

PHILADELPHIA HOUSING AUTHORITY



MOVING TO WORK ANNUAL REPORT

**PHA FISCAL YEAR 2020
APRIL 1, 2019 - MARCH 31, 2020**

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Philadelphia Housing Authority
Moving to Work Annual Report Fiscal Year 2020

Table of Contents

I. Introduction.....	3
A. MTW Long-Term Goals and Objectives	3
B. MTW Initiatives and Accomplishments	5
C. Non-MTW Initiatives and Accomplishments.....	9
II. General Operating Information	11
A. Housing Stock Information.....	11
i. Actual New Project Based Vouchers	12
ii. Actual Existing Project Based Vouchers	14
iii. Actual Other Changes to MTW Housing Stock During the Plan Year	25
iv. General Description of All Actual Capital Expenditures During the Plan Year	27
B. Leasing Information.....	37
i. Actual Number of Households Served	37
ii. Discussion of Any Actual Issues/Solutions Related to Leasing	38
C. Waiting List Information	39
i. Actual Waiting List Information.....	39
ii. Actual Changes to Waiting Lists in the Plan Year	40
D. Statutory Objectives and Requirements.....	40
i. 75% of Families Assisted Are Very Low Income	40
ii. Maintain Comparable Mix.....	41
iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year.....	42
III. Proposed MTW Activities	43
IV. Approved MTW Activities	44
A. Implemented Activities.....	44
i. MTW Activity 2011-1: Partnership Programs Initiative	44
ii. MTW Activity 2004-1: Neighborhood Development & Revitalization Initiatives	46
iii. MTW Activity 2004-2: Service-Enriched Housing for Seniors & People with Disabilities	49
iv. MTW Activity 2004-3: Simplification & Streamlining of Rent & Recertification Processes for Public Housing & HCV	51
v. MTW Activity 2004-4: Unit-Based Leasing & Development Program	58
vi. MTW Activity 2005-2: Streamline the Admissions & Transfer Process	62
vii. MTW Activity 2005-3: HCV Program Efficiencies.....	65
viii. MTW Activity 2016-1: Second Chance Initiative	67
ix. MTW Activity 2019-1: Opening Doors to Affordable Homeownership.....	71
x. MTW Activity 2019-2: Sharswood Youth & Family Enrichment Services.....	75
xi. MTW Activity 2020-1: Local Family Self-Sufficiency Program Flexibility	77
xii. MTW Activity 2020-2: Sponsor-Based Shared Housing Pilot.....	80

B. Not Yet Implemented Activities	83
C. On Hold Activities	83
D. Closed Out Activities	83
V. Sources and Uses of MTW Funds	85
A. Actual Sources and Uses of MTW Funds	85
i. Actual Sources of MTW Funds in the Plan Year	85
ii. Actual Uses of MTW Funds in the Plan Year	85
iii. Describe Actual Use of MTW Single Fund Flexibility	86
B. Local Asset Management Plan.....	89
VI. Administrative.....	89
A. Reviews, Audits, and Inspections	89
B. Evaluations.....	90
C. Certification of MTW Statutory Requirements	91
VII. Appendices.....	92
A. Replacement Housing Factor Funds Appendix	92
B. Limited English Proficiency Policy Information	94
C. Local Asset Management Plan.....	97
D. Board Certification of Compliance with MTW Statutory Objectives	108

I. Introduction

The Moving to Work Annual Report provides information on activities undertaken by the Philadelphia Housing Authority (PHA) under the Moving to Work Demonstration Program (MTW) during Fiscal Year 2020, i.e., the period from April 1, 2019 to March 31, 2020. The format and required content of the Report are defined by the U.S. Department of Housing and Urban Development (HUD) in the current version of HUD Form 50900.

PHA has been an MTW agency since April 2001. The MTW Agreement as amended, which has a term that extends through 2028, describes the authorities 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 in order to design and test approaches for providing housing assistance that address one or more of the following MTW statutory objectives:

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

The MTW Agreement allows PHA to combine its three (3) primary HUD funding sources (Public Housing Operating Fund, Capital Fund and Housing Assistance Payments) into a single MTW Block Grant that can be used flexibly and interchangeably for any MTW authorized purpose.

A. MTW Long-Term Goals and Objectives

The flexibility afforded to PHA by its MTW designation has a positive and consequential impact on virtually every area of PHA policy and operations. PHA's MTW status has helped to build and sustain innovative partnerships and leverage substantial additional funds in support of PHA and the City of Philadelphia's neighborhood revitalization and housing preservation efforts citywide.

PHA views the use of MTW funding and regulatory flexibility as an essential component to implement the long-term goals and objectives detailed in the Board-approved Strategic Directions Plan. The Strategic Directions Plan, which was described in more detail in the FY 2015 MTW Annual Plan, identifies twelve (12) strategic priority areas that have guided PHA's major initiatives and resource allocation decisions in FY 2020:

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.

In the final quarter of FY 2020, PHA commenced the process of updating its strategic plan to address new and emerging challenges and opportunities. The newly updated plan will be described in future MTW Plans and Reports. As FY 2020 drew to a close, the foremost challenge impacting PHA and the country as a whole was the Covid-19 pandemic, the response to which required dramatic and unprecedented changes to PHA operations. PHA's primary goal is to ensure the health and safety of residents and staff, and agency has worked, and will continue to work, relentlessly to minimize the spread of the virus at PHA facilities and housing developments. Moving forward, PHA will continue to be guided by the advice and recommendations emerging from scientific research on the disease, and the evolving requirements and guidance of the United States Centers for Disease Control and Prevention, the Occupational Safety and Health Administration, HUD and other state and local regulatory agencies.

B. MTW Initiatives and Accomplishments

Throughout the past year, PHA continued a fruitful and longstanding collaboration with the City of Philadelphia, a broad array of neighborhood partners and other stakeholders to increase the supply of affordable housing, preserve existing affordable units, and revitalize and transform neighborhoods in and around distressed public housing developments. PHA's development efforts support the goals established in the Assessment of Fair Housing Plan jointly issued by the City and PHA and accepted by HUD in February 2017. These goals emphasize the importance of a balanced approach to fair housing including preservation of existing housing, development of new affordable rental and homeownership housing, investments to improve the quality of life in distressed neighborhoods, and mobility initiatives to support housing in high opportunity areas.

The activities summarized below involve the use of MTW funding and/or regulatory flexibility. PHA's development and neighborhood revitalization initiatives leverage MTW Block Grant funds to secure private equity, City, State and/or other non-PHA funds.

