | \$7,549,918 |
| 96120 Liability Insurance | | \$515,581 |
| 96130 Workmen's Compensation | | \$989,948 |
| 96140 All Other Insurance | | \$146,177 |
| 96100 Total insurance Premiums | \$0 | \$9,201,624 |
| | | |
| 96200 Other General Expenses | | \$18,044,264 |
| 96210 Compensated Absences | | \$0 |
| 96300 Payments in Lieu of Taxes | | \$0 |
| 96400 Bad debt - Tenant Rents | | \$342,458 |
| 96500 Bad debt - Mortgages | | \$0 |
| 96600 Bad debt - Other | | \$633,795 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | ELIM | Total |
|---|----------------|---------------|
| 96800 Severance Expense | | \$484,932 |
| 96000 Total Other General Expenses | \$0 | \$19,505,449 |
| | | |
| 96710 Interest of Mortgage (or Bonds) Payable | | \$10,402,506 |
| 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 | \$10,402,506 |
| | | |
| 96900 Total Operating Expenses | \$0 | \$225,389,555 |
| | | |
| 97000 Excess of Operating Revenue over Operating Expenses | \$0 | \$175,442,721 |
| | | |
| 97100 Extraordinary Maintenance | | \$1,917,612 |
| 97200 Casualty Losses - Non-capitalized | | \$0 |
| 97300 Housing Assistance Payments | | \$134,938,125 |
| 97350 HAP Portability-In | | \$5,933,048 |
| 97400 Depreciation Expense | | \$75,313,876 |
| 97500 Fraud Losses | | \$0 |
| 97600 Capital Outlays - Governmental Funds | | |
| 97700 Debt Principal Payment - Governmental Funds | | |
| 97800 Dwelling Units Rent Expense | | \$0 |
| 90000 Total Expenses | \$0 | \$443,492,216 |
| | | |
| 10010 Operating Transfer In | -\$321,051,762 | \$0 |
| 10020 Operating transfer Out | \$321,051,762 | \$0 |
| 10030 Operating Transfers from/to Primary Government | | \$0 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | ELIM | 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 | | -\$27,314,059 |
| 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 | -\$150,653,763 | \$0 |
| 10094 Transfers between Project and Program - Out | \$150,653,763 | \$0 |
| 10100 Total Other financing Sources (Uses) | \$0 | -\$27,314,059 |
| | | |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total | \$0 | -\$69,973,999 |
| | | |
| 11020 Required Annual Debt Principal Payments | | \$7,710,000 |
| 11030 Beginning Equity | | \$1,119,104,880 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction | | \$107,111,539 |
| 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 | | \$2,004,392 |
| 11180 Housing Assistance Payments Equity | | \$9,800,783 |
| 11190 Unit Months Available | | 373468 |
| 11210 Number of Unit Months Leased | | 364814 |

Philadelphia Housing Authority (PA002)

PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2014

| | ELIM | Total |
|--|------|--------------|
| 11270 Excess Cash | | -\$4,095,311 |
| 11610 Land Purchases | | \$0 |
| 11620 Building Purchases | | \$13,069,561 |
| 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 | | \$14,178 |

HUD Supplementary Information

Philadelphia Housing Authority

Schedule of Actual Modernization Cost Certificate

Hope VI Grant

March 31, 2014

| Program/Grant | PA26URD0021104 |
|---|-------------------|
| Original Funds Approved | \$ 17,059,932 |
| Funds Disbursed | 17,059,932 |
| Funds Expended | <u>17,059,932</u> |
| Excess (Deficiency) of Advances Due to (from) HUD | <u>\$ -</u> |

The Actual Modernization Cost Certificates are in agreement with the records of the Philadelphia Housing Authority, Philadelphia, PA.

Other Supplementary Information

Philadelphia Housing Authority
Combining Statement of Net Position
March 31, 2014

| | State and Local Grants | Section 8 Housing Choice Program | Section 8 Mainstream Program | Section 8 Modern Rehab Prg No. 1 | Section 8 Modern Rehab Prg No. 2 | Section 8 Modern Rehab Prg No. 3 | Section 8 Modern Rehab Prg No. 4 | Section 8 Modern Rehab Prg No. 5 |
|---|---------------------------------|---|------------------------------------|---|---|---|---|---|
| Assets | | | | | | | | |
| Current Assets | | | | | | | | |
| Cash and cash equivalents | \$ 1,576,287 | \$ - | \$ - | - | \$ - | \$ - | \$ - | \$ - |
| Restricted cash | - | 9,803,817 | - | - | - | - | - | - |
| Investments | - | - | - | - | - | - | - | - |
| Receivables, net | 120,380 | 3,342,029 | 112,784 | 94,878 | 37,218 | 75,219 | - | - |
| Due from other governments | - | - | - | - | - | - | - | - |
| Due from other funds | 240,433 | - | 131,150 | 4,035 | 363,390 | 315,562 | 31,663 | 11,991 |
| Other assets | 91 | - | - | - | - | - | - | - |
| Total current assets | 1,937,191 | 13,145,846 | 243,934 | 98,913 | 400,608 | 390,781 | 31,663 | 11,991 |
| Noncurrent Assets | | | | | | | | |
| Mortgage receivable | - | - | - | - | - | - | - | - |
| Restricted cash | - | - | - | - | - | - | - | - |
| Restricted investments | - | - | - | - | - | - | - | - |
| Capital assets, net of depreciation | 368,707 | - | - | - | - | - | - | - |
| Other assets | - | - | - | - | - | - | - | - |
| Total noncurrent assets | 368,707 | - | - | - | - | - | - | - |
| Total assets | \$ 2,305,898 | \$ 13,145,846 | \$ 243,934 | \$ 98,913 | \$ 400,608 | \$ 390,781 | \$ 31,663 | \$ 11,991 |
| Liabilities and Net Position | | | | | | | | |
| Current Liabilities | | | | | | | | |
| Accounts payable | \$ 519 | \$ 73 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accrued liabilities | - | 12,151 | - | - | - | - | - | - |
| Current portion of long-term debt | - | - | - | - | - | - | - | - |
| Due to other government agencies | - | - | - | - | - | - | - | - |
| Due to other funds | - | 1,229,686 | - | - | - | - | - | - |
| Compensated absences | - | 57,436 | - | - | - | - | - | - |
| Trust and deposits | - | - | - | - | - | - | - | - |
| Unearned revenues and other current liabilities | 640,188 | 3,034 | - | - | - | - | - | - |
| Total current liabilities | 640,707 | 1,302,380 | - | - | - | - | - | - |
| Noncurrent liabilities | | | | | | | | |
| Compensated absences | - | 38,291 | - | - | - | - | - | - |
| Bonds, notes and loans payable | - | - | - | - | - | - | - | - |
| Other liabilities | - | - | - | - | - | - | - | - |
| Total noncurrent liabilities | - | 38,291 | - | - | - | - | - | - |
| Total liabilities | 640,707 | 1,340,671 | - | - | - | - | - | - |
| Net Position | | | | | | | | |
| Net investment in capital assets | 368,707 | - | - | - | - | - | - | - |
| Restricted for Section 8 | - | 9,800,783 | - | - | - | - | - | - |
| Restricted for development | - | - | - | - | - | - | - | - |
| Unrestricted (deficit) | 1,296,484 | 2,004,392 | 243,934 | 98,913 | 400,608 | 390,781 | 31,663 | 11,991 |
| Total net position | 1,665,191 | 11,805,175 | 243,934 | 98,913 | 400,608 | 390,781 | 31,663 | 11,991 |
| Total liabilities and net position | \$ 2,305,898 | \$ 13,145,846 | \$ 243,934 | \$ 98,913 | \$ 400,608 | \$ 390,781 | \$ 31,663 | \$ 11,991 |

Philadelphia Housing Authority
Combining Statement of Net Position (Continued)
March 31, 2014

| | Section 8 Modern Rehab Prg No. 6 | Section 8 Modern Rehab Prg No. 7 | Section 8 Modern Rehab Prg No. 8 | Section 8 Modern Rehab Prg No. 9 | Section 8 Modern Rehab Prg No. 10 | Section 8 Modern Rehab Prg No. 2 | Section 8 Modern Rehab Prg Admin Fees | Section 8 Modern Rehab Prg | Section 8 Single Room Occupancy Program |
|---|---|---|---|---|--|---|--|----------------------------------|--|
| Assets | | | | | | | | | |
| Current Assets | | | | | | | | | |
| Cash and cash equivalents | \$ - | \$ - | \$ - | \$ - | \$ 1,078,804 | \$ - | \$ - | \$ - | \$ - |
| Restricted cash | - | - | - | - | - | - | - | - | - |
| Investments | - | - | - | - | - | - | - | - | - |
| Receivables, net | - | 27,458 | 91,520 | - | 6 | - | - | - | 7,752 |
| Due from other governments | - | - | - | - | - | - | - | - | - |
| Due from other funds | 21,217 | 68,453 | 24,104 | 283,890 | - | - | - | - | 1,280,923 |
| Other assets | - | - | - | - | - | - | - | - | - |
| Total current assets | 21,217 | 95,911 | 115,624 | 283,890 | 1,078,810 | - | - | - | 1,288,675 |
| Noncurrent Assets | | | | | | | | | |
| Mortgage receivable | - | - | - | - | - | - | - | - | - |
| Restricted cash | - | - | - | - | - | - | - | - | - |
| Restricted investments | - | - | - | - | - | - | - | - | - |
| Capital assets, net of depreciation | - | - | - | - | 633,750 | - | - | - | - |
| Other assets | - | - | - | - | - | - | - | - | - |
| Total noncurrent assets | - | - | - | - | 633,750 | - | - | - | - |
| Total assets | \$ 21,217 | \$ 95,911 | \$ 115,624 | \$ 283,890 | \$ 1,712,560 | \$ - | \$ - | \$ - | \$ 1,288,675 |
| Liabilities and Net Position | | | | | | | | | |
| Current Liabilities | | | | | | | | | |
| Accounts payable | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accrued liabilities | - | - | - | - | 8,378 | - | - | - | - |
| Current portion of long-term debt | - | - | - | - | - | - | - | - | - |
| Due to other government agencies | - | - | - | - | - | - | - | - | - |
| Due to other funds | - | - | - | - | 2,493,483 | - | - | - | - |
| Compensated absences | - | - | - | - | - | - | - | - | - |
| Trust and deposits | - | - | - | - | - | - | - | - | - |
| Unearned revenues and other current liabilities | - | - | - | 120,045 | - | - | - | - | 288,377 |
| Total current liabilities | - | - | - | 120,045 | 2,501,861 | - | - | - | 288,377 |
| Noncurrent liabilities | | | | | | | | | |
| Compensated absences | - | - | - | - | - | - | - | - | - |
| Bonds, notes and loans payable | - | - | - | - | - | - | - | - | - |
| Other liabilities | - | - | - | - | - | - | - | - | - |
| Total noncurrent liabilities | - | - | - | - | - | - | - | - | - |
| Total liabilities | - | - | - | 120,045 | 2,501,861 | - | - | - | 288,377 |
| Net Position | | | | | | | | | |
| Net investment in capital assets | - | - | - | - | 633,750 | - | - | - | - |
| Restricted for Section 8 | - | - | - | - | - | - | - | - | - |
| Restricted for development | - | - | - | - | - | - | - | - | - |
| Unrestricted (deficit) | 21,217 | 95,911 | 115,624 | 163,845 | (1,423,051) | - | - | - | 1,000,298 |
| Total net position | 21,217 | 95,911 | 115,624 | 163,845 | (789,301) | - | - | - | 1,000,298 |
| Total liabilities and net position | \$ 21,217 | \$ 95,911 | \$ 115,624 | \$ 283,890 | \$ 1,712,560 | \$ - | \$ - | \$ - | \$ 1,288,675 |

Philadelphia Housing Authority
Combining Statement of Net Position (Continued)
March 31, 2014

| | Section 8 New Construction Programs | Congregate Housing Program | Resident Opportunity and Self-Sufficiency Program | Disaster Funding Program | Veterans Affairs Program | Modern Rehab Prg No. 3 | ARRA Competitive Programs | Healthy Homes Program |
|---|--|----------------------------------|--|--------------------------------|--------------------------------|------------------------------|---------------------------------|-----------------------------|
| Assets | | | | | | | | |
| Current Assets | | | | | | | | |
| Cash and cash equivalents | \$ - | \$ 8,494 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Restricted cash | - | - | - | - | - | - | - | - |
| Investments | - | - | - | - | - | - | - | - |
| Receivables, net | - | 4,215 | 56,444 | - | - | - | - | - |
| Due from other governments | - | - | - | - | - | - | - | - |
| Due from other funds | 22,872 | 5,146 | - | 95,807 | - | - | - | - |
| Other assets | - | - | - | - | - | - | - | - |
| Total current assets | 22,872 | 17,855 | 56,444 | 95,807 | - | - | - | - |
| Noncurrent Assets | | | | | | | | |
| Mortgage receivable | - | - | - | - | - | - | - | - |
| Restricted cash | - | - | - | - | - | - | - | - |
| Restricted investments | - | - | - | - | - | - | - | - |
| Capital assets, net of depreciation | - | - | - | - | - | - | - | - |
| Other assets | - | - | - | - | - | - | - | - |
| Total noncurrent assets | - | - | - | - | - | - | - | - |
| Total assets | \$ 22,872 | \$ 17,855 | \$ 56,444 | \$ 95,807 | \$ - | \$ - | \$ - | \$ - |
| Liabilities and Net Position | | | | | | | | |
| Current Liabilities | | | | | | | | |
| Accounts payable | \$ - | \$ 17,855 | \$ 1,299 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Accrued liabilities | - | - | - | - | - | - | - | - |
| Current portion of long-term debt | - | - | - | - | - | - | - | - |
| Due to other government agencies | - | - | - | - | - | - | - | - |
| Due to other funds | - | - | 55,104 | - | - | - | - | - |
| Compensated absences | - | - | - | - | - | - | - | - |
| Trust and deposits | - | - | - | - | - | - | - | - |
| Unearned revenues and other current liabilities | - | - | 41 | - | - | - | - | - |
| Total current liabilities | - | 17,855 | 56,444 | - | - | - | - | - |
| Noncurrent liabilities | | | | | | | | |
| Compensated absences | - | - | - | - | - | - | - | - |
| Bonds, notes and loans payable | - | - | - | - | - | - | - | - |
| Other liabilities | - | - | - | - | - | - | - | - |
| Total noncurrent liabilities | - | - | - | - | - | - | - | - |
| Total liabilities | - | 17,855 | 56,444 | - | - | - | - | - |
| Net Position | | | | | | | | |
| Net investment in capital assets | - | - | - | - | - | - | - | - |
| Restricted for Section 8 | - | - | - | - | - | - | - | - |
| Restricted for development | - | - | - | - | - | - | - | - |
| Unrestricted (deficit) | 22,872 | - | - | 95,807 | - | - | - | - |
| Total net position | 22,872 | - | - | 95,807 | - | - | - | - |
| Total liabilities and net position | \$ 22,872 | \$ 17,855 | \$ 56,444 | \$ 95,807 | \$ - | \$ - | \$ - | \$ - |