Sharswood/Blumberg

The Choice Neighborhoods Transformation Plan for Sharswood/Blumberg is the largest mixed-income, mixed-use redevelopment project underway in the City of Philadelphia. A key goal of the Plan is to develop 1,200 units of mixed-income housing including affordable rentals and homeownership units. To date, 234 units are completed, and an additional 269 units are underway and/or have financing secured. In November 2019, PHA submitted a proposal to HUD for \$30 million in Choice Neighborhoods Implementation grant funding to support the completion of this enormous undertaking. Subsequently, PHA was notified that it is one of only 5 finalists. (Note that PHA was awarded a \$30 million CNI grant early in April 2020, after the period covered by this Report.)

Major housing-related accomplishments in FY 2020 include:

- Rehabilitation and re-occupancy of the 94-unit Senior Tower was fully completed.
- In December 2019, PHA celebrated the grand opening of the first completed rental units at the Blumberg 83 development. Completion of the remaining development activity is scheduled for FY 2021.
- Also in December, PHA joined its partner, Habitat for Humanity Philadelphia, to celebrate the first completed homeownership unit under the Transformation Plan – part of the new Oxford Green development. When completed in FY 2021, Oxford Green will have 20 affordable homeownership units.
- PHA collaborated with its development partners to secure financing for several upcoming housing phases to be developed on PHA-owned land. Financing was obtained and construction is scheduled to start on an additional 60-unit replacement housing phase undertaken by PHA's development partner (Hunt/Pennrose). Financing was secured and a groundbreaking celebration held for the rehabilitation of the historic General John F.

Reynolds School. PHA will subsidize 49 of the 55 apartments, which are being developed by PHA partner, HELP USA.

The Sharswood/Blumberg Transformation Plan envisions this new housing in the context of a vibrant community of choice and opportunity, with plentiful neighborhood amenities, good schools, jobs for residents, and a robust commercial sector.

- Vaux Big Picture High School (BPHS) completed its second year of operations at the Vaux Community Building and welcomed the third incoming class in September 2019.
- PHA opened a new Workforce Center at the Vaux Community Building in April 2019, providing a broad array of job training, placement, adult educational, financial literacy, affordable homeownership, and other services to PHA and neighborhood residents.
- The Temple University Nurse-Managed Clinic continued to provide preventative health care and other wellness services to neighborhood residents at the Vaux Community Building.
- Substantial progress was made towards financing a neighborhood supermarket, part of a mixed-used development that will be adjacent to PHA's new headquarters building on Ridge Avenue.
- PHA continued its partnership with the Philadelphia Horticultural Society to stabilize and green approximately 900 vacant properties in the neighborhood.

Norris Homes/North Central Philadelphia

PHA is partnering with the City on an ambitious Choice Neighborhoods Transformation Plan for the Norris/North Central area that will result in extensive community improvements and construction of 267 rental and 30 homeownership units, of which 147 will be replacement housing. In addition to serving as Housing Lead Partner, PHA continued to serve as People Lead Partner in FY 2020. As People Lead, PHA provides case management and other supportive services to relocated and returning Norris residents including connecting residents services funded through MTW. Significant housing-related accomplishments in FY 2020 include the following:

- Phase II construction and re-occupancy of 89 family rental units was fully completed.
- PHA substantially completed construction on Phase III, consisting of 50 family rental units and a 10,000 sq. ft. community building.
- In January 2020, PHA and development partner, Jonathan Rose Companies, broke ground for Phase V, which will include 133 mixed-income rentals and ground floor retail space.

Rental Assistance Demonstration (RAD)

The RAD program allows PHA to leverage MTW Block Grant, private and other capital sources through conversion of public housing subsidies to long-term project-based assistance. RAD is a fundamental component of PHA's efforts to secure new capital resources necessary for the long-term preservation of PHA's existing multifamily public housing portfolio. RAD also supports PHA's efforts to transfer subsidies from distressed, vacant scattered site public housing units to newly developed affordable housing. As of the end of FY 2020, PHA has closed on 1,478 rental units at twenty-one (21) developments sponsored by PHA and partner organizations that will serve veterans, seniors, formerly homeless families and other underserved, diverse populations while also helping to catalyze additional public and private sector investments into neighborhoods. To date, PHA investments in RAD have generated total development leverage of approximately \$484.5 million, including private equity contributions through the Low-Income Housing Tax Credit program of approximately \$212.2 million.

Public Housing Development

PHA is one of the few agencies nationwide to continue producing new public housing units in collaboration with well-qualified, mission-driven housing partners. This strategy allows PHA to tap into existing, but unused, public housing Annual Contributions Contract (ACC) authority to help spur the development of new affordable housing. While no new public housing units came online in FY 2020, financial closings have occurred and construction has commenced on 262 units located at seven (7) new developments sponsored by PHA partners. All of these developments are scheduled for occupancy in FY 2021. PHA also continued to work with partners to plan for 166 public housing units at an additional four (4) new developments, which are scheduled to close in FY 2021.

Citywide Development

Utilizing its MTW flexibility, PHA serves as a catalyst and major funder for housing and neighborhood development throughout the City, working directly through its PHADC affiliate and in partnership with a diverse group of development partners, including community-based organizations.

- In FY 2020, PHA joined with community and development partners to celebrate several ground breakings for affordable rental apartments made possible by PHA financial support, including Cantrell Place (40 units), Casa Indiana (50 units), New Courtland at Henry Avenue (85 units), Gloria Casarez Residence (25 units), and Susquehanna Square (37 units).
- PHA continued to work with Liberty Resources, HACE, Project HOME, Women's Community Revitalization, New Courtland, and other partners to support planned new housing development at locations throughout the City, utilizing its MTW Unit Based Voucher program (see below). Many of these developments serve special needs populations and provide case management and other vital services to residents.

Leased Housing

PHA provides rental subsidies to almost 19,000 low-income households consisting of families with children, seniors and people with disabilities through its local Leased Housing Program.

- In FY 2020, PHA entered into Agreements and/or Housing Assistance Payments Contracts for 1,434 new project-based voucher units, including RAD conversions, under PHA's Unit Based Leasing (UBV) program. The UBV is increasingly a major catalyst for new affordable development in Philadelphia, as it provides long-term operating supports necessary to ensure that rents are affordable to households with incomes at or below 50% of Area Median Income.
- PHA partnered with over 4,600 private owners and property managers to provide safe, decent housing to qualified participants in the HCV Program. PHA pays an average subsidy of \$764 per landlord each month on behalf of HCV program participants. Based on owner feedback, Leased Housing continued to implement a series of customer service initiatives to improve communications and streamline inspections and other transactions. This included work towards a comprehensive update of the online Landlord Data Center to allow owners and property managers the ability to electronically submit requests, including Requests for Tenancy Approval and Housing Assistance Payments Contracts. In October 2019, PHA procured new Inspections Management Software (IMS), which will automatically schedule and route appointments, reduce inspection time frames and provide real-time information to staff, participants and owners. IMS and the new Owner Portal are scheduled to launch in FY 2021.

Affordable Homeownership

PHA operates a broad array of first-time affordable homeownership initiatives designed to expand housing choice and increase the number of first time, low-income homebuyers. The new MTW Opening Doors to Affordable Homeownership initiative, approved as part of the FY 2019 MTW Plan, consolidates PHA's existing HUD-approved Section 5h Homeownership Program, Housing Choice Voucher (HCV) Homeownership Program, other new development homeownership initiatives and homeownership readiness and counseling supports under a single department. Through these initiatives, a total of 83 PHA residents and HCV participants became new homeowners over the past year.

Resident Supportive Service Programs

A major highlight of FY 2020 was the grand opening of the new PHA Workforce Center at the Vaux Community Building, as noted above. PHA utilized MTW Block Grant and other partner-leveraged funds to support a wide range of self-sufficiency, first time homeownership, senior/disabled and youth development programs. Table 21 provides a summary of programs offered and households served during the year.

Re-Entry Initiatives

PHA continued implementation of the MTW Second Chance pilot program, which provides housing and services to returning citizens. Through Second Chance, PHA provides tenant-based vouchers to returning citizens 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. Second Chance participants are provided with skills, training, and education necessary to successfully reintegrate into society, avoid recidivism, and lead constructive, useful lives. PHA also continued its efforts to support re-entry efforts through a partnership with the Pennsylvania First District Court's MENTOR program.

Voucher Mobility

PHA started a Housing Opportunity Program (HOP) in August 2013 to assist voucher holders in locating units and prospective property owners in opportunity neighborhoods within and outside of Philadelphia. The program was initially a pilot effort supported by HUD grant funds, and is currently funded through PHA's MTW Block Grant. In FY 2020, HOP assisted forty-five (45) HCV participants lease homes in opportunity areas.

Rent Simplification

PHA continued to implement previously approved MTW rent simplification initiatives that simplify program administration and provide incentives for economic self-sufficiency.

C. Non-MTW Initiatives and Accomplishments

The following are highlights of PHA's Non-MTW initiatives and accomplishments in FY 2020. Non-MTW initiatives are those activities that do not require the use of MTW regulatory or financial flexibility:

Bartram Village/Kingsessing Choice Neighborhoods Planning & Action Grant

With a \$1.3M Choice Neighborhoods Planning and Action grant from HUD, PHA and its partners completed a neighborhood-wide planning process to develop a Transformation Plan for Bartram Village and the surrounding Kingsessing neighborhood. The Transformation Plan, which was completed in February 2020, calls for 544 new units to be built on-site at Bartram Village with gardens and green spaces that extend and connect to the adjacent Bartram's Gardens site. The Plan also calls for potential off-site housing development, neighborhood improvements and intensive efforts to build resident skills and connect them to good paying jobs. The unique Action portion of the grant will fund a number of physical neighborhood interventions over the next year and a half to keep the community engaged.

Small Area Fair Market Rents (SAFMR)

PHA continued to implement Small Area Fair Market Rents (SAFMRs), which were first implemented on April 1, 2018. SAFMRs allow PHA to establish multiple HCV payment subsidy standards at the zip code level, instead of utilizing single payment standards for the entire City. Adoption of SAFMRs is projected, over time, to assist HCV program participants to move from areas with high concentrations of poverty to higher opportunity areas that have better access to jobs, education, and other services. Briefing sessions, landlord outreach, and other materials were modified to reflect this significant change. PHA continues to closely monitor implementation to

support leasing in higher opportunity areas and to minimize any hardships to tenants and landlords in areas that have seen a decrease in rents as a result of SAFMRs.

Veterans Administration Supportive Housing (VASH)

PHA continued its partnership with the Department of Veteran's Affairs (VA) to serve veterans, through the Veterans Administration Supportive Housing Program (VASH) program. The program provides rental assistance for homeless veterans through HUD funding, and offers case management and clinical services through the VA. A total of 644 veterans were housed under the program during the year, including 117 new homeless veterans who secured housing at a unit of their choice. Additionally, in December 2019, PHA was awarded 25 new vouchers by HUD to further support housing to one of the most vulnerable populations in the city.

Mainstream Vouchers

HUD awarded PHA 74 new vouchers through the Mainstream program in FY 2020. Mainstream vouchers provide housing assistance to non-elderly persons with disabilities. PHA created new partnerships this year with the City of Philadelphia Office of Homeless Services and Liberty Resources to provide case management and support for the Mainstream voucher holders. The new vouchers awarded supplements existing Mainstream vouchers already administered by PHA.

Blueprint to End Homelessness Initiative

PHA continued to collaborate with the City of Philadelphia Office of Supportive Housing on the Blueprint to End Homelessness Program that provides housing opportunities for formerly homeless families and individuals moving out of transitional housing.

II. General Operating Information

A. Housing Stock Information

PHA is the fourth largest Public Housing Authority in the United States and the largest provider of affordable housing in the City of Philadelphia. PHA serves eligible low-income households through its two (2) primary housing programs: Public Housing and the Housing Choice Voucher (HCV) program both of which are supported with MTW Block Grant funds.

Public Housing

PHA’s public housing inventory includes units for families, seniors, and persons with disabilities. These affordable apartments are located throughout the City in thirty (30) conventional public housing developments, twenty-four (24) Low Income Housing Tax Credit (LIHTC) developments managed by the Philadelphia Asset and Property Management Corporation (PAPMC), and thirteen (13) developments operated by Alternate Management Entities (AME) under contract to PHA. Over 4000 of PHA’s public housing units are “scattered sites,” i.e. housing units located in single family homes or small buildings of up to 4 units. PHA operates one of the largest scattered site public housing programs in the country.

PHA’s public housing portfolio is aging and deteriorating. More than 75% of all units were built over 40 years ago and over 55% were built 60 or more years ago. PHA’s estimated \$1 billion capital needs backlog continues to grow each year, creating enormous maintenance challenges. PHA’s RAD conversion strategy is a key element of addressing the capital backlog and ensuring the long-term preservation of affordable housing.