Philadelphia Housing Authority
Combining Statement of Net Position (Continued)
March 31, 2014

| | Moving to Work Program | Project Totals | Other Business Activities | Long Term Notes Receivable | Debt Service Fund | General Purpose Bonds | Blended Component Units | Total PHA Programs |
|---|------------------------------|-----------------------|---------------------------------|----------------------------------|-------------------------|-----------------------------|-------------------------------|--------------------------|
| Assets | | | | | | | | |
| Current Assets | | | | | | | | |
| Cash and cash equivalents | \$ 8,674,096 | \$ 19,209,530 | \$ 1,891,048 | \$ - | \$ 169,155 | \$ 5,171 | \$ 67,592,628 | \$ 100,205,213 |
| Restricted cash | 18,698,913 | 800,020 | 24,285 | - | - | - | 148,712 | 29,475,747 |
| Investments | 22,274,011 | - | - | - | - | - | - | 22,274,011 |
| Receivables, net | 62,225,971 | 4,151,207 | 1,040,843 | - | 1 | - | 6,626,228 | 78,014,153 |
| Due from other governments | - | - | - | - | - | - | - | - |
| Due from other funds | 1,280,698 | - | - | - | - | - | - | 4,181,334 |
| Other assets | - | 2,308,705 | - | - | - | - | 15,494 | 2,324,290 |
| Total current assets | 113,153,689 | 26,469,462 | 2,956,176 | - | 169,156 | 5,171 | 74,383,062 | 236,474,748 |
| Noncurrent Assets | | | | | | | | |
| Mortgage receivable | - | - | - | 353,256,112 | - | - | - | 353,256,112 |
| Restricted cash | - | - | - | - | - | - | - | - |
| Restricted investments | - | - | - | - | - | - | 2,863,793 | 2,863,793 |
| Capital assets, net of depreciation | 193,010,049 | 390,185,096 | 5,220,923 | - | 27,190,003 | 806,203 | 5,505 | 617,420,236 |
| Other assets | 810 | 520 | 88,012 | 5,075,262 | - | - | - | 5,164,604 |
| Total noncurrent assets | 193,010,859 | 390,185,616 | 5,308,935 | 358,331,374 | 27,190,003 | 806,203 | 2,869,298 | 978,704,745 |
| Total assets | \$ 306,164,548 | \$ 416,655,078 | \$ 8,265,111 | \$ 358,331,374 | \$ 27,359,159 | \$ 811,374 | \$ 77,252,360 | \$ 1,215,179,493 |
| Liabilities and Net Position | | | | | | | | |
| Current Liabilities | | | | | | | | |
| Accounts payable | \$ 1,203,361 | \$ 4,581,230 | \$ 33,475 | \$ - | \$ - | \$ - | \$ 53,388 | \$ 5,891,200 |
| Accrued liabilities | 5,740,955 | 7,758,010 | - | - | 771,563 | 174,167 | 163,797 | 14,629,021 |
| Current portion of long-term debt | - | - | - | - | 4,575,000 | - | - | 4,575,000 |
| Due to other government agencies | - | 98,625 | - | - | - | - | - | 98,625 |
| Due to other funds | - | - | 402,689 | - | 372 | - | - | 4,181,334 |
| Compensated absences | 616,841 | 3,762,773 | - | - | - | - | 49,026 | 4,486,076 |
| Trust and deposits | - | 800,020 | - | - | - | - | - | 800,020 |
| Unearned revenues and other current liabilities | 6,489,728 | 5,837 | 556,720 | - | - | - | 12,816,880 | 20,920,850 |
| Total current liabilities | 14,050,885 | 17,006,495 | 992,884 | - | 5,346,935 | 174,167 | 13,083,091 | 55,582,126 |
| Noncurrent liabilities | | | | | | | | |
| Compensated absences | 411,228 | 2,508,494 | - | - | - | - | 32,684 | 2,990,697 |
| Bonds, notes and loans payable | - | - | - | - | 40,197,958 | 11,000,000 | - | 51,197,958 |
| Other liabilities | 7,898,457 | 398,272 | - | - | - | - | - | 8,296,729 |
| Total noncurrent liabilities | 8,309,685 | 2,906,766 | - | - | 40,197,958 | 11,000,000 | 32,684 | 62,485,384 |
| Total liabilities | 22,360,570 | 19,913,261 | 992,884 | - | 45,544,893 | 11,174,167 | 13,115,775 | 118,067,510 |
| Net Position | | | | | | | | |
| Net investment in capital assets | 193,010,049 | 390,185,096 | 5,220,923 | - | (17,582,955) | (10,193,797) | 5,505 | 561,647,278 |
| Restricted for Section 8 | - | - | - | - | - | - | - | 9,800,783 |
| Restricted for development | - | - | - | - | - | - | 3,012,505 | 3,012,505 |
| Unrestricted (deficit) | 90,793,929 | 6,556,721 | 2,051,304 | 358,331,374 | (602,779) | (168,996) | 61,118,575 | 522,651,417 |
| Total net position | 283,803,978 | 396,741,817 | 7,272,227 | 358,331,374 | (18,185,734) | (10,362,793) | 64,136,585 | 1,097,111,983 |
| Total liabilities and net position | \$ 306,164,548 | \$ 416,655,078 | \$ 8,265,111 | \$ 358,331,374 | \$ 27,359,159 | \$ 811,374 | \$ 77,252,360 | \$ 1,215,179,493 |

Philadelphia Housing Authority
Combining Statement of Net Position (Continued)
March 31, 2014

| | Elimination | Totals |
|---|------------------------|-------------------------|
| Assets | | |
| Current Assets | | |
| Cash and cash equivalents | \$ - | \$ 100,205,213 |
| Restricted cash | - | 29,475,747 |
| Investments | - | 22,274,011 |
| Receivables, net | (12,243,947) | 65,770,206 |
| Due from other governments | - | - |
| Due from other funds | (4,181,334) | - |
| Other assets | - | 2,324,290 |
| Total current assets | (16,425,281) | 220,049,467 |
| Noncurrent Assets | | |
| Mortgage receivable | - | 353,256,112 |
| Restricted cash | - | - |
| Restricted investments | - | 2,863,793 |
| Capital assets, net of depreciation | - | 617,420,236 |
| Other assets | - | 5,164,604 |
| Total noncurrent assets | - | 978,704,745 |
| Total assets | \$ (16,425,281) | \$ 1,198,754,212 |
| Liabilities and Net Position | | |
| Current Liabilities | | |
| Accounts payable | \$ - | \$ 5,891,200 |
| Accrued liabilities | - | 14,629,021 |
| Current portion of long-term debt | - | 4,575,000 |
| Due to other government agencies | - | 98,625 |
| Due to other funds | (4,181,334) | - |
| Compensated absences | - | 4,486,076 |
| Trust and deposits | - | 800,020 |
| Unearned revenues and other current liabilities | (12,243,947) | 8,676,903 |
| Total current liabilities | (16,425,281) | 39,156,845 |
| Noncurrent liabilities | | |
| Compensated absences | - | 2,990,697 |
| Bonds, notes and loans payable | - | 51,197,958 |
| Other liabilities | - | 8,296,729 |
| Total noncurrent liabilities | - | 62,485,384 |
| Total liabilities | (16,425,281) | 101,642,229 |
| Net Position | | |
| Net investment in capital assets | - | 561,647,278 |
| Restricted for Section 8 | - | 9,800,783 |
| Restricted for development | - | 3,012,505 |
| Unrestricted (deficit) | - | 522,651,417 |
| Total net position | - | 1,097,111,983 |
| Total liabilities and net position | \$ (16,425,281) | \$ 1,198,754,212 |

Philadelphia Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position
Year Ended March 31, 2014

| | State and Local Grants | Section 8 Housing Choice Program | Section 8 Mainstream Program | Section 8 Modern Rehab Prg No. 1 | Section 8 Modern Rehab Prg No. 2 | Section 8 Modern Rehab Prg No. 3 | Section 8 Modern Rehab Prg No. 4 | Section 8 Modern Rehab Prg No. 5 |
|---|---------------------------------|---|------------------------------------|---|---|---|---|---|
| Operating Revenue | | | | | | | | |
| Total tenant revenue | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Operating subsidies | 449,929 | 9,013,903 | 523,572 | 371,756 | 502,876 | 465,365 | - | - |
| Other income | 3,683 | 6,311,539 | - | - | - | - | - | - |
| Total operating revenue | 453,612 | 15,325,442 | 523,572 | 371,756 | 502,876 | 465,365 | - | - |
| Operating Expenses | | | | | | | | |
| Administrative | 139,525 | 715,130 | 32,982 | 21,018 | 31,051 | 29,616 | - | - |
| Tenant services | 194,400 | - | - | - | - | - | - | - |
| Utilities | - | - | - | - | - | - | - | - |
| Maintenance | 57,961 | | | | | | | |
| Protective services | | | | | | | | |
| General | 826 | 23,420 | 1,353 | 1,231 | 1,818 | 1,734 | - | - |
| Housing assistance programs | | 13,192,909 | 482,391 | 330,006 | 441,199 | 406,538 | | |
| Depreciation and amortization | 24,515 | - | - | - | - | - | - | - |
| Total operating expenses | 417,227 | 13,931,459 | 516,726 | 352,255 | 474,068 | 437,888 | - | - |
| Operating income (loss) | 36,385 | 1,393,983 | 6,846 | 19,501 | 28,808 | 27,477 | - | - |
| Nonoperating Revenue and (Expenses) | | | | | | | | |
| Interest and investment earnings | - | - | - | - | - | - | - | - |
| Other revenue/charges | - | 14,019 | - | - | - | - | - | - |
| Interest expense | - | - | - | - | - | - | - | - |
| Net nonoperating revenue | - | 14,019 | - | - | - | - | - | - |
| Income (loss) before capital contributions | 36,385 | 1,408,002 | 6,846 | 19,501 | 28,808 | 27,477 | - | - |
| Capital contributions | | | | | | | | |
| HUD capital subsidies | - | - | - | - | - | - | - | - |
| Other nonoperating contributions | - | - | - | - | - | - | - | - |
| Partners contributions | - | - | - | - | - | - | - | - |
| Change in net position | 36,385 | 1,408,002 | 6,846 | 19,501 | 28,808 | 27,477 | - | - |
| Net position, beginning | | | | | | | | |
| As previously reported | 1,628,806 | 10,397,173 | 237,088 | 79,412 | 371,800 | 363,304 | 31,663 | 11,991 |
| Prior period adjustments and equity transfers | - | - | - | - | - | - | - | - |
| As restated | 1,628,806 | 10,397,173 | 237,088 | 79,412 | 371,800 | 363,304 | 31,663 | 11,991 |
| Net position, ending | \$ 1,665,191 | \$ 11,805,175 | \$ 243,934 | \$ 98,913 | \$ 400,608 | \$ 390,781 | \$ 31,663 | \$ 11,991 |

Philadelphia Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
Year Ended March 31, 2014

| | Section 8 Modern Rehab Prg No. 6 | Section 8 Modern Rehab Prg No. 7 | Section 8 Modern Rehab Prg No. 8 | Section 8 Modern Rehab Prg No. 9 | Section 8 Modern Rehab Prg No. 10 | Section 8 Modern Rehab Prg Admin Fees | Total Section 8 Modern Rehab Prg | Section 8 Single Room Occupancy Program | Section 8 New Construction Programs |
|---|---|---|---|---|--|--|---|--|--|
| Operating Revenue | | | | | | | | | |
| Total tenant revenue | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Operating subsidies | - | 85,141 | 218,422 | 237,796 | - | - | - | 1,967,322 | - |
| Other income | - | - | 19,800 | - | - | - | - | - | - |
| Total operating revenue | - | 85,141 | 238,222 | 237,796 | - | - | - | 1,967,322 | - |
| Operating Expenses | | | | | | | | | |
| Administrative | - | 4,777 | 10,519 | 21,018 | - | - | - | 162,561 | - |
| Tenant services | - | - | - | - | - | - | - | - | - |
| Utilities | - | - | - | - | - | - | - | - | - |
| Maintenance | | | | | | | | | |
| Protective services | | | | | | | | | |
| General | - | 280 | 616 | 72,226 | - | - | - | 28,567 | - |
| Housing assistance programs | | 75,652 | 197,527 | 196,046 | | | | 1,641,235 | |
| Depreciation and amortization | - | - | - | - | - | - | - | - | - |
| Total operating expenses | - | 80,709 | 208,662 | 289,290 | - | - | - | 1,832,363 | - |
| Operating income (loss) | - | 4,432 | 29,560 | (51,494) | - | - | - | 134,959 | - |
| Nonoperating Revenue and (Expenses) | | | | | | | | | |
| Interest and investment earnings | - | - | - | - | 110 | - | - | - | - |
| Other revenue/charges | - | - | - | - | - | - | - | - | - |
| Interest expense | - | - | - | - | - | - | - | - | - |
| Net nonoperating revenue | - | - | - | - | 110 | - | - | - | - |
| Income (loss) before capital contributions | - | 4,432 | 29,560 | (51,494) | 110 | - | - | 134,959 | - |
| Capital contributions | | | | | | | | | |
| HUD capital subsidies | - | - | - | - | - | - | - | - | - |
| Other nonoperating contributions | - | - | - | - | (42,235) | - | - | - | - |
| Partners contributions | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | (42,235) | - | - | - | - |
| Change in net position | - | 4,432 | 29,560 | (51,494) | (42,125) | - | - | 134,959 | - |
| Net position, beginning | | | | | | | | | |
| As previously reported | 21,217 | 91,479 | 86,064 | 215,339 | (747,176) | - | - | 865,339 | 22,872 |
| Prior period adjustments and equity transfers | - | - | - | - | - | - | - | - | - |
| As restated | 21,217 | 91,479 | 86,064 | 215,339 | (747,176) | - | - | 865,339 | 22,872 |
| Net position, ending | \$21,217 | \$95,911 | \$ 115,624 | \$ 163,845 | \$ (789,301) | \$ - | \$ - | \$ 1,000,298 | \$ 22,872 |

Philadelphia Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
Year Ended March 31, 2014

| | SR Community | Congregate Housing Program | Summer Feeding Program | Resident Opportunity and Self-Sufficiency Program | Disaster Funding Program | Veterans Affairs Program | ARRA Competitive Programs | ARRA Formula Program | Healthy Homes Program |
|---|-----------------|----------------------------------|------------------------------|--|--------------------------------|--------------------------------|---------------------------------|----------------------------|-----------------------------|
| Operating Revenue | | | | | | | | | |
| Total tenant revenue | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Operating subsidies | - | 120,297 | 263,336 | 311,346 | - | - | - | - | - |
| Other income | - | 30,074 | 126,736 | - | - | - | - | - | - |
| Total operating revenue | - | 150,371 | 390,072 | 311,346 | - | - | - | - | - |
| Operating Expenses | | | | | | | | | |
| Administrative | - | - | 3,281 | 75,890 | - | - | - | - | - |
| Tenant services | - | 149,042 | 386,791 | 235,454 | - | - | - | - | - |
| Utilities | - | - | - | - | - | - | - | - | - |
| Maintenance | | | | | | | | | |
| Protective services | | | | | | | | | |
| General | - | 1,329 | - | 2 | - | - | - | - | - |
| Housing assistance programs | | | | | | | | | |
| Depreciation and amortization | - | - | - | 1,246 | - | - | - | - | - |
| Total operating expenses | - | 150,371 | 390,072 | 312,592 | - | - | - | - | - |
| Operating income (loss) | - | - | - | (1,246) | - | - | - | - | - |
| Nonoperating Revenue and (Expenses) | | | | | | | | | |
| Interest and investment earnings | - | - | - | - | - | - | - | - | - |
| Other revenue/charges | - | - | - | - | - | - | - | - | - |
| Interest expense | - | - | - | - | - | - | - | - | - |
| Net nonoperating revenue | - | - | - | - | - | - | - | - | - |
| Income (loss) before capital contributions | - | - | - | (1,246) | - | - | - | - | - |
| Capital contributions | | | | | | | | | |
| HUD capital subsidies | - | - | - | - | - | - | - | - | - |
| Other nonoperating contributions | - | - | - | - | - | - | - | - | - |
| Partners contributions | - | - | - | - | - | - | - | - | - |
| Change in net position | - | - | - | (1,246) | - | - | - | - | - |
| Net position, beginning | | | | | | | | | |
| As previously reported | - | - | - | 1,246 | 95,807 | - | - | - | - |
| Prior period adjustments and equity transfers | - | - | - | - | - | - | - | - | - |
| As restated | - | - | - | 1,246 | 95,807 | - | - | - | - |
| Net position, ending | \$ - | \$ - | \$ - | \$ - | \$ 95,807 | \$ - | \$ - | \$ - | \$ - |