Table 1 below provides PHA’s actual public housing inventory as of the end of FY 2020. The public housing inventory can be expected to vary from year to year as a result of public housing units being converted to long-term project-based assistance under the RAD program and other factors. Note also that the inventory total includes 206 units that are non-viable and 112 units that are pending disposition approval.

Table 1: Public Housing Inventory

	Units as of 3/31/2020
MTW Public Housing Units	12,892

PHA is one of the few agencies nationwide to continue to develop public housing units in collaboration with well-qualified, mission-driven housing partners. This activity allows PHA to tap into existing, but unused, public housing Annual Contributions Contract (ACC) authority to help spur the development of new affordable housing. While no new public housing units came online in FY 2020, financial closings have occurred and construction has commenced on 262 public housing units located at seven (7) new developments sponsored by PHA partners. All of these developments are scheduled for occupancy in FY 2021. PHA also continued to work with partners to plan for 166 public housing units at an additional four (4) new developments, which are scheduled to close in FY 2021. See FY 2020 and FY 2021 MTW Annual Plans for additional information on these planned new public housing developments.

Housing Choice Voucher Program

Through its Housing Choice Voucher (HCV) program, PHA provides rental assistance to families, seniors and persons with disabilities at properties owned by private or non-profit owners. The HCV program also provides support to first time homebuyers. PHA supports HCV program participants in their efforts to find good quality housing units, including housing located in high opportunity areas, through the Housing Opportunity Program.

PHA’s voucher inventory includes MTW tenant-based vouchers, project-based vouchers supported through PHA’s Unit Based Voucher (UBV) program, as well as vouchers authorized by HUD for special purposes such as the Veterans Affairs Supportive Housing (VASH) Program, Family Unification Program, SRO for the Homeless, Moderate Rehab and Mainstream programs. The MTW voucher inventory also includes vouchers issued as a result of conversion of public housing assistance through the Rental Assistance Demonstration program. PHA partners with a wide array of mission-driven, non-profit and for-profit organizations to provide quality housing opportunities, many which provide site or neighborhood-based supportive services, through the UBV program.

HUD periodically 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.

i. Actual New Project Based Vouchers

As of March 31, 2020, PHA has entered into Agreements/Commitments and/or Housing Assistance Payments Contracts for 1,434 new project-based voucher units under PHA’s Unit Based Leasing (UBV) program, including planned RAD conversions. Due to development financing and construction timetables, projects may appear on this list over more than one year. A list of these projects and summary descriptions is shown in Table 2 below.

Table 2: Actual New Project Based Vouchers

Property Name	# of Vouchers Newly Project-Based		Status at End of Plan Year	RAD?	Description of Project
	Planned	Actual			
Harlan Street	22	22	Committed	Yes	New construction in the Sharswood neighborhood sponsored by Michaels Development.
Susquehanna Housing	78	78	Committed	Yes	New construction in Strawberry Mansion at 27 th & Susquehanna for low-income families sponsored by Susquehanna Net Zero Housing LP.
Susquehanna Square	37	37	Committed	Yes	New construction sponsored by Community Ventures.
West Park Plaza	65	0	N/A		Deferred
Blumberg 83	83	83	Leased/Issued	Yes	New construction in Blumberg/Sharswood neighborhood serving low-income families sponsored

Property Name	# of Vouchers Newly Project-Based		Status at End of Plan Year	RAD?	Description of Project
	Planned	Actual			
					by PHA. Leasing began in January 2020.
CNI Norris/North Central Phase III	28	28	Leased/Issued	Yes	New construction replacement of existing family public housing site sponsored by PHA. Leasing began in January 2020.
Francis House	10	10	Committed	No	New construction for seniors in Northeast Philadelphia sponsored by St Ignatius. Supportive services are provided.
Liddonfield	300	150	Committed	No	New construction for seniors in Northeast Philadelphia sponsored by New Courtland. Supportive services are provided. Actual number of committed vouchers reflects revision to original plan.
Reynolds School	49	49	Committed	Yes	Adaptive reuse that will convert existing elementary school into housing for homeless veterans sponsored by HELP USA. Supportive services are provided.
Norris Apartments Phase V	45	45	Committed	Yes	Choice Neighborhood RAD conversion sponsored by PHA.
Harrison Plaza	112	112	Committed	Yes	Conversion of tower in existing public housing development sponsored by PHA.
West Park Apartments	327	327	Committed	Yes	Conversion of existing public housing development sponsored by PHA.
Suffolk Manor	137	0	N/A		Deferred
Cambridge I	44	0	N/A		Deferred
Beury Building	50	0	N/A		Removed
School of Nursing – Project HOME	0	50	Committed	Yes	Rehabilitation of former nursing school building for homeless individuals sponsored by Project HOME. Supportive services are provided.
Norris LP	0	51	Committed	Yes	Conversion of existing PAPMC-managed public housing development sponsored by PHA.
Hunt Sharswood Phase I	0	30	Committed	Yes	New construction, mixed income development with 60 total units developed by Hunt Pennrose as part of CNI Sharswood Transformation Plan.
Fairhill Apartments Phases I&II	0	264	Committed	Yes	Conversion of existing public housing development sponsored by PHA.
Queen Row	0	43	Committed	Yes	Conversion of existing public housing development sponsored by PHA.

Property Name	# of Vouchers Newly Project-Based		Status at End of Plan Year	RAD?	Description of Project
	Planned	Actual			
Queen Lane	0	55	Committed	Yes	Conversion of existing PAPMC-managed development sponsored by PHA.
	1,387	1,434		Planned/Actual Total Vouchers Newly Project-Based	

Describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:

Four (4) projects listed in the Annual Plan did not proceed due to changes to owner/development plans as noted above. Commitments were made to additional projects that are part of PHA's RAD program in accordance with PHA Board-approved development plans.

ii. Actual Existing Project Based Vouchers

In addition to the committed projects listed in Table 2, PHA continued to provide subsidies and provide oversight to 3,517 existing UBV units. Table 3 provides a list of existing UBV projects and summary descriptions, including information on actual unit counts as of March 31, 2020, compared to those projected in the FY 2020 MTW Annual Plan.

Table 3: Actual Existing Project Based Vouchers

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
46th St	4	4	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Columbus Property Management. Supportive services provided.
5317 15th St	1	1	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Columbus Property Management. Supportive services provided.
7th & Ritner	5	5	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Columbus Property Management. Supportive services provided.
Academy Rd	18	18	Leased/Issued	No	Existing site for low-income families in Roxborough section of Philadelphia sponsored by Columbus Property Management. Supportive services provided.