Philadelphia Housing Authority
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
Year Ended March 31, 2014

| | Moving to Work Program | Project Total | Other Business Activities | Long-Term Notes Receivable | Debt Service Fund | General Purpose Bonds | Blended Component Units | Total PHA Programs |
|---|------------------------------|-----------------------|---------------------------------|----------------------------------|-------------------------|-----------------------------|-------------------------------|--------------------------|
| Operating Revenue | | | | | | | | |
| Total tenant revenue | \$ - | \$ 24,222,511 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 24,222,511 |
| Operating subsidies | 307,982,201 | - | - | - | - | - | - | \$ 322,513,262 |
| Other income | 357,203 | 206,877 | 217,415 | - | - | - | 1,728,172 | \$ 9,001,499 |
| Total operating revenue | 308,339,404 | 24,429,388 | 217,415 | - | - | - | 1,728,172 | 355,737,272 |
| Operating Expenses | | | | | | | | |
| Administrative | 31,498,889 | 37,556,611 | 298,165 | - | - | - | 1,212,805 | 71,813,838 |
| Tenant services | 778,370 | 892,120 | - | - | - | - | - | 2,636,177 |
| Utilities | 140,121 | 22,778,287 | 7,210 | - | - | - | 3,659 | 22,929,277 |
| Maintenance | 1,074,863 | 58,300,490 | 457,593 | - | - | - | 562,022 | 60,452,929 |
| Protective services | 1,259,646 | 8,189,451 | - | - | - | - | - | 9,449,097 |
| General | (3,284,782) | 28,164,252 | 35,361 | - | - | - | 870,777 | 25,919,010 |
| Housing assistance programs | 123,907,670 | - | - | - | - | - | - | 140,871,173 |
| Depreciation and amortization | 12,363,688 | 42,009,811 | 325,156 | - | 2,300,082 | 23,078 | - | 57,047,576 |
| Total operating expenses | 167,738,465 | 197,891,022 | 1,123,485 | - | 2,300,082 | 23,078 | 2,649,263 | 391,119,077 |
| Operating income (loss) | 140,600,939 | (173,461,634) | (906,070) | - | (2,300,082) | (23,078) | (921,091) | (35,381,805) |
| Nonoperating Revenue and (Expenses) | | | | | | | | |
| Interest and investment earnings | 153,188 | 149,801 | 349 | 5,553,976 | 14 | - | 128,704 | 5,986,142 |
| Other revenue/charges | 838,198 | 1,843,610 | 617,109 | (4,285,412) | - | - | - | (972,476) |
| Interest expense | (1,404,008) | - | - | - | (2,457,233) | (527,500) | - | (4,388,741) |
| Net nonoperating revenue | (412,622) | 1,993,411 | 617,458 | 1,268,564 | (2,457,219) | (527,500) | 128,704 | 624,925 |
| Income (loss) before capital contributions | 140,188,317 | (171,468,223) | (288,612) | 1,268,564 | (4,757,301) | (550,578) | (792,387) | (34,756,880) |
| Capital contributions | | | | | | | | |
| HUD capital subsidies | 13,069,561 | - | - | - | - | - | - | 13,069,561 |
| Other nonoperating contributions | (144,943,262) | 134,101,598 | 804,915 | 551,938 | 6,900,263 | 527,500 | 2,099,283 | - |
| Partners contributions | - | - | - | - | - | - | - | - |
| | (131,873,701) | 134,101,598 | 804,915 | 551,938 | 6,900,263 | 527,500 | 2,099,283 | 13,069,561 |
| Change in net position | 8,314,616 | (37,366,625) | 516,303 | 1,820,502 | 2,142,962 | (23,078) | 1,306,896 | (21,687,319) |
| Net position, beginning | | | | | | | | |
| As previously reported | 275,489,364 | 434,108,439 | 70,185,457 | 356,216,607 | (20,328,696) | (10,339,715) | - | 1,119,104,880 |
| Prior period adjustments and equity transfers | - | - | (63,429,533) | 294,265 | - | - | 62,829,690 | (305,578) |
| As restated | 275,489,364 | 434,108,439 | 6,755,924 | 356,510,872 | (20,328,696) | (10,339,715) | 62,829,690 | 1,118,799,302 |
| Net position, ending | \$ 283,803,980 | \$ 396,741,814 | \$ 7,272,227 | \$ 358,331,374 | \$ (18,185,734) | \$ (10,362,793) | \$ 64,136,586 | \$ 1,097,111,983 |

Philadelphia Housing Authority
Component Units
Combining Statement of Net Position
March 31, 2014

| | Neumann North | Raymond Rosen Assoc. t/a 8 Diamonds Townhouses | Ridge Avenue Housing | St. Anthony's Senior Residences | St. Ignatius Senior Housing I | St. Ignatius Senior Housing II | Southwark Plaza | Spring Garden Housing I |
|---|---------------------|--|----------------------------|---------------------------------------|-------------------------------------|--------------------------------------|----------------------|-------------------------------|
| Assets | | | | | | | | |
| Current Assets | | | | | | | | |
| Cash | \$ 18,651 | \$ 144,552 | \$ 62,847 | \$ 89,289 | \$ 601,387 | \$ 802,368 | \$ 31,606 | \$ 9,356 |
| Restricted cash | 387,322 | 1,485,082 | 462,105 | 167,322 | 437,062 | 660,376 | 604,142 | 111,290 |
| Investments | - | - | - | - | - | - | - | - |
| Receivables, net | 460 | 12,538 | 27,929 | 4,910 | 312,505 | 531 | 15,406 | 41,649 |
| Due from other governments | - | - | - | - | - | - | - | - |
| Due from other funds | - | - | - | - | - | - | - | - |
| Other assets | 5,460 | 33,850 | 39,637 | 8,230 | 7,114 | 5,853 | 39,079 | 19,979 |
| Total current assets | 411,893 | 1,676,022 | 592,518 | 269,751 | 1,358,068 | 1,469,128 | 690,233 | 182,274 |
| Noncurrent Assets | | | | | | | | |
| Mortgage receivable | - | - | - | - | - | - | - | - |
| Restricted Cash | - | - | - | - | - | - | - | - |
| Restricted investments | - | - | - | - | - | - | - | - |
| Capital assets, net of depreciation | 8,034,443 | 13,294,304 | 1,745,000 | 2,849,796 | 5,740,044 | 6,841,341 | 35,185,644 | 9,611,726 |
| Other assets | - | 43,680 | 266,834 | 2,831 | - | 11,653 | 19,389 | 10,950 |
| Total noncurrent assets | 8,034,443 | 13,337,984 | 2,011,834 | 2,852,627 | 5,740,044 | 6,852,994 | 35,205,033 | 9,622,676 |
| Total assets | \$ 8,446,336 | \$ 15,014,006 | \$ 2,604,352 | \$ 3,122,378 | \$ 7,098,112 | \$ 8,322,122 | \$ 35,895,266 | \$ 9,804,950 |
| Liabilities and Net Position | | | | | | | | |
| Current Liabilities | | | | | | | | |
| Accounts payable | \$ 15,019 | \$ 269,988 | \$ 41,396 | \$ 1,725 | \$ 165,715 | \$ 3,656 | \$ 156,508 | \$ 23,908 |
| Accrued liabilities | 48,579 | 9,102 | 21,786 | 18,645 | 74,667 | 55,636 | 750,850 | 99,805 |
| Current portion of long-term debt | 22,133 | - | - | - | - | - | - | - |
| Due to other government agencies | - | - | - | - | - | - | - | - |
| Due to other funds | - | - | - | - | - | - | - | - |
| Compensated absences | - | - | - | - | - | - | - | - |
| Trust and deposits | 32,357 | 77,964 | 37,962 | 14,054 | 25,912 | 5,346 | 64,897 | 18,228 |
| Unearned revenues and other current liabilities | 29,766 | 15,837 | 1,492,327 | 3,081 | 110,346 | 464 | 27,040 | 756 |
| Total current liabilities | 147,854 | 372,891 | 1,593,471 | 37,505 | 376,640 | 65,102 | 999,295 | 142,697 |
| Noncurrent liabilities | | | | | | | | |
| Compensated absences | - | - | - | - | - | - | - | - |
| Bonds, notes and loans payable | 4,263,964 | 15,968,970 | 18,369,277 | 1,650,000 | 2,517,755 | 1,150,000 | 38,682,801 | 7,046,317 |
| Other liabilities | 1,399,012 | 1,579,035 | 724,359 | 172,491 | 747,420 | 343,939 | - | 5,118,950 |
| Total noncurrent liabilities | 5,662,976 | 17,548,005 | 19,093,636 | 1,822,491 | 3,265,175 | 1,493,939 | 38,682,801 | 12,165,267 |
| Total liabilities | 5,810,830 | 17,920,896 | 20,687,107 | 1,859,996 | 3,641,815 | 1,559,041 | 39,682,096 | 12,307,964 |
| Net Position | | | | | | | | |
| Net investment in capital assets | 3,770,479 | (2,674,666) | (16,624,277) | 1,199,796 | 3,222,289 | 5,691,341 | (3,497,157) | 2,565,409 |
| Restricted | - | - | - | - | - | - | - | - |
| Unrestricted (deficit) | (1,134,973) | (232,224) | (1,458,478) | 62,586 | 234,008 | 1,071,740 | (289,673) | (5,068,423) |
| Total net position | 2,635,506 | (2,906,890) | (18,082,755) | 1,262,382 | 3,456,297 | 6,763,081 | (3,786,830) | (2,503,014) |
| Total liabilities and net position | \$ 8,446,336 | \$ 15,014,006 | \$ 2,604,352 | \$ 3,122,378 | \$ 7,098,112 | \$ 8,322,122 | \$ 35,895,266 | \$ 9,804,950 |

Philadelphia Housing Authority
Component Units
Combining Statement of Net Position (Continued)
March 31, 2014

| | Spring Garden Historic | Uni-Penn Housing Partnership I | Uni-Penn Housing Partnership II | Cambridge Plaza I | Cambridge Plaza II | Cambridge Plaza III | Germantown House | Lucien E. Blackwell Homes Phase II |
|---|------------------------------|--------------------------------------|---------------------------------------|----------------------|-----------------------|------------------------|----------------------|---|
| Assets | | | | | | | | |
| Current Assets | | | | | | | | |
| Cash | \$ 162,849 | \$ 12,615 | \$ 50,457 | \$ 53,412 | \$ 2,563 | \$ 111,189 | \$ 45,133 | \$ 374,676 |
| Restricted cash | 832,670 | 85,924 | 205,757 | 309,859 | 560,387 | 520,348 | 1,260,351 | 897,301 |
| Investments | - | - | - | - | - | - | - | - |
| Receivables, net | 5,207 | 1,260 | 10,684 | 23,832 | 7,440 | 61,135 | 412,903 | 65,450 |
| Due from other governments | - | - | - | - | - | - | - | - |
| Due from other funds | - | - | - | - | - | - | - | - |
| Other assets | 9,351 | 21,136 | 17,540 | 33,667 | 24,278 | 12,893 | 57,711 | - |
| Total current assets | 1,010,077 | 120,935 | 284,438 | 420,770 | 594,668 | 705,565 | 1,776,098 | 1,337,427 |
| Noncurrent Assets | | | | | | | | |
| Mortgage receivable | - | - | - | - | - | - | - | - |
| Restricted cash | - | - | - | - | - | - | - | - |
| Restricted investments | - | - | - | - | - | - | - | - |
| Capital assets, net of depreciation | 15,464,423 | 147,000 | 458,000 | 5,003,533 | 6,439,067 | 6,541,890 | 15,457,982 | 13,023,656 |
| Other assets | 93,043 | 6,752 | 6,670 | 24,813 | 44,549 | 26,801 | 56,952 | 47,295 |
| Total noncurrent assets | 15,557,466 | 153,752 | 464,670 | 5,028,346 | 6,483,616 | 6,568,691 | 15,514,934 | 13,070,951 |
| Total assets | \$ 16,567,543 | \$ 274,687 | \$ 749,108 | \$ 5,449,116 | \$ 7,078,284 | \$ 7,274,256 | \$ 17,291,032 | \$ 14,408,378 |
| Liabilities and Net Position | | | | | | | | |
| Current Liabilities | | | | | | | | |
| Accounts payable | \$ 179,177 | \$ 37,645 | \$ 144,912 | \$ 15,163 | \$ 12,625 | \$ 12,498 | \$ 22,911 | \$ 77,927 |
| Accrued liabilities | 37,457 | - | - | 55,788 | 76,395 | 69,018 | 214,467 | 67,712 |
| Current portion of long-term debt | - | - | - | - | - | - | - | - |
| Due to other government agencies | - | - | - | - | - | - | - | - |
| Due to other funds | - | - | - | - | - | - | - | - |
| Compensated absences | - | - | - | - | - | - | - | - |
| Trust and deposits | 33,698 | 12,032 | 12,515 | 4,218 | 4,455 | 4,123 | 13,708 | 6,930 |
| Unearned revenues and other current liabilities | 10,063 | 3,226 | 646,402 | 4,310 | 1,371 | 4,351 | - | 3,934 |
| Total current liabilities | 260,395 | 52,903 | 803,829 | 79,479 | 94,846 | 89,990 | 251,086 | 156,503 |
| Noncurrent liabilities | | | | | | | | |
| Compensated absences | - | - | - | - | - | - | - | - |
| Bonds, notes and loans payable | 8,842,425 | 2,440,589 | 3,213,383 | 2,686,182 | 3,593,093 | 3,041,325 | 8,187,912 | 4,201,075 |
| Other liabilities | 1,300,208 | 2,033,840 | 2,395,164 | 1,616,376 | 1,763,394 | 1,333,032 | 1,773,020 | 1,296,570 |
| Total noncurrent liabilities | 10,142,633 | 4,474,429 | 5,608,547 | 4,302,558 | 5,356,487 | 4,374,357 | 9,960,932 | 5,497,645 |
| Total liabilities | 10,403,028 | 4,527,332 | 6,412,376 | 4,382,037 | 5,451,333 | 4,464,347 | 10,212,018 | 5,654,148 |
| Net Position | | | | | | | | |
| Net investment in capital assets | 6,621,998 | (2,293,589) | (2,755,383) | 5,003,533 | 2,845,974 | 3,500,565 | 7,270,070 | 8,822,581 |
| Restricted | - | - | - | - | - | - | - | - |
| Unrestricted (deficit) | (457,483) | (1,959,056) | (2,907,885) | (3,936,454) | (1,219,023) | (690,656) | (191,056) | (68,351) |
| Total net position | 6,164,515 | (4,252,645) | (5,663,268) | 1,067,079 | 1,626,951 | 2,809,909 | 7,079,014 | 8,754,230 |
| Total liabilities and net position | \$ 16,567,543 | \$ 274,687 | \$ 749,108 | \$ 5,449,116 | \$ 7,078,284 | \$ 7,274,256 | \$ 17,291,032 | \$ 14,408,378 |