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
Bernice Elza	6	6	Leased/Issued	No	Existing site for homeless families with disability in West Philadelphia sponsored by Peoples Emergency Center. Supportive services provided.
Ditman St	10	10	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Columbus Property Management. Supportive services provided.
Fattah Homes I	6	6	Leased/Issued	No	Existing site for homeless families with disability in West Philadelphia sponsored by Peoples Emergency Center. Supportive services provided.
INB Mascher	12	12	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services provided.
Jannie's Place I	6	6	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Peoples Emergency Center. Supportive services provided.
Kendrick/ Gillespie St	11	11	Leased/Issued	No	Existing site for low-income families in Holmesburg section of Philadelphia sponsored by Columbus Property Management. Supportive services provided.
Larchwood St	4	4	Leased/Issued	No	Existing site for low-income families in Spruce Hill section of Philadelphia sponsored by Columbus Property Management. Supportive services provided.
Martin St	7	7	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Columbus Property Management. Supportive services provided.
Osage Ave	2	2	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Columbus Property Management. Supportive services provided.
Rhawn St	11	11	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Columbus Property Management. Supportive services provided.
Spruce St	3	3	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Columbus Property Management. Supportive services provided.
Thompson St	20	20	Leased/Issued	No	Existing site for very low-income families in Center City and West Philadelphia sponsored by Columbus Property Management. Supportive services provided.

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
Tillmon Villanueva	38	38	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services provided.
4050 Apts	20	20	Leased/Issued	No	New Construction site for Starving Artists in West Philadelphia sponsored by People's Emergency Center. Supportive services provided.
4th & Diamond	32	32	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services provided.
810 Arch St	70	70	Leased/Issued	No	Existing site for Homelessness in Center City Philadelphia sponsored by Project Home. Supportive services provided.
Anna's House	12	12	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by CATCH. Supportive services provided.
Arch V Temple	49	49	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Columbus Property Management.
Arch VI Temple	40	40	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Columbus Property Management.
Arch VII LIH Walnut	14	14	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Columbus Property Management. Supportive services provided.
Art Apartments	30	30	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Pine Lake Management Associates, LP.
Ascension Manor	3	3	Leased/Issued	No	Existing site for low-income seniors in North Philadelphia sponsored by Liberty Resources. Supportive services provided.
Belmont I	25	25	Leased/Issued	No	New Construction site for the disabled in West Philadelphia sponsored by Inglis House. Supportive services provided.
Belmont II	15	15	Leased/Issued	No	New Construction site for the disabled in West Philadelphia sponsored by Inglis House. Supportive services provided.
Benner/Frankford	8	8	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Columbus Property Management. Supportive services provided.
Bethesda Project Bainbridge	20	20	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by Bethesda Project. Supportive services provided.

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
Bethesda Project South	4	4	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by Bethesda Project. Supportive services provided.
Bethesda Project Spruce	13	13	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by Bethesda Project. Supportive services provided.
Bigham Place	7	7	Leased/Issued	No	Existing site for Homeless families in Mantua sponsored by People's Emergency Center. Supportive services provided.
Blakiston St	7	7	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Columbus Property Management.
Blumberg	6	6	Leased/Issued	No	New Construction for low-income families in North Phila sponsored by Philadelphia Housing Authority.
Boriquen	17	17	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Boriquen Associates II Limited. Supportive services provided.
Brentwood Parkside	22	22	Leased/Issued	No	Existing site for very low-income seniors and families in West Philadelphia sponsored by Columbus Management Company. Supportive services provided.
Centennial Village	23	23	Leased/Issued	No	New Construction for low-income families, seniors, disabled in West Philadelphia sponsored by Community Ventures. Supportive services provided.
Chatham Court Apts	18	18	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Ingerman. Supportive services provided.
Chestnut St	6	6	Leased/Issued	No	Existing site for low-income families in the West Philadelphia sponsored by Columbus Property Management.
Cloisters III	18	18	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Cloisters III Housing Partnership. Supportive serviced provided.
Conklin St	3	3	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Columbus Property Management.
Dignity Boss	8	8	Leased/Issued	No	Existing site for women of domestic abuse with children in Germantown/Mt Airy sponsored by Community For Dignity & Fairness. Supportive services provided.

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
Dignity Nedro	4	4	Leased/Issued	No	Existing site for women of domestic abuse with children in Northwest Philadelphia sponsored by Community For Dignity & Fairness. Supportive services provided.
Dignity-1	10	10	Leased/Issued	No	Existing site for women of domestic abuse with children in Germantown, sponsored by Community For Dignity & Fairness Supportive services provided.
Dignity-15	4	4	Leased/Issued	No	Existing site for women of domestic abuse with children in Germantown, sponsored by Community For Dignity & Fairness. Supportive services provided.
Dignity-21	11	11	Leased/Issued	No	Existing site for women of domestic abuse with children in Germantown, sponsored by Community For Dignity & Fairness. Supportive services provided.
Dignity-33	16	16	Leased/Issued	No	Existing site for women of domestic abuse with children in Germantown, sponsored by Community For Dignity & Fairness. Supportive services provided.
Dignity-4	3	3	Leased/Issued	No	Existing site for women of domestic abuse with children in Germantown, sponsored by Community For Dignity & Fairness. Supportive services provided.
Dunlap School	35	35	Leased/Issued	No	Existing site for seniors in North Philadelphia sponsored by Dunlap Management Partners LP. Supportive services provided.
Edgewood Manor	33	33	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Edgewood Manor II Lap. Supportive services provided.
Elders Place I	43	43	Leased/Issued	No	Existing senior site in the Germantown section of Philadelphia sponsored by Penn Housing LLC. Supportive services provided.
Elders Place II	38	38	Leased/Issued	No	Existing senior site in the Germantown section of Philadelphia sponsored by Penn Housing LLC. Supportive services provided.
Fattah Homes II	6	6	Leased/Issued	No	Existing site for Homeless families in Mantua sponsored by People's Emergency Center. Supportive services provided.
Freedom Village	16	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Freedom Village LP.