Philadelphia Housing Authority
Component Units
Combining Statement of Net Position (Continued)
March 31, 2014

| | Lucien E. Blackwell Homes Phase III | Ludlow Scattered | Mantua I | Mantua II | Marshall Shepard | Mill Creek Phase I | Mt. Olivet | Nellie Reynolds |
|---|--|----------------------|----------------------|----------------------|----------------------|-----------------------|----------------------|----------------------|
| Assets | | | | | | | | |
| Current Assets | | | | | | | | |
| Cash | \$ 139,433 | \$ 80,366 | \$ 23,664 | \$ 216,649 | \$ 151,508 | \$ 146,567 | \$ 96,555 | \$ 36,015 |
| Restricted cash | 503,151 | 843,284 | 383,743 | 520,900 | 795,109 | 1,042,631 | 1,819,064 | 567,664 |
| Investments | - | - | - | - | - | - | - | - |
| Receivables, net | 84,512 | 95,325 | 39,837 | 23,804 | 210,550 | 149,172 | 315,971 | 140,517 |
| Due from other governments | - | - | - | - | - | - | - | - |
| Due from other funds | - | - | - | - | - | - | - | - |
| Other assets | - | - | - | 17,147 | - | - | - | 67,631 |
| Total current assets | 727,096 | 1,018,975 | 447,244 | 778,500 | 1,157,167 | 1,338,370 | 2,231,590 | 811,827 |
| Noncurrent Assets | | | | | | | | |
| Mortgage receivable | - | - | - | - | - | - | - | - |
| Restricted ash | - | - | - | - | - | - | - | - |
| Restricted investments | - | - | - | - | - | - | - | - |
| Capital assets, net of depreciation | 11,112,508 | 19,947,712 | 15,517,836 | 14,168,488 | 17,346,334 | 12,976,292 | 11,272,503 | 15,700,581 |
| Other assets | 91,136 | 50,581 | 102,282 | 143,573 | 426,586 | 35,581 | 171,446 | 30,668 |
| Total noncurrent assets | 11,203,644 | 19,998,293 | 15,620,118 | 14,312,061 | 17,772,920 | 13,011,873 | 11,443,949 | 15,731,249 |
| Total assets | \$ 11,930,740 | \$ 21,017,268 | \$ 16,067,362 | \$ 15,090,561 | \$ 18,930,087 | \$ 14,350,243 | \$ 13,675,539 | \$ 16,543,076 |
| Liabilities and Net Position | | | | | | | | |
| Current Liabilities | | | | | | | | |
| Accounts payable | \$ 13,649 | \$ 11,388 | \$ 3,397 | \$ 3,135 | \$ 12,747 | \$ 18,497 | \$ 28,265 | \$ 12,199 |
| Accrued liabilities | 124,978 | 97,345 | 49,174 | 25,746 | 101,118 | 227,165 | 336,718 | 98,650 |
| Current portion of long-term debt | - | - | - | - | - | - | - | - |
| Due to other government agencies | - | - | - | - | - | - | - | - |
| Due to other funds | - | - | - | - | - | - | - | - |
| Compensated absences | - | - | - | - | - | - | - | - |
| Trust and deposits | 4,752 | 7,760 | 4,851 | 4,950 | 7,920 | 9,009 | 15,642 | 6,138 |
| Unearned revenues and other current liabilities | 1,625 | 4,344 | 1,076 | 178,189 | 3,259 | 5,025 | 12,396 | 2,455 |
| Total current liabilities | 145,004 | 120,837 | 58,498 | 212,020 | 125,044 | 259,696 | 393,021 | 119,442 |
| Noncurrent liabilities | | | | | | | | |
| Compensated absences | - | - | - | - | - | - | - | - |
| Bonds, notes and loans payable | 2,944,341 | 11,545,499 | 15,759,606 | 14,748,290 | 14,395,705 | 6,103,752 | 9,740,166 | 2,848,291 |
| Other liabilities | 838,517 | 2,391,210 | 1,948,987 | 1,500,000 | 2,549,794 | 2,840,505 | 3,436,758 | 759,666 |
| Total noncurrent liabilities | 3,782,858 | 13,936,709 | 17,708,593 | 16,248,290 | 16,945,499 | 8,944,257 | 13,176,924 | 3,607,957 |
| Total liabilities | 3,927,862 | 14,057,546 | 17,767,091 | 16,460,310 | 17,070,543 | 9,203,953 | 13,569,945 | 3,727,399 |
| Net Position | | | | | | | | |
| Net investment in capital assets | 8,168,167 | 8,402,213 | (241,770) | (579,802) | 2,950,629 | 6,872,540 | 1,532,337 | 12,852,290 |
| Restricted | - | - | - | - | - | - | - | - |
| Unrestricted (deficit) | (165,289) | (1,442,491) | (1,457,959) | (789,947) | (1,091,085) | (1,726,250) | (1,426,743) | (36,613) |
| Total net position | 8,002,878 | 6,959,722 | (1,699,729) | (1,369,749) | 1,859,544 | 5,146,290 | 105,594 | 12,815,677 |
| Total liabilities and net position | \$ 11,930,740 | \$ 21,017,268 | \$ 16,067,362 | \$ 15,090,561 | \$ 18,930,087 | \$ 14,350,243 | \$ 13,675,539 | \$ 16,543,076 |

Philadelphia Housing Authority
Component Units
Combining Statement of Net Position (Continued)
March 31, 2014

| | Norris Apartments LP | Paschall I | Paschall II | Richard Allen Phase III | Suffolk Manor | Tasker I | Tasker II | Uni-Penn Housing t/a MLK Plaza IV |
|---|-------------------------|----------------------|----------------------|----------------------------|----------------------|----------------------|----------------------|--|
| Assets | | | | | | | | |
| Current Assets | | | | | | | | |
| Cash | \$ 108,525 | \$ 40,550 | \$ 489,255 | \$ 142,767 | \$ 563,637 | \$ 269,127 | \$ 537,691 | \$ 125,048 |
| Restricted cash | 17,900 | 43,950 | 234,580 | 1,531,563 | 345,412 | 1,696,105 | 701,541 | 393,211 |
| Investments | - | - | - | - | - | - | - | - |
| Receivables, net | 12,986 | 20,595 | 21,584 | 95,635 | 153,214 | 242,053 | 301,612 | 83,940 |
| Due from other governments | - | - | - | - | - | - | - | - |
| Due from other funds | - | - | - | - | - | - | - | - |
| Other assets | 12,154 | 33,032 | 38,460 | 22,153 | 42,175 | - | 16,245 | 21,277 |
| Total current assets | 151,565 | 138,127 | 783,879 | 1,792,118 | 1,104,438 | 2,207,285 | 1,557,089 | 623,476 |
| Noncurrent Assets | | | | | | | | |
| Mortgage receivable | - | - | - | - | - | - | - | - |
| Restricted cash | - | - | - | - | - | - | - | - |
| Restricted investments | - | - | - | - | - | - | - | - |
| Capital assets, net of depreciation | 19,683,937 | 17,726,398 | 17,783,790 | 23,276,653 | 17,876,790 | 33,590,230 | 23,885,732 | 7,132,149 |
| Other assets | 101,137 | 93,329 | 56,655 | 49,800 | 18,268 | 540,582 | 316,043 | 24,867 |
| Total noncurrent assets | 19,785,074 | 17,819,727 | 17,840,445 | 23,326,453 | 17,895,058 | 34,130,812 | 24,201,775 | 7,157,016 |
| Total assets | \$ 19,936,639 | \$ 17,957,854 | \$ 18,624,324 | \$ 25,118,571 | \$ 18,999,496 | \$ 36,338,097 | \$ 25,758,864 | \$ 7,780,492 |
| Liabilities and Net Position | | | | | | | | |
| Current Liabilities | | | | | | | | |
| Accounts payable | \$ 801 | \$ 1,216 | \$ 2,545 | \$ 16,851 | \$ 25,505 | \$ 85,725 | \$ 59,959 | \$ 638 |
| Accrued liabilities | 30,919 | 51,183 | 35,032 | 135,980 | 234,059 | 206,895 | 118,528 | 75,639 |
| Current portion of long-term debt | - | - | - | - | - | - | - | - |
| Due to other government agencies | - | - | - | - | - | - | - | - |
| Due to other funds | - | - | - | - | - | - | - | - |
| Compensated absences | - | - | - | - | - | - | - | - |
| Trust and deposits | 4,950 | 4,950 | 4,950 | 19,183 | 17,859 | 26,753 | 18,752 | 3,960 |
| Unearned revenues and other current liabilities | 163,722 | 148,251 | 148,228 | 13,246 | - | 9,406 | 5,457 | 1,673 |
| Total current liabilities | 200,392 | 205,600 | 190,755 | 185,260 | 277,423 | 328,779 | 202,696 | 81,910 |
| Noncurrent liabilities | | | | | | | | |
| Compensated absences | - | - | - | - | - | - | - | - |
| Bonds, notes and loans payable | 19,204,431 | 16,817,247 | 18,126,521 | 22,190,978 | 10,453,027 | 32,385,000 | 20,990,000 | 3,351,430 |
| Other liabilities | 1,995,109 | 2,081,692 | 2,262,032 | 487,980 | 5,646,877 | 471,112 | 513,107 | 1,313,828 |
| Total noncurrent liabilities | 21,199,540 | 18,898,939 | 20,388,553 | 22,678,958 | 16,099,904 | 32,856,112 | 21,503,107 | 4,665,258 |
| Total liabilities | 21,399,932 | 19,104,539 | 20,579,308 | 22,864,218 | 16,377,327 | 33,184,891 | 21,705,803 | 4,747,168 |
| Net Position | | | | | | | | |
| Net investment in capital assets | 479,506 | 909,151 | (342,731) | 1,085,675 | 7,423,763 | 1,205,230 | 2,895,732 | 3,780,719 |
| Restricted | - | - | - | - | - | - | - | - |
| Unrestricted (deficit) | (1,942,799) | (2,055,836) | (1,612,253) | 1,168,678 | (4,801,594) | 1,947,976 | 1,157,329 | (747,395) |
| Total net position | (1,463,293) | (1,146,685) | (1,954,984) | 2,254,353 | 2,622,169 | 3,153,206 | 4,053,061 | 3,033,324 |
| Total liabilities and net position | \$ 19,936,639 | \$ 17,957,854 | \$ 18,624,324 | \$ 25,118,571 | \$ 18,999,496 | \$ 36,338,097 | \$ 25,758,864 | \$ 7,780,492 |

Philadelphia Housing Authority
Component Units
Combining Statement of Net Position (Continued)
March 31, 2014

| | Warnock I | Warnock II | Total Discrete Units |
|---|----------------------|----------------------|----------------------------|
| Assets | | | |
| Current Assets | | | |
| Cash | \$ 68,661 | \$ 24,170 | \$ 5,833,138 |
| Restricted cash | 703,725 | 450,564 | 21,581,395 |
| Investments | - | - | - |
| Receivables, net | 74,975 | 114,848 | 3,184,969 |
| Due from other governments | - | - | - |
| Due from other funds | - | - | - |
| Other assets | 30,111 | 32,782 | 668,945 |
| Total current assets | 877,472 | 622,364 | 31,268,447 |
| Noncurrent Assets | | | |
| Mortgage receivable | - | - | - |
| Restricted cash | - | - | - |
| Restricted investments | - | - | - |
| Capital assets, net of depreciation | 15,427,563 | 13,563,018 | 453,826,363 |
| Other assets | 67,415 | 54,603 | 3,036,764 |
| Total noncurrent assets | 15,494,978 | 13,617,621 | 456,863,127 |
| Total assets | \$ 16,372,450 | \$ 14,239,985 | \$ 488,131,574 |
| Liabilities and Net Position | | | |
| Current Liabilities | | | |
| Accounts payable | \$ 31,847 | \$ 17,323 | \$ 1,526,460 |
| Accrued liabilities | 33,923 | 54,314 | 3,637,273 |
| Current portion of long-term debt | - | - | 22,133 |
| Due to other government agencies | - | - | - |
| Due to other funds | - | - | - |
| Compensated absences | - | - | - |
| Trust and deposits | 5,049 | 4,356 | 540,183 |
| Unearned revenues and other current liabilities | 1,060 | 4,189 | 3,056,875 |
| Total current liabilities | 71,879 | 80,182 | 8,782,924 |
| Noncurrent liabilities | | | |
| Compensated absences | - | - | - |
| Bonds, notes and loans payable | 7,842,724 | 7,254,139 | 362,556,215 |
| Other liabilities | 819,034 | 2,208,982 | 57,662,000 |
| Total noncurrent liabilities | 8,661,758 | 9,463,121 | 420,218,215 |
| Total liabilities | 8,733,637 | 9,543,303 | 429,001,139 |
| Net Position | | | |
| Net investment in capital assets | 7,584,839 | 6,308,879 | 93,956,330 |
| Restricted | - | - | - |
| Unrestricted (deficit) | 53,974 | (1,612,197) | (34,825,895) |
| Total net position | 7,638,813 | 4,696,682 | 59,130,435 |
| Total liabilities and net position | \$ 16,372,450 | \$ 14,239,985 | \$ 488,131,574 |

Philadelphia Housing Authority
Component Units
Combining Statement of Revenues, Expenses and Changes in Net Position
Year Ended March 31, 2014

| | Neumann North | Raymond Rosen Assoc. t/a 8 Diamonds Townhouses | Ridge Avenue Housing | St. Anthony's Senior Residences | St. Ignatius Senior Housing I | St. Ignatius Senior Housing II | Southwark Plaza | Spring Garden Housing I |
|---|---------------------|--|----------------------------|---------------------------------------|-------------------------------------|--------------------------------------|-----------------------|-------------------------------|
| Operating Revenue | | | | | | | | |
| Total tenant revenue | \$ 627,622 | \$ 575,107 | \$ 875,210 | \$ 334,196 | \$ 546,787 | \$ 446,847 | \$ 950,046 | \$ 632,177 |
| Operating subsidies | - | - | - | - | - | - | - | - |
| Other income | 20,539 | 622,621 | 11,262 | 9,074 | 14,757 | - | 2,097,370 | 7,073 |
| Total operating revenue | 648,161 | 1,197,728 | 886,472 | 343,270 | 561,544 | 446,847 | 3,047,416 | 639,250 |
| Operating Expenses | | | | | | | | |
| Administrative | 144,600 | 361,328 | 304,644 | 110,800 | 155,847 | 82,826 | 882,651 | 187,071 |
| Tenant services | - | - | - | - | - | - | - | - |
| Utilities | 187,769 | 190,816 | 124,039 | 29,934 | 118,607 | 65,885 | 709,138 | 81,500 |
| Maintenance | 154,089 | 358,709 | 332,239 | 102,045 | 93,362 | 76,495 | 1,158,121 | 210,033 |
| Protective services | - | - | - | - | - | - | - | - |
| General | 71,778 | 145,103 | 169,226 | 52,116 | 78,183 | 66,249 | 453,590 | 170,664 |
| Housing assistance programs | - | - | - | - | - | - | - | - |
| Depreciation and amortization | 267,310 | 912,035 | 675,984 | 244,893 | 231,676 | 213,256 | 1,460,006 | 343,228 |
| Total operating expenses | 825,546 | 1,967,991 | 1,606,132 | 539,788 | 677,675 | 504,711 | 4,663,506 | 992,496 |
| Operating income (loss) | (177,385) | (770,263) | (719,660) | (196,518) | (116,131) | (57,864) | (1,616,090) | (353,246) |
| Nonoperating Revenue and (Expenses) | | | | | | | | |
| Interest and investment earnings | 1,485 | 2,431 | 3 | 382 | 2,534 | - | 3,002 | 54 |
| Special items | - | - | (15,501,487) | - | - | - | - | - |
| Interest expense | (156,567) | (79,845) | - | (17,464) | (90,124) | (62,540) | - | (586,908) |
| Net nonoperating revenue | (155,082) | (77,414) | (15,501,484) | (17,082) | (87,590) | (62,540) | 3,002 | (586,854) |
| Income (loss) before capital contributions | (332,467) | (847,677) | (16,221,144) | (213,600) | (203,721) | (120,404) | (1,613,088) | (940,100) |
| Capital contributions | | | | | | | | |
| HUD capital subsidies | - | - | - | - | - | - | - | - |
| Other nonoperating contributions | - | - | - | - | - | - | - | - |
| Partner distributions | - | - | - | - | - | - | - | - |
| Partners contributions | - | - | - | - | 40,192 | 1,088,423 | - | 479,716 |
| | - | - | - | - | 40,192 | 1,088,423 | - | 479,716 |
| Change in net position | (332,467) | (847,677) | (16,221,144) | (213,600) | (163,529) | 968,019 | (1,613,088) | (460,384) |
| Net position, beginning | | | | | | | | |
| As previously reported | 2,967,973 | (2,059,213) | (1,861,611) | 1,475,982 | 3,619,826 | 5,795,062 | (2,173,742) | (2,042,630) |
| Prior period adjustments | - | - | - | - | - | - | - | - |
| As restated | 2,967,973 | (2,059,213) | (1,861,611) | 1,475,982 | 3,619,826 | 5,795,062 | (2,173,742) | (2,042,630) |
| Net position, ending | \$ 2,635,506 | \$ (2,906,890) | \$ (18,082,755) | \$ 1,262,382 | \$ 3,456,297 | \$ 6,763,081 | \$ (3,786,830) | \$ (2,503,014) |

Philadelphia Housing Authority
Component Units
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
Year Ended March 31, 2014

| | Spring Garden Historic | Uni-Penn Housing Partnership I | Uni-Penn Housing Partnership II | Cambridge Plaza I | Cambridge Plaza II | Cambridge Plaza III | Germantown House | Lucien E. Blackwell Homes Phase II |
|---|------------------------------|--------------------------------------|---------------------------------------|----------------------|-----------------------|------------------------|---------------------|---|
| Operating Revenue | | | | | | | | |
| Total tenant revenue | \$ 466,533 | \$ 305,261 | \$ 277,996 | \$ 306,638 | \$ 376,920 | \$ 314,950 | \$ 1,459,112 | \$ 479,839 |
| Operating subsidies | - | - | - | - | - | - | - | - |
| Other income | 10,121 | 1,276 | 8,167 | 1,017 | 3,169 | 3,375 | 10,309 | 5,675 |
| Total operating revenue | 476,654 | 306,537 | 286,163 | 307,655 | 380,089 | 318,325 | 1,469,421 | 485,514 |
| Operating Expenses | | | | | | | | |
| Administrative | 242,906 | 135,830 | 109,508 | 86,240 | 153,635 | 107,895 | 508,645 | 111,054 |
| Tenant services | - | - | - | 6,524 | - | - | 5,876 | 6,028 |
| Utilities | 87,487 | 39,151 | 86,283 | 42,258 | 54,741 | 46,639 | 263,859 | 59,801 |
| Maintenance | 104,084 | 131,540 | 138,649 | 109,404 | 113,738 | 112,614 | 562,780 | 224,436 |
| Protective services | - | - | - | - | - | - | - | - |
| General | 82,042 | 58,005 | 54,077 | 45,508 | 37,576 | 31,902 | 65,718 | 45,295 |
| Housing assistance programs | - | - | - | - | - | - | - | - |
| Depreciation and amortization | 545,541 | 215,930 | 243,720 | 209,405 | 261,740 | 244,699 | 481,209 | 533,166 |
| Total operating expenses | 1,062,060 | 580,456 | 632,237 | 499,339 | 621,430 | 543,749 | 1,888,087 | 979,780 |
| Operating income (loss) | (585,406) | (273,919) | (346,074) | (191,684) | (241,341) | (225,424) | (418,666) | (494,266) |
| Nonoperating Revenue and (Expenses) | | | | | | | | |
| Interest and investment earnings | - | - | 340 | 65 | 89 | 135 | 309 | 279 |
| Special items | - | (5,178,741) | (6,633,831) | - | - | - | - | - |
| Interest expense | (102,000) | (158,163) | (138,123) | (140,815) | (187,919) | (159,061) | (162,295) | (153,823) |
| Net nonoperating revenue | (102,000) | (5,336,904) | (6,771,614) | (140,750) | (187,830) | (158,926) | (161,986) | (153,544) |
| Income (loss) before capital contributions | (687,406) | (5,610,823) | (7,117,688) | (332,434) | (429,171) | (384,350) | (580,652) | (647,810) |
| Capital contributions | | | | | | | | |
| HUD capital subsidies | - | - | - | - | - | - | - | - |
| Other nonoperating contributions | - | - | - | - | - | - | - | - |
| Partner distributions | (45,450) | - | - | - | - | - | - | - |
| Partners contributions | - | - | - | - | - | - | - | - |
| | (45,450) | - | - | - | - | - | - | - |
| Change in net position | (732,856) | (5,610,823) | (7,117,688) | (332,434) | (429,171) | (384,350) | (580,652) | (647,810) |
| Net position, beginning | | | | | | | | |
| As previously reported | 6,897,371 | 1,358,178 | 1,454,420 | 1,399,513 | 2,056,122 | 3,194,259 | 7,659,666 | 9,402,040 |
| Prior period adjustments | - | - | - | - | - | - | - | - |
| As restated | 6,897,371 | 1,358,178 | 1,454,420 | 1,399,513 | 2,056,122 | 3,194,259 | 7,659,666 | 9,402,040 |
| Net position, ending | \$ 6,164,515 | \$ (4,252,645) | \$ (5,663,268) | \$ 1,067,079 | \$ 1,626,951 | \$ 2,809,909 | \$ 7,079,014 | \$ 8,754,230 |

Philadelphia Housing Authority
Component Units
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
Year Ended March 31, 2014

| | Lucien E. Blakcwell Homes Phase III | Ludlow Scattered | Mantua I | Mantua II | Marshall Shepard | Mill Creek Phase I | Mt. Olivet | Nellie Reynolds |
|---|--|---------------------|-----------------------|-----------------------|---------------------|-----------------------|-------------------|----------------------|
| Operating Revenue | | | | | | | | |
| Total tenant revenue | \$ 396,124 | \$ 490,158 | \$ 479,218 | \$ 204,502 | \$ 618,314 | \$ 718,339 | \$ 1,743,845 | \$ 763,480 |
| Operating subsidies | - | - | - | - | - | - | - | - |
| Other income | 10,808 | 4,297 | 2,063 | 30,900 | 5,174 | 15,264 | 5,972 | 909 |
| Total operating revenue | 406,932 | 494,455 | 481,281 | 235,402 | 623,488 | 733,603 | 1,749,817 | 764,389 |
| Operating Expenses | | | | | | | | |
| Administrative | 182,964 | 222,243 | 151,766 | 79,346 | 306,869 | 349,343 | 610,822 | 197,949 |
| Tenant services | - | 5,757 | - | - | 5,774 | - | 6,313 | 5,577 |
| Utilities | 53,031 | 76,458 | 22,888 | 42,545 | 68,512 | 91,917 | 314,911 | 155,470 |
| Maintenance | 87,859 | 119,219 | 239,390 | 32,229 | 154,691 | 130,524 | 661,649 | 301,650 |
| Protective services | - | - | - | - | - | - | - | - |
| General | 45,293 | 36,510 | 39,761 | 59,964 | 51,161 | 93,664 | 93,462 | 82,496 |
| Housing assistance programs | - | - | - | - | - | - | - | - |
| Depreciation and amortization | 371,994 | 616,229 | 573,045 | 533,256 | 666,586 | 505,481 | 385,667 | 469,296 |
| Total operating expenses | 741,141 | 1,076,416 | 1,026,850 | 747,340 | 1,253,593 | 1,170,929 | 2,072,824 | 1,212,438 |
| Operating income (loss) | (334,209) | (581,961) | (545,569) | (511,938) | (630,105) | (437,326) | (323,007) | (448,049) |
| Nonoperating Revenue and (Expenses) | | | | | | | | |
| Interest and investment earnings | 132 | 135 | 560 | 885 | 170 | 171 | 231 | 135 |
| Special items | - | - | - | - | - | - | - | - |
| Interest expense | (119,988) | (345,167) | (208,522) | - | (431,871) | (312,104) | (332,749) | (146,687) |
| Net nonoperating revenue | (119,856) | (345,032) | (207,962) | 885 | (431,701) | (311,933) | (332,518) | (146,552) |
| Income (loss) before capital contributions | (454,065) | (926,993) | (753,531) | (511,053) | (1,061,806) | (749,259) | (655,525) | (594,601) |
| Capital contributions | | | | | | | | |
| HUD capital subsidies | - | - | - | - | - | - | - | - |
| Other nonoperating contributions | - | - | - | - | - | - | - | - |
| Partner distributions | - | - | - | - | - | - | (2,665) | - |
| Partners contributions | - | - | 326,308 | 330,687 | - | - | - | - |
| | - | - | 326,308 | 330,687 | - | - | (2,665) | - |
| Change in net position | (454,065) | (926,993) | (427,223) | (180,366) | (1,061,806) | (749,259) | (658,190) | (594,601) |
| Net position, beginning | | | | | | | | |
| As previously reported | 8,456,943 | 7,886,715 | (1,272,506) | (1,189,383) | 2,921,350 | 5,895,549 | 763,784 | 13,410,278 |
| Prior period adjustments | - | - | - | - | - | - | - | - |
| As restated | 8,456,943 | 7,886,715 | (1,272,506) | (1,189,383) | 2,921,350 | 5,895,549 | 763,784 | 13,410,278 |
| Net position, ending | \$ 8,002,878 | \$ 6,959,722 | \$ (1,699,729) | \$ (1,369,749) | \$ 1,859,544 | \$ 5,146,290 | \$ 105,594 | \$ 12,815,677 |

Philadelphia Housing Authority
Component Units
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
Year Ended March 31, 2014

| | Norris Apartments LP | Paschall I | Paschall II | Richard Allen Phase III | Suffolk Manor | Tasker I | Tasker II | Uni-Penn Housing t/a MLK Plaza IV |
|---|-------------------------|-----------------------|-----------------------|----------------------------|---------------------|---------------------|---------------------|--|
| Operating Revenue | | | | | | | | |
| Total tenant revenue | \$ 275,866 | \$ 283,065 | \$ 271,968 | \$ 1,015,753 | \$ 1,213,539 | \$ 1,827,892 | \$ 1,302,667 | \$ 312,456 |
| Operating subsidies | - | - | - | - | - | - | - | - |
| Other income | 2,043 | 2,460 | 4,405 | 5,852 | 2,255 | 10,422 | 13,844 | 4,462 |
| Total operating revenue | 277,909 | 285,525 | 276,373 | 1,021,605 | 1,215,794 | 1,838,314 | 1,316,511 | 316,918 |
| Operating Expenses | | | | | | | | |
| Administrative | 119,810 | 56,583 | 124,667 | 384,814 | 421,722 | 328,903 | 254,823 | 57,867 |
| Tenant services | 5,000 | 5,150 | 5,150 | 5,000 | 6,524 | 7,932 | 7,710 | 6,075 |
| Utilities | 32,232 | 52,344 | 43,405 | 185,762 | 254,266 | 391,376 | 226,706 | 55,225 |
| Maintenance | 86,098 | 107,207 | 36,772 | 292,964 | 415,616 | 857,886 | 638,494 | 148,346 |
| Protective services | - | - | - | - | - | - | - | - |
| General | 24,129 | 41,777 | 44,136 | 82,534 | 63,078 | 127,577 | 94,210 | 28,954 |
| Housing assistance programs | | | | | | | | |
| Depreciation and amortization | 669,156 | 688,057 | 723,851 | 814,485 | 601,199 | 1,389,946 | 972,493 | 262,742 |
| Total operating expenses | 936,425 | 951,118 | 977,981 | 1,765,559 | 1,762,405 | 3,103,620 | 2,194,436 | 559,209 |
| Operating income (loss) | (658,516) | (665,593) | (701,608) | (743,954) | (546,611) | (1,265,306) | (877,925) | (242,291) |
| Nonoperating Revenue and (Expenses) | | | | | | | | |
| Interest and investment earnings | 212 | 45 | 273 | 251 | 327 | 307 | 334 | 107 |
| Special items | - | - | - | - | - | - | - | - |
| Interest expense | (237,104) | (213,115) | (293,545) | (22,191) | (500,292) | (32,385) | (20,990) | (151,486) |
| Net nonoperating revenue | (236,892) | (213,070) | (293,272) | (21,940) | (499,965) | (32,078) | (20,656) | (151,379) |
| Income (loss) before capital contributions | (895,408) | (878,663) | (994,880) | (765,894) | (1,046,576) | (1,297,384) | (898,581) | (393,670) |
| Capital contributions | | | | | | | | |
| HUD capital subsidies | - | - | - | - | - | - | - | - |
| Other nonoperating contributions | - | - | - | - | - | - | - | - |
| Partner distributions | - | - | - | - | - | - | - | - |
| Partners contributions | - | - | - | - | - | - | - | - |
| Change in net position | (895,408) | (878,663) | (994,880) | (765,894) | (1,046,576) | (1,297,384) | (898,581) | (393,670) |
| Net position, beginning | | | | | | | | |
| As previously reported | (567,885) | (268,022) | (960,104) | 3,020,247 | 3,668,745 | 4,450,590 | 4,951,642 | 3,426,994 |
| Prior period adjustments | - | - | - | - | - | - | - | - |
| As restated | (567,885) | (268,022) | (960,104) | 3,020,247 | 3,668,745 | 4,450,590 | 4,951,642 | 3,426,994 |
| Net position, ending | \$ (1,463,293) | \$ (1,146,685) | \$ (1,954,984) | \$ 2,254,353 | \$ 2,622,169 | \$ 3,153,206 | \$ 4,053,061 | \$ 3,033,324 |

Philadelphia Housing Authority
Component Units
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
Year Ended March 31, 2014

| | Warnock I | Warnock II | Total Discrete Units |
|---|---------------------|---------------------|----------------------------|
| Operating Revenue | | | |
| Total tenant revenue | \$ 344,654 | \$ 544,425 | \$ 21,781,506 |
| Operating subsidies | - | - | - |
| Other income | 1,869 | 538 | 2,949,342 |
| Total operating revenue | 346,523 | 544,963 | 24,730,848 |
| Operating Expenses | | | |
| Administrative | 79,152 | 160,296 | 7,775,419 |
| Tenant services | - | (90,390) | - |
| Utilities | 41,672 | 104,072 | 4,400,699 |
| Maintenance | 162,603 | 284,620 | 8,740,155 |
| Protective services | - | - | - |
| General | 36,209 | 68,001 | 2,739,948 |
| Housing assistance programs | - | - | - |
| Depreciation and amortization | 496,037 | 442,982 | 18,266,300 |
| Total operating expenses | 815,673 | 969,581 | 41,922,521 |
| Operating income (loss) | (469,150) | (424,618) | (17,191,673) |
| Nonoperating Revenue and (Expenses) | | | |
| Interest and investment earnings | 133 | 88 | 15,604 |
| Special items | - | - | (27,314,059) |
| Interest expense | (140,132) | (309,790) | (6,013,765) |
| Net nonoperating revenue | (139,999) | (309,702) | (33,312,220) |
| Income (loss) before capital contributions | (609,149) | (734,320) | (50,503,893) |
| Capital contributions | | | |
| HUD capital subsidies | - | - | - |
| Other nonoperating contributions | - | - | - |
| Partner distributions | - | - | (48,115) |
| Partners contributions | - | - | 2,265,326 |
| | - | - | 2,217,211 |
| Change in net position | (609,149) | (734,320) | (48,286,682) |
| Net position, beginning | | | |
| As previously reported | 8,247,962 | 5,431,002 | 107,417,117 |
| Prior period adjustments | - | - | - |
| As restated | 8,247,962 | 5,431,002 | 107,417,117 |
| Net position, ending | \$ 7,638,813 | \$ 4,696,682 | \$ 59,130,435 |

PHILADELPHIA HOUSING AUTHORITY
STATEMENT OF NET POSITION
(City of Philadelphia Format)
March 31, 2014

| | |
|--|--------------------------------|
| Assets | |
| Current Assets | |
| Cash and cash equivalents | \$ 106,038,351 |
| Restricted cash | 51,057,142 |
| Investments | 22,274,011 |
| Receivables | 68,955,175 |
| Mortgage receivable | |
| Other current assets | 2,993,235 |
| Total current assets | <u>251,317,914</u> |
| Noncurrent assets | |
| Restricted cash and investments | 2,863,793 |
| Land, building and equipment - net of accumulated depreciation | 1,071,246,599 |
| Other assets | 8,201,368 |
| Total noncurrent assets | <u>1,082,311,760</u> |
| Total assets | <u><u>\$ 1,333,629,674</u></u> |
| Liabilities | |
| Current Liabilities | |
| Accounts payable | \$ 7,417,660 |
| Accrued liabilities | 18,266,294 |
| Current portion of long-term debt | 8,072,133 |
| Due to other government agencies | 98,625 |
| Compensated absences | 4,486,076 |
| Trust and deposit liabilities | 1,340,203 |
| Deferred credits and other liabilities | 11,733,778 |
| Total current liabilities | <u>51,414,769</u> |
| Noncurrent Liabilities | |
| Long-term debt | 57,023,061 |
| Other long-term liabilities | 68,949,426 |
| Total noncurrent liabilities | <u>125,972,487</u> |
| Total liabilities | <u>177,387,256</u> |
| Net Position | |
| Net investment in capital assets | 655,603,608 |
| Restricted | 12,813,288 |
| Unrestricted | 487,825,522 |
| Total net position | <u>1,156,242,418</u> |
| Total liabilities and net position | <u><u>\$ 1,333,629,674</u></u> |

Philadelphia Housing Authority

**Statement of Activities
(City of Philadelphia Format)
Year Ended March 31, 2014**

| | Expenses | Tenant Revenue | Operating Grants and Contributions | Capital Grants | Net (Expense) Revenue and Changes in Net Position |
|--------------------------|---------------|-------------------|--|-------------------|--|
| Functions program | | | | | |
| Housing activities | \$433,041,598 | \$ 46,004,017 | \$303,994,019 | \$ 13,069,561 | \$ (69,974,001) |
| Changes in net position | | | | | |
| Net position, beginning | | | | | 1,226,521,997 |
| Prior period adjustments | | | | | (305,578) |
| Net position, ending | | | | | <u>\$ 1,156,242,418</u> |

Single Audit Section

Philadelphia Housing Authority

**Schedule of Expenditures of Federal Awards
Year Ended March 31, 2014**

| | Federal CFDA Number | Federal Expenditures |
|---|---------------------------|------------------------------|
| <hr/> | | |
| Federal Grant/Pass-Through Grantor/Program or Cluster Title | | |
| <u>U.S. Department of Housing and Urban Development</u> | | |
| Congregate Housing Services Program | 14.170 | \$ 120,297 |
| Section 8 Project-Based Cluster | | |
| Section 8 Moderate Rehabilitation Single Room Occupancy | 14.249 | 1,967,322 |
| Lower Income Housing Assistance Program - Section 8 | | |
| Moderate Rehabilitation | 14.856 | 1,881,356 |
| Total Section 8 Project-Based Cluster | | <u>3,848,678</u> |
| Moving to Work Demonstration Program | | |
| Section 8 Housing Choice Vouchers | | 177,309,803 |
| Public and Indian Housing | | 113,606,751 |
| Public Housing Capital Fund | | 30,135,208 |
| Total Moving to Work Demonstration Program | 14.881 | <u>321,051,762</u> |
| Resident Opportunity and Supportive Services - Service Coordinators | 14.870 | 311,346 |
| Housing Voucher Cluster | | |
| Section 8 Housing Choice Vouchers | 14.871 | 9,013,903 |
| Mainstream Vouchers | 14.879 | 523,572 |
| Total Housing Voucher Cluster | | <u>9,537,475</u> |
| <u>U.S. Department of Agriculture</u> | | |
| Summer Food Service Program for Children | 10.559 | 263,336 |
| <u>U.S. Department of Health and Human Services</u> | | |
| Child Care and Development Block Grant | 93.575 | <u>449,929</u> |
| | | <u><u>\$ 335,582,823</u></u> |

See Notes to Schedule of Expenditures of Federal Awards.