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
Gaudenzia Shelton Court	19	19	Leased/Issued	No	Existing site for homeless low-income individuals in East Mt Airy, sponsored by Gaudenzia Foundation Inc. Supportive services provided.
Gordon St	21	21	Leased/Issued	No	New construction for low-income families sponsored by Philadelphia Housing Authority.
Help I	14	14	Leased/Issued	No	Existing site for veterans in West Philadelphia sponsored by HELP USA. Supportive services provided.
Help II	50	50	Leased/Issued	No	Existing site for veterans in West Philadelphia sponsored by HELP USA. Supportive services provided.
HELP IV	15	15	Leased/Issued	No	Existing site for veterans in West Philadelphia sponsored by HELP USA. Supportive services provided.
Hope Bridge Ogden	4	4	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services provided.
Hope Bridge Vine St	20	20	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services provided.
Imani Homes I	24	24	Leased/Issued	No	Existing site for homeless families in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services provided.
Imani Homes II	6	6	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services provided.
Imani Homes III	6	6	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services provided.
Imani Homes IV	8	8	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services provided.
Imani Homes V	11	11	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services provided.

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
Impact Veterans	8	8	Leased/Issued	No	Existing site for Veteran Families in North Philadelphia sponsored by Impact Services. Supportive services provided.
Inglis House	17	17	Leased/Issued	No	Existing site for the disabled sponsored by Inglis House. Supportive services provided.
Inglis House-Elmwood	40	40	Leased/Issued	No	Existing site for the disabled sponsored by Inglis House. Supportive services provided.
Jackson St	2	2	Leased/Issued	No	Existing site for low-income families in the West Philadelphia sponsored by Columbus Property Management.
Jannie's Place	11	11	Leased/Issued	No	Existing site for Homeless families in Mantua sponsored by People's Emergency Center. Supportive services provided.
JBH Homes	15	15	Leased/Issued	No	Existing site for homeless with special needs in the Fairmount are of Philadelphia sponsored by Project Home. Supportive services provided.
Kate's Place	35	35	Leased/Issued	No	Existing site for singles and people with disabilities in the Center City area of Philadelphia sponsored by Peoples Emergency Center. Supportive services provided.
Keystone St	6	6	Leased/Issued	No	Existing site for families in Northeast Philadelphia sponsored by Columbus Property Management.
Lehigh Park II	25	25	Leased/Issued	No	Existing site for families, elderly or disabled sponsored by HACE. Supportive services provided.
Liberty at Disston	5	5	Leased/Issued	No	Nursing home transition in Northeast Philadelphia sponsored by Liberty Resources. Supportive services provided.
Liberty Resource	2	2	Leased/Issued	No	Existing site with a preference for disabled seniors in West Philadelphia sponsored by Liberty Resources.
Liberty Welsh	2	2	Leased/Issued	No	Nursing home transition in Northeast Philadelphia sponsored by Liberty Resources.
Lindley Court	11	11	Leased/Issued	No	Rehabilitation site in Logan for seniors sponsored by Presby Inspired Life. Supportive services provided.
Los Balcones	21	21	Leased/Issued	No	Existing site for low-income women and families in North Philadelphia sponsored by Norris Square Association.
Monument Mews	60	60	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Columbus Property Management.

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
Methodist Homes	11	11	Leased/Issued	No	Existing site for single women in West Philadelphia sponsored by Methodist. Supportive services provided.
Morton St	2	2	Leased/Issued	No	Existing site for low-income families in Germantown Philadelphia sponsored by Columbus Property Management.
Mt Vernon II	15	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mt Vernon LP.
Mt. Vernon I	15	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mt Vernon LP.
New Courtland at Allegheny	40	40	Leased/Issued	No	Existing site for low-income seniors in North Philadelphia sponsored by New Courtland. Supportive services provided.
New Courtland at Cliveden	32	32	Leased/Issued	No	Existing site for low-income seniors in Germantown sponsored by New Courtland. Supportive services provided.
NPCH - Community Building	16	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by NPCH Associates.
Oakdale St	12	12	Leased/Issued	No	New construction site for low-income families sponsored by Philadelphia Housing Authority.
Parkside 10	41	41	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Columbus Property Management.
Parkside 11	8	8	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Columbus Property Management.
Paseo Verde	19	19	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Transit Village Affordable Housing LP.
Patriot House	15	15	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services provided.
Penrose	10	10	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services provided.
Powelton Heights	30	30	Leased/Issued	No	Existing site for seniors in West Philadelphia sponsored by Columbus Property Management.
Preston St	7	7	Leased/Issued	No	Existing site for low-income families in the West Philadelphia sponsored by Columbus Property Management.
Ray's Place	17	17	Leased/Issued	No	Existing site for homeless persons with a serious mental illness in North Philadelphia sponsored by Project Home. Supportive services provided.

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
Reed St	8	8	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Columbus Property Management.
Regent Terrace	80	80	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Regent Terrace Housing Partnership.
Sandy's Catherine House	3	3	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services provided.
Sarah Allen IV	2	2	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Sarah Allen Community Homes LP.
Sarah Allen Part	1	1	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Sarah Allen Community Homes LP. Supportive services are not provided
Sarah Allen V	3	3	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Sarah Allen Community Homes LP.
Sartain School	35	35	Leased/Issued	No	Existing site for seniors in North Philadelphia sponsored by Sartain School Venture. Supportive services are not provided
MPB School Apartments	16	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Columbus Property Management
Sheff Wingate St	8	8	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Columbus Property Management.
Sheila D Brown Women's Center	9	9	Leased/Issued	No	Existing site for women with behavioral disabilities in South Philadelphia sponsored by Columbus Property Management.
Intercommunity Action	13	13	Leased/Issued	No	Existing site for individuals with mental health/chemical dependency in Roxborough. Supportive services provided. Sponsored by Inter Community Action
South 55th St LP	18	18	Leased/Issued	No	Existing site for diverse tenants in West Philadelphia sponsored by Ingerman
South Phila Scattered	19	19	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Columbus Property Management.
Spring Garden	9	9	Leased/Issued	No	Existing site for homeless families with disability in West Philadelphia sponsored by Peoples Emergency Center. Supportive services provided.
Susquehanna Apt	47	47	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Susquehanna Apts LP.