Philadelphia Housing Authority

Notes to Schedule of Expenditures of Federal Awards Year Ended March 31, 2014

Note 1 Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of PHA under programs of the federal government for the year ended March 31, 2014. Expenditures reported on the Schedule are reported on the accrual basis of accounting and are presented in accordance with the requirements of the Office of Management and Budget (OMB) Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Because the schedule presents only a selected portion of the operations of PHA, it is not intended to and does not present the financial position, changes in net position or cash flows of PHA.

Note 2. Expenditures to Subrecipients

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

| CFDA Number | Program Name | Subrecipient | Amount Provided |
|----------------|--|--|----------------------|
| 14.881 | Moving to Work Demonstration Program | Cambridge Plaza LP | \$ 245,501 |
| | | Cambridge Plaza II, L.P. | 342,755 |
| | | Cambridge III, L.P. | 290,848 |
| | | (Falls Ridge) Ridge Avenue Housing, L.P. | 484,442 |
| | | Germantown House | 966,581 |
| | | Lucien E. Blackwell Homes Phase II, L.P. | 330,493 |
| | | Lucien E. Blackwell Homes Phase III, L.P. | 372,188 |
| | | Ludlow Scattered Sites Phase III, L.P. | 373,941 |
| | | Mantua Phase I, L.P. | 366,762 |
| | | Mantua Phase II, L.P. | 31,233 |
| | | Marshall Shepard Village, L.P. | 548,615 |
| | | Mill Creek | 581,015 |
| | | Mt. Olivet L.P. | 1,225,283 |
| | | Nellie Reynolds Gardens, L.P. | 520,107 |
| | | Neuman North, L.P. | 252,661 |
| | | Norris Apartments, L.P. | 109,736 |
| | | Paschall L.P. Phase I | 109,238 |
| | | Paschall L.P. Phase II | 59,136 |
| | | Raymond Rosen (8 Diamonds) | 615,331 |
| | | Richard Allen Phase III | 696,657 |
| | | Southwark (Courtyards) | 2,005,288 |
| | | Spring Garden Housing Limited Partnership | 354,431 |
| | | Spring Garden II | 102,651 |
| | | St. Anthony's Senior Residences Associates, L.P. | 157,064 |
| | | St. Ignatius Senior Housing I, L.P. (Angela Court I) | 264,361 |
| | | St. Ignatius Senior Housing II, L.P. (Angela Court II) | 199,218 |
| | | Suffolk Manor | 744,286 |
| | | Tasker I | 1,194,825 |
| | | Tasker II | 921,907 |
| | | Uni-Penn (MLK I) I | 178,737 |
| | | Uni-Penn (MLK II) II | 162,142 |
| | | Uni-Penn (MLK IV) IV | 177,882 |
| | | Warnock Phase I | 236,421 |
| | | Warnock Phase II | 389,848 |
| | | | <u>\$ 15,611,584</u> |



**Independent Auditor's Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

Board of Commissioners
Philadelphia Housing Authority
Philadelphia, Pennsylvania

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the proprietary fund type, the aggregate discretely presented component units and aggregate remaining fund information of Philadelphia Housing Authority (PHA), as of and for the year ended March 31, 2014, and the related notes to the financial statements, which collectively comprise PHA's basic financial statements, and have issued our report thereon dated December 18, 2014. 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*.

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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings and questioned costs as Finding 2014-001 that we consider to be a significant deficiency.

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*.

Entity's Response to Findings

PHA's response to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. PHA's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

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

A handwritten signature in black ink that reads "McGladrey LLP". The signature is written in a cursive, flowing style.

Blue Bell, Pennsylvania
December 18, 2014



**Independent Auditor's Report for Each Major Program and on Internal Control
Over Compliance Required by OMB Circular A-133**

Board of Commissioners
Philadelphia Housing Authority
Philadelphia, Pennsylvania

Report on Compliance for Each Major Federal Program

We have audited Philadelphia Housing Authority's (PHA) compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of PHA's major federal programs for the year ended March 31, 2014. 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 the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of PHA's major federal 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 OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about PHA's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of PHA's compliance.

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, 2014.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with OMB Circular No. A-133 and which are described in the accompanying schedule of findings and questioned costs as Findings 2014-002 through 2014-004. Our opinion on each major federal program is not modified with respect to these matters.

| <i>Finding #</i> | <i>CFDA #</i> | <i>Program (or Cluster) Name</i> | <i>Compliance Requirement</i> |
|-------------------------|----------------------|---|--------------------------------------|
| 2014-002 | 14.881 | Moving to Work Demonstration Program | Reporting |
| 2014-003 | 14.881 | Moving to Work Demonstration Program | Eligibility |
| 2014-004 | 14.881 | Moving to Work Demonstration Program | Allowable costs/cost principles |

PHA's response to the noncompliance findings identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. 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 OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of PHA's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. Additionally, we identified certain deficiencies in internal control over compliance, as described in the accompanying schedule of findings and questioned costs as Findings 2014-002, 2014-003, 2014-004, 2014-005, and 2014-006, that we consider to be significant deficiencies.

| <i>Finding #</i> | <i>CFDA #</i> | <i>Program (or Cluster) Name</i> | <i>Compliance Requirement</i> |
|-------------------------|----------------------|---|---------------------------------------|
| 2014-002 | 14.881 | Moving to Work Demonstration Program | Reporting |
| 2014-003 | 14.881 | Moving to Work Demonstration Program | Eligibility |
| 2014-004 | 14.881 | Moving to Work Demonstration Program | Allowable costs/cost principles |
| 2014-005 | 14.881 | Moving to Work Demonstration Program | Reporting |
| 2014-006 | 14.881 | Moving to Work Demonstration Program | Procurement, Suspension and Debarment |

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

McGladrey LLP

Blue Bell, Pennsylvania
December 18, 2014

Philadelphia Housing Authority

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

I. Summary of Independent Auditor's Results

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? ☐ Yes ☒ No
- Significant deficiency(ies) identified? ☒ Yes ☐ None Reported

Noncompliance material to financial statements noted? ☐ Yes ☒ No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? ☐ Yes ☒ No
- Significant deficiency(ies) identified? ☒ Yes ☐ None Reported

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

Any audit findings disclosed that are required to be reported in accordance with section 510(a) of Circular A-133? ☒ Yes ☐ No

Identification of major programs:

CFDA Number

14.881

Name of Federal Program or Cluster

Moving to Work Demonstration Program

Dollar threshold used to distinguish between type A and type B programs \$3,000,000

Auditee qualified as low-risk auditee? ☐ Yes ☒ No

Schedule of Findings and Questioned Costs
Year Ended March 31, 2014

II. Financial Statement Findings

This section identifies the significant deficiencies; material weaknesses; fraud; non-compliance with provisions of laws, regulations, contracts and grant agreements; and abuse related to the financial statements for which *Government Auditing Standards* require reporting in a Circular A-133 audit.

A. Internal Control Findings

Finding No. 2014-001 - Financial Reporting

Criteria

Management is responsible for the accurate and complete preparation of internal and year-end financial statement information. Effective reviews over the transactions must be in place to ensure that material transactions are appropriately recorded in the financial statements.

Statement of Condition

There were several adjustments made to the trial balance that were identified as a result of the audit.

Cause of Condition

Management did not properly analyze and evaluate critical liabilities such as workers' compensation claims payable and litigation claims payable as of the reporting date. Cash reserves deposited with the insurance company were erroneously recorded as workers' compensation liability. Employee benefit plans had not been fully analyzed to ensure accuracy of accounting and reporting.

Effect of Condition

The Authority has a significant deficiency in internal control over financial reporting.

Recommendation

We recommend the Authority enhance their existing financial reporting close process to formally incorporate a regular analysis of all critical asset and liability accounts at the end of each reporting period to ensure accuracy and completeness of all critical financial statement balances.

Management's Response

In FY2013 the predecessor auditor established the method of using cash collateral paid to Liberty Mutual to establish the liability. PHA followed the same methodology in FY2104.

Management currently has a process to analyze all critical asset and liability accounts during the closing process. Based on this process, several adjusting entries were made. The entries for Worker's Compensation decreased the liability and one entry for legal claims increased the liability.

Philadelphia Housing Authority

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

II. Financial Statement Findings (Continued)

Finding No. 2014-001 - Financial Reporting (Continued)

Management's Response (Continued)

The current process in place includes meeting and discussing the workers' compensation liability with PHA Risk Management, PHA Finance, Conner Strong (PHA's Insurance Broker) and Liberty Mutual. The estimated liability for Worker's Compensation was decreased during the audit process after several meetings with McGladrey, Finance, OAC, Risk Management, Conner Strong, and Liberty Mutual. The estimated worker's compensation claim payable was conservatively overstated. After a series of meetings, management decided to lower the liability to reflect a more accurate payable. Management will modify the existing process to review the worker's compensation liability at mid-year and at year-end to re-evaluate the liability based on current losses, future potential claims, payments made to Liberty Mutual and other factors that may impact Worker's Compensation.

III. Findings and Questioned Costs for Federal Awards

This section identifies the audit findings required to be reported by Circular A-133 Section .510(a) (for example, material weaknesses, significant deficiencies, and material instances of noncompliance, including questioned costs), as well as any abuse findings involving federal awards that are material to a major program.

Finding No. 2014-002 - Reporting – Form HUD-50058

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, 2013 to March 31, 2014
Program Number: PA002VOW

Public and Indian Housing
Program Year: April 1, 2013 to March 31, 2014
Program Number: PA002-00000114D and PA002-00000113D

Criteria

Per 24 CFR Part 908 and 24 CFR Section 982.158, the public housing authority is required to submit Form HUD-50058, *Family Report* (OMB No. 2577-0083), through the Public and Indian Housing Information Center (PIC) to HUD each time the public housing authority completes an admission, annual re-examination, interim re-examination, portability move-in, or other change of unit for a family. The public housing authority must also submit the *Family Report* when a family ends participation in the program or moves out of the public housing authority's jurisdiction under portability. The *Family Report* contains critical information indicated as *Key Line Items*.

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-002 - Reporting – Form HUD-50058 (Continued)

Criteria (Continued)

Additional criteria which relate to, or are impacted by, the information reported via Form HUD-50058 include:

MTW agencies must assure that housing assisted under the demonstration program meets housing quality standards established or approved by the Secretary. HCV program regulations at 24 CFR sections 982.401 through 982.405 set forth basic housing quality standards (HQS) which all units must meet, and the public housing authority must verify by inspection, before initial assistance can be paid on behalf of a family and at least annually throughout the term of the assisted tenancy.

MTW agencies are required to establish and implement a reasonable rent policy, which shall be designed to encourage employment and self-sufficiency by participating families, consistent with the purpose of the MTW demonstration, such as by excluding some or all of a family's earned income for purposes of determining rent. The rent policy must be in the Annual MTW Plan and Reports (Section 204(c)(3)(B) of Pub. L.No. 104-134 (42 USC 1437f(note))).

Statement of Condition

Tenant file inspections included 60 files from the Housing Choice Voucher (HCV) program and 60 files from the Low Rent Public Housing (LPH) program. Out of 60 HCV tenant files inspected, 21 files (35%) had one or more exceptions noted. Out of 60 LPH tenant files selected, 29 files (48%) had one or more exceptions noted. These exceptions involved incorrect Form HUD-50058 reporting (below) and deficiencies in Eligibility and Tenant File Maintenance (Finding 2014-003).

Exceptions involving incorrect information being reported to HUD via Form HUD-50058 consisted of the following:

Housing Choice Voucher Program

- (a) 6 HCV HUD-50058 forms showed an incorrect date of admission to the program. Inspection of the files showed earlier lease agreements dated several years before the reported admission date.
- (b) 3 HCV files were missing income verification support for some of the listed income sources, specifically the CIS/EIV printouts supporting SSI and SSP income. Income must be verified with applicable supporting documents such as paystubs, EIV reports, benefit letters, DPA CIS database printout, etc. As such, it cannot be determined if the total annual income reported to HUD via Form HUD-50058 is accurate.
- (c) 3 of the HCV files selected related to \$-0- income tenants. Out of these 3 tenant files, 1 was not compliant with the Authority's policy to verify \$-0- income every 180 days. \$-0- income is verified by running and reviewing EIV report for income. The verification was subsequently completed 7 months beyond the 180 day due date.
- (d) 1 HCV rent calculation utilized an incorrect utility allowance which resulted in excess HAP paid on behalf of the tenant. The HCV tenant was a CRP participant but was provided the higher utility allowance applicable to non-CRP tenants.
- (e) 4 HCV income calculations did not agree to supporting documents such as paystubs, 3rd party confirmations of income, etc. As such, reported total annual income is incorrect. Tenant rent is correspondingly understated and HAP was paid in excess on behalf of these tenants.
- (f) 3 HCV units were inspected timely but not reported as inspected and passed on Form HUD-50058 on the correct date.

Schedule of Findings and Questioned Costs
Year Ended March 31, 2014

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-002 - Reporting – Form HUD-50058 (Continued)

Statement of Condition: (Continued)

Housing Choice Voucher Program (Continued)

- (g) 2 HCV tenants had Family Self Sufficiency (FSS) escrow balances accrued but were not reported as current FSS participants. Further investigation showed that the reported information was correct but the FSS accounts had not been properly closed out.

Low Rent Public Housing Program

- (a) 4 LPH files were missing income verification support for some or all income sources. Income must be verified with supporting documents such as paystubs, EIV reports, benefit letters, DPA CIS database printout, etc. As such, it cannot be determined if the total annual income reported to HUD via Form HUD-50058 is accurate.
- (b) 3 of the LPH files selected related to \$-0- income tenants. Out of these 3 files, 1 file was missing evidence that an EIV report was run for the 180 day re-certification. As such, it could not be confirmed that there was no income on the EIV report for the tenant.
- (c) 4 LPH income calculations did not agree to supporting documents, such as paystubs, etc. As such, reported total annual income is incorrect. Tenant rent is correspondingly incorrect and may be non-compliant with the established reasonable rent policy. Rent is restricted to the lesser of a percentage of annual income or a ceiling rent.
- (d) 2 LPH calculations improperly included or excluded the \$500 working family deduction. Either the deduction was not supported by evidence of a minimum of 20 hours worked or evidence of the minimum hours was obtained but the deduction was not granted. Therefore, incorrect total annual income was reported to HUD. Improperly excluding the \$500 working family deduction is also results in non-compliance with the established reasonable rent policy. Rent is restricted to the lesser of a percentage of annual income or a ceiling rent.
- (e) 8 LPH income re-certifications were not completed within the required time frame.
- (f) 2 LPH HUD-50058 forms reported prior re-exam dates which were not evidenced by supporting documents or disagreed with CRM records.