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
Tioga Family Center	24	24	Leased/Issued	No	Existing site for homeless low-income individuals in East Mt Airy sponsored by Gaudenzia Foundation Inc. Supportive services provided.
Tioga Gardens	17	17	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Tioga Gardens Associates.
Walnut Park Plaza	224	224	Leased/Issued	No	Existing site for low-income seniors in West Philadelphia sponsored by Walnut Park Associates LLC.
Walnut Park Plaza (ADA)	3	3	Leased/Issued	No	Existing site for low-income seniors in West Philadelphia sponsored by Walnut Park Associates LLC.
Walnut St	15	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Columbus Property Management.
WCRP TNI 1	12	12	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services provided.
WCRP TNI 2	9	9	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services provided.
WCRP-Grace	36	36	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services provided.
1315 North 8th Street	25	25	Leased/Issued	Yes	New construction of 30 units of affordable housing targeted for youths aging out of foster care in the West Poplar neighborhood (homeless) sponsored by Project HOME. Supportive services provided.
2415 N Broad St	88	88	Leased/Issued	Yes	New construction in North Philadelphia serving homeless individuals, sponsored by Project Home. Supportive services provided.
Blumberg Phase I	51	51	Leased/Issued	Yes	New construction in Sharswood neighborhood serving low-income families including 51 RAD and 6 other project-based vouchers sponsored by PHA.
Blumberg Senior	94	94	Leased/Issued	Yes	New construction of an existing site for seniors sponsored by PHA. Supportive services provided.
Cantrell Place	40	40	Leased/Issued	Yes	Substantial rehabilitation development in South Philadelphia for seniors, sponsored by Presbys Inspired Life. Supportive services provided.

Property Name	Number of Project-Based Vouchers		Status at End of Year	RAD?	Description of Project
	Planned	Actual			
Casas En La Plaza	29	29	Leased/Issued	Yes	Rehabilitation of existing family units in North Central Philadelphia, sponsored by Norris Square Community Alliance.
Courtyard at Riverview	470	470	Leased/Issued	Yes	Rehabilitation of existing housing serving low-income families and seniors, sponsored by Michaels Development.
Haddington III	48	48	Leased/Issued	Yes	New construction in West Philadelphia for low-income families, sponsored by 1260 Housing Development Corp. Supportive services provided.
HELP V	37	37	Leased/Issued	Yes	New construction in Northern Liberties serving veterans and senior veterans, sponsored HELP USA. Supportive services provided.
Lehigh Park I	49	49	Leased/Issued	Yes	Rehabilitation of existing housing serving low-income families, sponsored by HACE. Supportive services provided.
Norris CNI Phase II	74	74	Leased/Issued	Yes	New construction family public housing replacement units sponsored by PHA.
New Courtland at St Barts	42	42	Leased/Issued	Yes	New construction in Northeast Philadelphia for seniors, sponsored by New Courtland. Supportive services provided.
Plymouth Hall	53	53	Leased/Issued	Yes	Existing site for seniors in North Philadelphia, sponsored by PHA.
Roberto Clemente House	38	38	Leased/Issued	Yes	Substantial rehabilitation development in North Philadelphia serving low-income families, sponsored by Nueva Esperanza. Supportive services provided.
Strawberry Mansion	55	55	Leased/Issued	Yes	New construction in North Philadelphia for low-income families, sponsored by PHA.
St John Neumann	52	52	Leased/Issued	Yes	New construction in South Philadelphia serving seniors, sponsored by Archdiocese of Philadelphia.
Witherspoon Senior Apts	40	40	Leased/Issued	Yes	New construction in West Philadelphia serving seniors, sponsored by Presbys Inspired Life. Supportive services provided.
	3,517	3,517	Planned/Actual Total Existing Project-Based Vouchers		

Describe differences between the Planned and Actual Existing Number of Vouchers Project-Based:

Not applicable.

iii. Actual Other Changes to MTW Housing Stock During the Plan Year

PHA, in collaboration with the City of Philadelphia and a network of community partners, continued to pursue opportunities and take action to help further the mutual goal of development of new affordable housing. Table 4 below provides an update on changes to PHA’s housing stock during FY 2020 not discussed elsewhere in the Report and an update on planned initiatives that were identified in the FY 2020 Annual Plan.

Table 4: Actual Other Changes to Housing Stock

Site	Description of Project	Status as of March 31, 2020
Brooklyn Heights	PHA is negotiating the acquisition (PRA) of land in the Mill Creek neighborhood to develop approximately 32 units.	PHA continues to pursue the acquisition of these properties, which have complex title issues.
Market West	PHA is working to acquire vacant sites in Haddington neighborhood to develop affordable housing.	No longer an active PHA project.
Gordon Street Phase II (Strawberry Mansion)	PHA is planning for the second phase development to support the newly developed Gordon Apartments.	Planning is underway for a 70-unit development to begin construction in calendar year 2021.
Falls Ridge	PHA is finalizing plans for a long-term sale via competitive sale process of land at the former Schuylkill Falls public housing development. PHA terminated the previous development contract and will convey the land to the highest bidder.	PHA listed the property for sale at fair market value and accepted an offer proposing construction of approximately 150 market rate units. Closing on the transaction is projected for calendar year 2020.
Sharswood Acquisition	PHA completed the acquisition of privately-owned parcels in the Sharswood neighborhood for the redevelopment of the Norman Blumberg development consistent with HUD-approved CNI Transformation Plan.	All acquisition activity has been completed. See narrative and table below for additional Sharswood detail.
Sharswood Development	PHA has designated Hunt Companies as developer for certain off-site parcels in the Sharswood community. PHA and Hunt have developed a plan for additional housing development in support of the CNI Transformation Plan goals. PHA and Hunt Companies jointly applied for a Choice Neighborhood Implementation grant in September 2018.	PHA was awarded a \$30 million CNI Implementation grant by HUD in April 2020. Hunt-Pennrose and PHA have created a joint venture to serve as Housing Implementation Entity for the CNI grant.
Liddonfield	PHA completed the sale of this former public housing site to New Courtland, the selected developer who plans to build 300 rental units on the site, which will be supported by PHA with the issuance of vouchers.	PHA entered into a commitment with New Courtland for 150 project-based vouchers for the first phases at the site under the Unit Based program.
2012 Chestnut Street	PHA entered into a development agreement with a private developer (Alterra Property Group) to develop the vacant, former PHA headquarters site at 2012 Chestnut Street into up to 200 units of housing of which 20% will be targeted to households with incomes at or below 80% of Area Median Income. The development will also include 7,000 square ft.	Developer is in the predevelopment stage, with construction anticipated to start once the financing plan is finalized.