Questioned Costs

Questioned costs for each of the conditions above:

Housing Choice Voucher Program

- (a) None
- (b) \$793 of unverified annual income reported for 3 tenants
- (c) Undeterminable understatement of annual income and corresponding excess HAP.
- (d) Tenant share of rent was \$99 per month lower than it should be.
- (e) HAP paid in excess on behalf of tenants was \$274 for the year.
- (f) None
- (g) Unknown
- (h) Unknown

Philadelphia Housing Authority

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-002 - Reporting – Form HUD-50058 (Continued)

Questioned Costs (Continued)

Low Rent Public Housing Program

- (a) Undeterminable amount of unverified annual income reported
- (b) Undeterminable understatement of annual income and corresponding undercharge in rent.
- (c) 2 LPH tenants were charged \$504 in excess for the year. Undeterminable effect on the remaining 2 LPH tenant files.
- (d) Errors net to \$1 overcharge of rent.
- (e) Undeterminable
- (f) Undeterminable

Cause of Condition

The causes of conditions noted were:

Housing Choice Voucher Program

- (a) These dates were imported from the previous operating system (CCS) into Elite. CCS was a contract based system which only maintained information on the most recent contract, not the date of admission. The Authority converted from CCS to Elite in December 2008, and due to the limitations of CCS, the software engineers used the move-in date of the unit occupied at time of conversion as the date of admission.
- (b) Staff responsible for these files did not follow the Authority's policies and procedures regarding documentation that should be retained for the income verification. Support was obtained and kept for certain income elements but not others. For one of the files, it was noted that the entire recertification effective for the fiscal year was misplaced during one of the various office moves and transitions and was unavailable for inspection.
- (c) Staff responsible for these files did not follow the Authority's policy requiring re-verification of income for \$-0- income tenants every 180 days.
- (d) Staff responsible for these files did not properly identify these tenants as CRP participants and did not notice that the system glitch which resulted in the calculation incorrectly using the utility allowance chart for non-CRP tenants.
- (e) Mathematical and data entry errors when aggregating and annualizing income. Accidental exclusion of Child Support income from the calculation. Transposition of numbers during calculation.
- (f) As Form HUD-50058 is automatically populated from the CRM database, management knows that the errors in the inspection dates on Form HUD-50058 are due to a system glitch. The system was not detecting the recent inspections and instead pulled a prior date.
- (g) Due to significant turnover in the department, FSS contract files have not been adequately maintained and FSS escrow balances have not been properly closed out for tenants terminated from the program. The Authority believes a majority of the remaining accrued escrow balance relates to expired FFS contracts and is currently reviewing and reconciling all files.

Low Rent Public Housing Program

- (a) Staff responsible for these files did not follow the Authority's policies and procedures regarding documentation that should be retained for the income verification.
- (b) Instance of staff oversight in retaining the EIV report which supports the re-certification.

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-002 - Reporting – Form HUD-50058 (Continued)

Cause of Condition (Continued)

Low Rent Public Housing Program (Continued)

- (c) Mathematical errors when aggregating and annualizing income. One calculation agreed to supporting documents but was entered into CRM incorrectly, resulting in an erroneous Form HUD-50058.
- (d) Staff did not properly verify and document that the family was eligible for the working family deduction. Staff did not properly apply a deduction for which evidence showed they qualified. These were human errors.
- (e) Staff responsible for these files did not follow the Authority's policy regarding frequency of re-exams and the documentation and support that must be maintained.
- (f) The re-exam documentation was misplaced for one file and was unavailable for inspection. Incorrect date of re-exam was reported and did not align with CRM records.

Recommendation

Except for the system glitch where CRM was not detecting more recent inspection dates for HUD Form-50058, most of the exceptions noted in the tenant files relate to human errors. The Authority has established policies and controls which did not operate effectively or as designed in these instances. We make the following recommendations:

- Strengthen and expand review of manual data inputs and calculations. The Authority currently has review procedures in place but the scope of these was not sufficient to detect and correct the manual errors noted.
- The Authority uses reports which show \$-0- income tenants and the last date of EIV verification to identify upcoming due dates for re-certification. The \$-0- income file which did not undergo re-exam within the 180 days time requirement was not detected under this control. The Authority should evaluate why a flag was not raised for this file despite an appropriately designed control and adjust accordingly.
- Create an automated control within Elite to prevent the use of non-CRP utility allowances for CRP participants.
- Enhance and reinforce training of staff to ensure they understand
 - Established policies regarding what support must be maintained in the file for each element.
 - Method for calculating income and importance of double-checking work to prevent data entry errors.
 - Available deductions and the documentation that must be retained for each.
- The Authority has established automated controls to alert management when files are soon-to-be due or overdue for re-certification. This control did not effectively ensure the re-certifications were completed timely for 8 files inspected. The Authority should review why these were not completed timely despite the alerts in place. The Authority should improve follow up on existing alerts for when files are due for recertification.
- The Authority should strengthen existing policies, procedures, and internal controls to ensure that unit inspections deficiencies are addressed and appropriately documented.

The Authority should continue efforts to review the FSS escrow balances and close out balances as appropriate. The Authority should also determine currently active participants and ensure that their FSS accounts are being properly administered.

The Authority should investigate and correct the system issues which caused the incorrect inspection dates to be reported to HUD via Form HUD-50058.

Schedule of Findings and Questioned Costs
Year Ended March 31, 2014

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-002 - Reporting – Form HUD-50058 (Continued)

Management's Response

Housing Choice Voucher Program (HCV)

- (a) On December 1, 2008 PHA switched the HCV Program software from the CCS system to the Elite system. The CCS system was only capable of maintaining data for one transaction at a time and therefore only maintained the current contract. Subsequently, admission dates were overwritten once an update contract was entered. When the conversion to Elite occurred the software engineers used the most recent unit information for determining the "date of admission" in Elite.
- (b, d, e, g) In May of 2013, the Philadelphia Housing Authority (PHA) reorganized its HCV department in order to provide improved services to clients and owners and to streamline the administration of the program. Beginning in March of 2013, various training on HCV Program rules, procedures and regulations was conducted and professional certification is now required for all employees who determine eligibility, lease clients, recertify, determine rent and conduct inspections for the program; Employees were required to become certified either as HCV Specialist or Housing Quality Standards (HQS). Additionally, all Directors are now certified in HCV Executive Management. Included within these sessions was training on rent calculations and the new alternative utility allowance program (which went into effect with the August 2013 initials, transfers and recertifications, and zero income clients). Lastly the HCV program is in the process of hiring a full time HCV compliance staff to assist with ongoing monitoring of program compliance. In addition to PHA's Compliance Department, this compliance role will conduct secondary file reviews to review and verify tenant file compliance.
- (c) There was one instance of a 0-income tenant who was not re-verified within the required 180 period. PHA staff identified the error and shortly after, performed the verification of eligibility. HCV has since put protocols in place to monitor zero-income verification checks that are due. PHA has updated procedures to include a zero income report, which now alerts when a tenant is due for verification, prior to the 180-day threshold.
- (f) The inspection dates were populated by the system and for the instances cited, populated incorrectly. Staff has been instructed to manually review dates that populate on the Form 50058 to ensure that system population errors are detected and corrected.
- (g) In December of 2014 reconciliation was performed on all FSS accounts/participants and when warranted, accounts have been closed accordingly. PHA is currently drafting and implementing updated procedures and associated reporting to ensure regular reconciliation of FSS accounts and timely close out of participant files.

Low Rent Public Housing (PH) Program

- (a – d) Beginning in March of 2013, various training on PH Program rules, procedures and regulations was conducted and professional certification is now required for all employees who determine eligibility, lease clients, recertify, determine rent and conduct inspections for the program; Employees were certified as PH Specialists, and the certification is required to remain employed as a Property Manager. Included within these sessions was training on recertification, interim, and rent calculation (including deductions and utility allowances). Additionally the PH Program has secured two PH Compliance Specialists to assist with ongoing monitoring of program compliance. PHA's Compliance Department will continue to conduct secondary file reviews to review and verify tenant file compliance.

Schedule of Findings and Questioned Costs
Year Ended March 31, 2014

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-002 - Reporting – Form HUD-50058 (Continued)

Management's Response (Continued)

Low Rent Public Housing (PH) Program (Continued)

Currently there are mechanisms in place to assist managers with annualizing income correctly and performing rent calculation accurately. Additionally there are checklists, reports, dashboards and ticklers in place to assist with tracking 0-income verifications that are due.

- (e) PHA has implemented dashboards and reports to monitor recertification due dates. In instances where the tenant is not compliant with recertification requirements thereby causing the recertification be overdue, there are processes in place to initiate the Lease Enforcement process. Tenants have up until eviction (minimum of 120 days) to come into compliance, which unfortunately can cause for a Recertification to be late, at no fault of PHA.
- (f) The re-exam dates were populated by the system and for the instances cited, populated incorrectly. Staff has been instructed to manually review dates that populate on the Form 50058 to ensure that system population errors are detected and corrected.

Finding No. 2014-003 Eligibility and Tenant File Maintenance

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, 2013 to March 31, 2014
Program Number: PA002VOW

Public and Indian Housing
Program Year: April 1, 2013 to March 31, 2014
Program Number: PA002-00000114D and PA002-00000113D

Criteria

The Authority has established various policies and procedures to address program requirements for eligibility determination and tenant file maintenance. These policies include, but are not limited to, the following:

- (a) Verify and document eligibility of landlords.
- (b) Provide notification to applicants and tenants describing their protections and rights under the Violence Against Women Act (VAWA).
- (c) For special accommodation units (504 units), appropriate Lease Riders should be reviewed and signed by tenants to document their understanding of policies and self-declaration of disabled / not-disabled status.
- (d) At each change of Contract Rent, perform a comparison of the contract rent to comparable units to ensure Contract Rent is reasonable. Document this reasonable rent determination within the tenant file, including the name of the individual that performed the determination.

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-003 Eligibility and Tenant File Maintenance (Continued)

Statement of Condition

During review of 60 HCV tenant files and 60 LPH tenant files, several instances of non-compliance with the Authority's policies and procedures were noted. These exceptions consisted of the following:

Housing Choice Voucher Program

- (a) 1 HCV file inspected was missing certain landlord eligibility documents. Only the training certificate was available for inspection for this file. Complete landlord eligibility files included photo I.D.'s, property tax payments history review, certifications by the owner, licenses, and/or training certificates.
- (b) 2 HCV files inspected were missing evidence that the VAWA notice was provided timely.
- (c) 4 HCV tenant files were missing documentation of a reasonable rent determination, which must be completed and documented at each change in Contract Rent. It is noted that some of these files contained rent reasonableness determinations for older Contract Rent amounts.

Low Rent Public Housing Program

- (a) 16 LPH files inspected contained contradicting information regarding disability status. Tenants signed both "Lease Rider A - Accessible Unit Assignment to Disabled Tenant" and "Lease Rider B - Accessible Unit Assignment to Non-Disabled Tenant". Some of these units were not 504 units and required no Lease Rider.

Questioned Costs

HCV Contract Rent of \$3,109 per month is questioned for 3 units due to lack of documentation of reasonable rent determination.

No other exceptions resulted in questioned costs.

Cause of Condition:

Housing Choice Voucher Program

- (a) The Authority moved responsibility for maintenance of landlord eligibility documentation to Owner Services; therefore, new landlord eligibility documents were no longer added to the tenant files. Between the tenant files and Owner Services files, select landlord eligibility documents were misplaced and not available for auditors to inspect.
- (b) Staff responsible for the files did not provide VAWA form to tenant for signature as required by the Authority's policies. For 1 of the files, the Authority subsequently obtained a signed VAWA notice for the tenant dated July 22, 2014. This was significantly late as the tenant's date of admission was in 2006.
- (c) Staff responsible for the files did not prepare or did not retain the rent reasonableness determination for the selected Contract Rent.

Low Rent Public Housing Program

- (d) Standard leasing packages are being provided to tenants for signature without thorough consideration on whether all elements of the package are applicable to the tenant. Staff are not going over the documents with tenants to a sufficient extent to ensure tenants understand all the forms that they are signing.

Many of these exceptions are caused by human error and/or oversight. There appears to be a lack of consistent application of the policies and procedures which the Authority has implemented.

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-003 Eligibility and Tenant File Maintenance (Continued)

Recommendation

Management should enhance and reinforce training of personnel responsible for tenant files to:

- (a) Ensure all landlord eligibility documents are consistently maintained, either in the tenant file or in the landlord's file.
- (b) Ensure consistent compliance with provisions regarding VAWA.
- (c) Improve understanding of the proper use of Lease Riders as it relates to disclosures for tenants with disabilities.
- (d) Reinforce what information and support that should be obtained and kept in the tenant files. Implement policy that does not allow for portions of the files to be removed or require a log of such activity to provide a trail.
- (e) Improve consistency over the state and condition of the tenant files. Certain files were significantly less organized than others. Newer files appeared to be in better condition. Continue efforts to standardize tenant files.

Management Response

Housing Choice Voucher (HCV) Program

- (a) As part of the reorganization, PHA's HCV program now maintains all Landlord eligibility in the Owner Services Department and all Inspection Reports are maintained in the Inspections Department. Each landlord has a file, which contains the required documentation as stated in PHA's Administrative Plan (photo I.D.'s, property tax payments history review, certifications by the owner, licenses, and/or training certificates). Staff has been trained and checklists are in place to further support ensuring the required documentation is maintained for each landlord.
- (b) VAWA forms were added to the files in question upon current HCV staff identifying that the document was missing during file review. VAWA forms are a standard document that staff has been trained to ensure is in each tenant file.
- (c) HCV policy is to maintain rent reasonableness determinations within the file. Supervisory and Compliance staff will continue to monitor compliance with this policy.

Low Rent Public Housing Program

Staff has been advised to ensure that tenants are only signing the Disability Lease Rider that is applicable to the unit in which the tenant is assigned. Supervisory and Compliance staff will continue to monitor compliance with this directive.

Philadelphia Housing Authority

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-004 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, 2013 to March 31, 2014
Program Number: PA002VOW

Public and Indian Housing
Program Year: April 1, 2013 to March 31, 2014
Program Number: PA002-00000114D and PA002-00000113D

Capital Fund Program
Program Year: April 1, 2013 to March 31, 2014 Program Number:
PA26R002501-08, PA26R002502-08, PA26R002504-09,
PA26P002501-12, PA26P002501-13

Criteria

The amount of salary of public housing authority chief executive officers, other officers, and employees paid with Federal Fiscal Year 2014 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 \$155,500) (Section 234 of Pub. L. No. 112-55, 125 Stat. 702, November 18, 2011, PIH Notice 2012-14).

Statement of Condition:

Four employees were identified as having received salary in excess of \$155,500 during fiscal year 2014. Their salaries were charged to Section 8 and Section 9 funds. Management asserted that the excess salaries were paid using Section 8 and Section 9 funds carried forward from fiscal year 2011 and earlier, prior to implementation of the salary limits as allowed by PIH Notice 2012-14. However, insufficient evidence was maintained to document the source of funding for the excess salaries and the entire amount of salaries was charged to fund 001 Public Housing Program. The Authority's policy is to post a journal entry to move excess salaries expense to a non-Federal fund; however, this was not done during fiscal year 2014.

Questioned Costs

\$79,555 of salaries in excess of \$155,500

Cause of Condition

Although Human Resources was tracking and reporting salaries for the top three paid officials, there was no apparent monitoring to ensure that the funds used to pay excess salaries above the \$155,500 limit were sourced from funds other than Section 8 and Section 9 grants.

Recommendation

The Authority should implement policies, procedures, and controls to monitor and clearly document evidence of the source of funds used to pay salaries in excess of program limits.

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-004 Allowable Costs/Cost Principles (Continued)

Management Response

PHA compensation was in excess of the limit provided by HUD as a reasonable allowable expense based on the duties required for the Low Income Housing Program's. HUD allowed higher compensations, from Nonfederal Funds, and pre 2011 reserves.

PHA's initially approved policy and procedures required payment from Nonfederal Funds - a journal entry to move the salaries from the federal programs to non-federal programs (Fund 004). However, subsequent to the approval of this procedure, PHA was required by HUD to utilize a significant amount of these Fund 004 funds to repay disallowed legal fees back to the Federal Program. The repayment was accrued in the FYE 2013 Financial Statements, with the cash payment made during FYE 2014. Due to the reduction in non-federal funds and since the PIH Notice does not require the use of non-federal funds to pay the excess salaries; consistent with the goals and procedures, the current policy will be to use reserves from prior to FYE 2011. Also for the transparency of the presentation of the use of prior year reserves to fund the excess salaries, PHA will create a new expense account in Fund 001 to track the expense of these salaries.

Based on the roll forward of PHA's Net Position, Assets prior to FYE 2013, from fiscal year ending 2011, PHA has \$7,162,347 of reserves from prior to 2012 that could be used to pay for salaries greater than \$155,000 based on PIH notice 2012-14 and the A-133 compliance supplement. PHA's excess salaries were charged as a salary expenses to fund 001, Public Housing Program, during the fiscal year ending March 31, 2014 and were not separated out for presentation. Because of the amount of funds available for coverage of these excess salary allocation to the HUD programs, management did not book the allocation entry.

Finding No. 2014-005 Reporting: Debt Owed in Enterprise Income Verification

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, 2013 to March 31, 2014
Program Number: PA002VOW

Public and Indian Housing
Program Year: April 1, 2013 to March 31, 2014
Program Number: PA002-00000114D and PA002-00000113D

Criteria

Per HUD Notice PIH 2010-19 (HA), which was extended via Notice PIH 2013-23 (HA) through September 1, 2014, and Notice TIPS 2013-13, public housing authorities must enter debt and termination information for tenants into the Enterprise Income Verification (EIV) system no later than 60 days from the End of Participation date.

Statement of Condition

25 tenants with balances owed and End of Participation dates during fiscal year 2014 were selected for testing compliance with EIV reporting requirements. Of these, 5 balances (20%) have not been reported to EIV. These tenants had End of Participation dates ranging from April 2013 to September 2013.

Philadelphia Housing Authority

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-005 Reporting: Debt Owed in Enterprise Income Verification (Continued)

Questioned Costs

None

Cause of Condition

Responsibility for reporting balances to EIV was given to the Admissions Manager. However, only Project Managers at each of the locations had access to information regarding End of Participation and balances owed. Each Project Manager was to report this information to the Admissions Manager on an ongoing-basis. Information was not provided timely to the Admissions Manager and the Admissions Manager had limited capability to ensure the completeness of the information provided. The Authority's Office of Audit & Compliance identified this weakness in the design of processes and controls over EIV reporting during the fiscal year. In response, effective October 2013, the Authority implemented new processes and controls over EIV reporting. The Admissions Manager may now access organization-wide Move-Out reports on a monthly basis from the CRM system. This data is used to update tenant balances in EIV and the Director of Operations Management performs a quarterly review to ensure that all balances have been updated in EIV. None of the exceptions noted were for End of Participation dates prior to October 2013, therefore, it appears the new processes and controls are appropriately designed and are operating effectively. Certain tenant balances from the period April 2013 to September 2013 remain unreported due to insufficient review and correction after identification of the weakness.

Recommendation

We recommend that the Authority compare information reported to EIV against information within CRM for tenants with balances and End of Participation dates from April 2013 to September 2013. Any balances that were not appropriately reported under the old processes and controls should be corrected.

Management Response

Management agrees with this finding.

In addition to the facts stated under the "Cause of Condition" regarding updates to the process, the Admissions Manager has reviewed all End of Participation transactions currently listed from April 2013 to September 2013 – there are no additional exceptions to the 5 reported above. For the 5 exceptions, the Admissions manager is working with PHA's HUD EIV Coordinator to enter the balances into EIV.

Finding No. 2014-006 Debarment and Suspension

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, 2013 to March 31, 2014
Program Number: PA002VOW

Capital Fund Program
Program Year: April 1, 2013 to March 31, 2014
Program Number: PA26R002501-08, PA26R002502-08, PA26R002504-09, PA26P002501-12,
PA26P002501-13

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2014**

III. Findings and Questioned Costs for Federal Awards (Continued)

Finding No. 2014-006 Debarment and Suspension (Continued)

Criteria

Local governments that are direct recipients of Federal awards and their subrecipients will use procurement procedures that conform to applicable Federal law and regulations and standards identified in the A-102 Common Rule or OMB Circular A-110 (2 CFR part 215), as applicable. Non-Federal entities are prohibited from contracting with or making subawards under covered transactions to parties that are suspended or debarred or whose principals are suspended or debarred. "Covered transactions" include those procurement contracts for goods and services awarded under a nonprocurement transaction (e.g., grant or cooperative agreement) that are expected to equal or exceed \$25,000 or meet certain other criteria as specified in 2 CFR section 180.220.

Statement of Condition

For 60 invoices selected, 13 invoices (21.67%), consisting of 6 organizations, did not have evidence that debarment checks were performed. 4 of these organizations were under contract and 2 of these were vendors providing goods and services through purchase orders (PO). Of these 2 vendors, 1 received payments above the \$25,000 threshold for required debarment checks.

Cause of Condition

The Authority's policy is to perform debarment checks for all contracts. The Contracts and Procurement Department believes that the debarment checks for the 4 contractors were completed and maintained in separate files; however, these could not be found and provided. The Authority was not performing debarment checks for PO vendors as individual PO transactions are limited to \$18,500 or less. The Contracts and Procurement Department was not aware of the need to consider total payments to a vendor during the year that exceed \$25,000.

Recommendation

Management should ensure that debarment checks are being performed on all contractors and vendors who are expected to receive, in the aggregate, more than \$25,000 from PHA, irrespective of the individual PO amounts. Evidence of this check should be maintained, either in the procurement files or other accessible location.

Management Response

Management agrees that there is lack of evidence that debarment checks were performed for the 4 contracts selected from 2009. PHA updated its Controlled Policy and Procedures #10 in April of 2012. The policy states that PHA will ensure that no contracts will be awarded to any contractor or individual who has been debarred. Additionally in 2012 PHA updated and implemented internal procedures to effectuate this policy. Debarment checks are run by PHA's Supply Chain Department on all vendors in the early stages of the Request for Proposal process. The results of the checks are documented in the vendor files.

Although the requirement to conduct debarment checks for individual Purchase Orders is not specifically stated, PHA has agreed that conducting debarment checks on all vendors whom invoice PHA is a good practice to implement. Effective December 1, 2014, PHA's Supply Chain department began conducting weekly debarment checks on all vendors. Any vendors determined to be debarred will become inactive and will not receive future payments from PHA.

Philadelphia Housing Authority

**Summary Schedule of Prior Audit Findings
Year Ended March 31, 2014**

A. Findings and Questioned Costs – Major Federal Award Programs

No matters were reported.

Philadelphia Housing Authority

**Corrective Action Plan
Year Ended March 31, 2014**

See attached Corrective Action Plan.



Philadelphia Housing Authority
Annual Audit Corrective Action Plan
Year End March 31, 2014

Finding No. 2014-001

Finding

There were several adjustments made to the trial balance that were identified as a result of the audit.

Corrective Action Plan – Worker’s Compensation

Management will modify the existing process to review the worker’s compensation liability and cash collateral balances at mid-year and at year-end. A meeting will be convened with Risk Management, Human Resources, Finance, Conner Strong, and Liberty Mutual to evaluate current and anticipated future losses, claims, payments made to Liberty Mutual. Based on the results of the year-end evaluation of Worker’s Compensation, as necessary, an adjusting journal entry will be booked to reflect Management’s estimate of Worker’s Compensation.

Implementation of this corrective action will begin January 5, 2015. The PHA CFO and VP of Finance will be responsible for completing this corrective action.

Corrective Action Plan – Legal

Management will modify the existing process to review potential legal claims and liability at mid-year and at year-end. Finance and Legal will meet to discuss the existing and potential legal claims. Based on the results of the year-end evaluation, as necessary, an adjusting journal entry will be booked to reflect Management’s estimate of the outstanding legal liability.

Implementation of this corrective action will begin January 22, 2015. The PHA CFO and VP of Finance will be responsible for completing this corrective action.

Finding No. 2014-002

Finding

Tenant file inspections included 60 files from the Housing Choice Voucher (HCV) program and 60 files from the Low Rent Public Housing (LPH) program. Out of 60 HCV tenant files inspected, 21 files (35%) had one or more exceptions noted. Out of 60 LPH tenant files selected, 29 files (48%) had one or more exceptions noted. These exceptions involved incorrect Form HUD-50058 reporting (below) and deficiencies in Eligibility and Tenant File Maintenance (Finding 2014-3).

Exceptions involving incorrect information being reported to HUD via Form HUD-50058 consisted of the following:

Housing Choice Voucher Program

- (a) 6 HCV HUD-50058 forms showed an incorrect date of admission to the program.



Inspection of the files showed earlier lease agreements dated several years before the reported admission date.

- (b) 3 HCV files were missing income verification support for some of the listed income sources, specifically the CIS/EIV printouts supporting SSI and SSP income. Income must be verified with applicable supporting documents such as paystubs, EIV reports, benefit letters, DPA CIS database printout, etc. As such, it cannot be determined if the total annual income reported to HUD via Form HUD-50058 is accurate.
- (c) 3 of the HCV files selected related to \$-0- income tenants. Out of these 3 tenant files, 1 was not compliant with the Authority's policy to verify \$-0- income every 180 days. \$-0- income is verified by running and reviewing EIV report for income. The verification was subsequently completed 7 months beyond the 180 day due date.
- (d) 1 HCV rent calculations utilized an incorrect utility allowance which resulted in excess HAP paid on behalf of the tenant. The HCV tenant was a CRP participant but was provided the higher utility allowance applicable to non-CRP tenants.
- (e) 4 HCV income calculations did not agree to supporting documents such as paystubs, 3rd party confirmations of income, etc. As such, reported total annual income is incorrect. Tenant rent is correspondingly understated and HAP was paid in excess on behalf of these tenants.
- (f) 3 HCV units were inspected timely but not reported as inspected and passed on Form HUD-50058 on the correct date.
- (g) 2 HCV tenants had Family Self Sufficiency (FSS) escrow balances accrued but were not reported as current FSS participants. Further investigation showed that the reported information was correct but the FSS accounts had not been properly closed out.

Low Rent Public Housing Program

- (a) 4 LPH files were missing income verification support for some or all income sources. Income must be verified with supporting documents such as paystubs, EIV reports, benefit letters, DPA CIS database printout, etc. As such, it cannot be determined if the total annual income reported to HUD via Form HUD-50058 is accurate.
- (b) 3 of the LPH files selected related to \$-0- tenants. Out of these 3 files, 1 file was missing evidence that an EIV report was run for the 180 day re-certification. As such, it could not be confirmed that there was no income on the EIV report for the tenant.
- (c) 4 LPH income calculations did not agree to supporting documents, such as paystubs, etc. As such, reported total annual income is incorrect. Tenant rent is correspondingly incorrect and may be non-compliant with the established reasonable rent policy. Rent is restricted the lesser of a percentage of annual income or a ceiling rent.
- (d) 2 LPH calculations improperly included or excluded the \$500 working family deduction. Either the deduction was not supported by evidence of a minimum of 20 hours worked or evidence of the minimum hours was obtained but the deduction was not granted. Therefore, incorrect total annual income was reported to HUD. Improperly excluding the \$500 working family deduction is also results in non-compliance with the established reasonable rent policy. Rent is restricted the lesser of a percentage of annual income or a ceiling rent.
- (e) 8 LPH income re-certifications were not completed within the required time frame.
- (f) 2 LPH HUD-50058 forms reported prior re-exam dates which were not evidenced by supporting documents or disagreed with CRM records.



Corrective Action Plan

Management will continue to require staff to attend training and obtain the PH/HCV Specialist Certification as a mandatory job requirement. Management will continue efforts to standardize tenant files, perform supervisory and compliance file reviews and hold staff accountable for failure to adhere to the governing rules and regulations for file compliance. Property Managers in the HCV and LRPB Programs will continue to use file review checklists when performing Recertification procedures, which require the review of Lease Addendums to ensure that the proper documentation is in the file. Supervisory staff will continue to monitor 0-income recertification and late recertification reports to ensure timely resolution, as well as to ensure that instances where the delay is tenant caused is clearly documented. These are ongoing tasks. The EVP of Leased Housing and the EVP of Operations are responsible for these tasks.

HCV and PH will review and correct any outstanding rent calculations errors cited, where applicable, by January 31, 2015. The EVP of Leased Housing and the EVP of Operations are responsible for this task.

HCVP will evaluate the ability to create an automated control within Elite to prevent the use of non-CRP utility allowances for CRP participants by January 31, 2014. The EVP of Leased Housing is responsible for this task.

In December of 2014 reconciliation was performed on all FSS accounts/participants and when warranted, accounts have been closed accordingly. PHA is currently drafting and implementing updated procedures and associated reporting to ensure regular reconciliation of FSS accounts and timely close out of participant files. Policies and procedures will be updated and the associated training will be conducted by March 31, 2015. The EVP of Community Operations and Resident Development is responsible for this task.

Finding No. 2014-003

Finding:

During review of 60 HCV tenant files and 60 LPH tenant files, several instances of non-compliance with the Authority's policies and procedures were noted. These exceptions consisted of the following:

Housing Choice Voucher Program

- (a) 2 HCV files inspected were missing certain landlord eligibility documents. Only one document was available for each of these. Complete landlord eligibility files included photo I.D.'s, property tax payments history review, certifications by the owner, licenses, and/or training certificates.
- (b) 2 HCV files inspected were missing evidence that the VAWA notice was provided timely.
- (c) 4 HCV tenant files were missing documentation of a reasonable rent determination, which must be completed and documented at each change in Contract Rent. It is noted that some of these files contained rent reasonableness determinations for older Contract Rent amounts.



Low Rent Public Housing Program

- (a) 16 LPH files inspected contained contradicting information regarding disability status. Tenants signed both "Lease Rider A - Accessible Unit Assignment to Disabled Tenant" and "Lease Rider B - Accessible Unit Assignment to Non-Disabled Tenant". Some of these units were not 504 units and required no Lease Rider.

Corrective Action Plan

Management will continue to require staff to attend training and obtain the PH/HCV Specialist Certification as a mandatory job requirement. Management will continue efforts to standardize tenant files, perform supervisory and compliance file reviews and hold staff accountable for failure to adhere to the governing rules and regulations for file compliance. Property Managers in the HCV and LRPH Program will continue to use file review checklists when performing Recertification procedures, which require the review of Lease Addendums to ensure that the proper documentation is in the file. These are ongoing tasks. The EVP of Leased Housing and the EVP of Operations are responsible for these tasks.

Finding No. 2014-004

Finding:

Although Human Resources was tracking and reporting salaries for the top three paid officials, there was no apparent monitoring to ensure that the funds used to pay excess salaries above the \$155,500 limit were sourced from funds other than Section 8 and Section 9 grants.

Corrective Action Plan

PHA's current approved policy and procedures required payment from Nonfederal Funds - a journal entry to move the salaries from the federal programs to non-federal programs (Fund 004). Based on HUD's policy (PIH notice 2012-14), PHA may use reserves from prior to FYE 2011 to pay for salaries that exceed \$155,000. PHA will create a new expense account in Fund 001 to track the expense of these salaries.

Effective December 15, 2014 PHA will review all salaries exceeding \$155,000 on quarterly basis, and at year-end and record a journal entries charge all salaries in excess of \$155,000 to a separate expense account. The PHA CFO and VP of Finance will be responsible for completing this corrective action.

Finding No. 2014-005

Finding

25 tenants with balances owed and End of Participation dates during fiscal year 2014 were selected for testing compliance with EIV reporting requirements. Of these, 5 balances (20%) have not been reported to EIV. These tenants had End of Participation dates ranging from April 2013 to September 2013.



Corrective Action Plan

The Admissions Manager has reviewed all End of Participation transactions currently listed from April 2013 to September 2013 – there are no additional exceptions to the 5 reported above. For the 5 exceptions, the Admissions manager is working with PHA’s HUD EIV Coordinator to enter the balances into EIV. This task will be completed by January 31, 2015, pending timely assistance from HUD. The Admissions Manager is responsible for this task.

Finding No. 2014-006

Finding

For 60 invoices selected, 13 invoices (21.67%), consisting of 6 organizations, did not have evidence that debarment checks were performed. 4 of these organizations were under contract and 2 of these were vendors providing goods and services through purchase orders (PO). Of these 2 vendors, 1 received payments above the \$25,000 threshold for required debarment checks.

Corrective Action Plan

PHA updated its Controlled Policy and Procedures #10 in April of 2012. The policy states that PHA will ensure that no contracts will be awarded to any contractor or individual who has been debarred. Additionally in 2012 PHA updated and implemented internal procedures to effectuate this policy. Debarment checks are run by PHA’s Supply Chain Department on all vendors in the early stages of the Request for Proposal process. The results of the checks are documented in the vendor files.

Effective December 1, 2014, PHA’s Supply Chain department began conducting weekly debarment checks on all active vendors in PHA’s database. Any vendors determined as debarred will become inactive and will not receive future payments from PHA. The results of each weekly review are forwarded to PHA’s Office of Audit and Compliance for review and consideration. The EVP of Supply Chain Management is responsible for this task.