Site	Description of Project	Status as of March 31, 2020
	of commercial space. The developer was chosen through an RFP process.	
Bartram Village	PHA has entered into a predevelopment agreement with Pennrose Properties to evaluate the redevelopment of Bartram Village. PHA was awarded Choice Neighborhoods Planning grant funds for Bartram Village and the surrounding Kingsessing neighborhood to support the development of a comprehensive Transformation Plan. PHA intends to apply for a CNI Implementation grant in the future.	PHA submitted the CNI Transformation Plan to HUD and is awaiting final acceptance. (Note that HUD accepted the Plan in April 2020, after the period covered by this Report.) Implementation of “action activities” funded under the CNI Planning Grant are scheduled to commence in FY 2021. PHA continues working with its development partner to secure funding to implement the initial phases of the Transformation Plan, and to plan for a future CNI Implementation Grant application.
Vaux Community Building	PHA has completed Phase 1 renovations to the building, which serves as a community center and focal point for the Sharswood/Blumberg neighborhood revitalization effort. A neighborhood school operated by Big Picture Philadelphia has leased space in the building and began operations in September 2017. Temple University has signed a lease for a nurse-managed clinic that will open in late 2018. PHA is also completing negotiations with additional non-profit partners to lease space to provide work force, health care and other supportive services for low-income residents.	PHA completed Phases 1 and 2 of renovations of the Vaux Community Building, which has received EnVision Center designation by HUD. In April 2020, PHA opened a new Workforce Center to provide comprehensive employment and training services to PHA and community residents. Partners including the Temple University Nursing Clinic are also providing services in the facility. Big Picture Philadelphia continues to operate a high school at the Vaux Community Building.
Vacant Lot Disposition	PHA owns over 700 vacant lot parcels. PHA plans to dispose of some of the properties for fair market value, to the Land Bank, to a PHA affiliate or alternate means.	In FY 2020, 106 units were auctioned for fair market value, generating over \$6 million in revenue to be used for affordable housing development, preservation and resident supportive service programs.
2200-50 Turner Street	PHA may enter into a lease or purchase agreement for this existing parking lot facility in anticipation of future development activity.	No longer an active project.

The RAD program allows PHA to leverage MTW Block Grant, private and other capital sources through conversion of public housing subsidies to long-term project-based assistance. RAD is a critical component of PHA’s efforts to secure new capital resources necessary for the long-term preservation of PHA’s existing housing portfolio. RAD also allows PHA to transfer subsidies from long-term vacant and distressed scattered site properties to new developments (“transfer of assistance). Table 5 provides a list of RAD development transactions that have closed through FY 2020, including transactions that closed in prior periods. (Note that these developments are also shown in Tables 2 or 3 as they are all part of PHA’s Unit Based Voucher program.) Total investments in RAD sites to date equal approximately \$484.5 million, including greater than \$212.2 million in investor equity contributions through the Low-Income Housing Tax Credit program. PHA utilizes MTW flexibility and funding in the RAD conversion process, subject to HUD approval.

Table 5: RAD Conversions: Closed Transactions through FY 2020

Property Name	RAD Units	Description
2415 N. Broad	88	Transfer of Assistance
St John Neumann Place II	52	Transfer of Assistance
H.E.L.P Philadelphia V	37	Transfer of Assistance
New Courtland at St. Bartholomew	42	Transfer of Assistance
Lehigh Park I and II	49	Transfer of Assistance
Strawberry Mansion	55	Transfer of Assistance
Haddington III	48	Transfer of Assistance
Roberto Clemente House	38	Transfer of Assistance
Southwark Plaza	470	Conversion of existing AME public housing development
Cantrell Place	40	Transfer of Assistance
Witherspoon Senior Apartments	40	Transfer of Assistance
1315 N. 8th Street	25	Transfer of Assistance
Norris Square Community Alliance Scattered Sites	29	Transfer of Assistance
Norris CNI	74	Choice Neighborhoods RAD Conversion
Plymouth Hall	53	Conversion of existing public housing development
Blumberg Phase I	51	Transfer of Assistance
Blumberg Phase II-Senior Building	94	Conversion of existing public housing development
Norris Apartments Phase III	28	Choice Neighborhoods RAD Conversion
Blumberg 83	83	Transfer of Assistance
Susquehanna Square	37	Transfer of Assistance
Norris Apartments Phase V	45	Choice Neighborhoods RAD Conversion
TOTAL	1,478	

In FY 2020, PHA also made progress in planning for additional RAD conversions of Harrison Plaza (tower building only), West Park Apartments, Fairhill Apartments, Queen Lane, Queen Row and several other sites from public housing to project-based vouchers. PHA has guaranteed the one-for-one replacement and the “right to return” of existing residents.

iv. General Description of All Actual Capital Expenditures During the Plan Year

The backlog of unmet and unfunded capital needs for PHA’s public housing developments is estimated at greater than \$1 billion and growing. PHA can address only a small fraction of its capital needs with existing funding. The oldest PHA developments were built more than 70 years ago, and twenty-eight (28) sites are now more than 40 years old. Several sites are functionally obsolete from design, efficiency and operating cost perspectives; however, the availability of funding to support major redevelopment efforts has been extremely limited, a situation that appears unlikely to change in the near future, given federal budget constraints. Table 6 provides a general description of actual capital expenditures in FY 2020.

Table 6: Actual Capital Expenditures FY 2020

Development	Program	Work Item	Total
Abbotsford Homes	030	504 unit modification/fair hsg	1,414.53
Abbotsford Homes	030	504 unit modification/fair hsg	75,545.25
Abbotsford Homes	030	Comprehensive unit mod	361,823.31
Abbotsford Homes	030	Fire safety	36,800.00
Abbotsford Homes	030	504 unit modification/fair hsg	7,464.08
Abbotsford Homes	030	504 Site modifications/fair hsg	17,403.59
Abbotsford Homes	030	LBP testing/monitor asbestos	9,746.78
Abbotsford Homes	030	Relocation	3,381.00
Abbotsford Homes Total			513,578.54
Arch Homes	018	Comp unit mod, SMART II	689.17
Arch Homes	018	504 unit modification/fair hsg	542.14
Arch Homes	018	Comprehensive unit mod	298,654.10
Arch Homes	018	504 unit modification/fair hsg	2,036.92
Arch Homes	018	504Site modifications/fair hsg	914.20
Arch Homes	018	LBP testing/monitor asbestos	2,870.00
Arch Homes	018	Relocation	1,324.00
Arch Homes Total			307,030.53
Arlene Homes	104	504 unit modification/fair hsg	1,771.60
Arlene Homes	104	Energy Efficiency	20,970.52
Arlene Homes	104	504Site modifications/fair hsg	1,126.05
Arlene Homes	104	LBP testing/monitor asbestos	290.00
Arlene Homes Total			24,158.17
Bartram Village	031	504 unit modification/fair hsg	12,613.92
Bartram Village	031	Environ issues-LBP/asbestos	602.00
Bartram Village	031	504 unit modification/fair hsg	3,818.07
Bartram Village	031	LBP testing/monitor asbestos	14,600.00
Bartram Village	031	Relocation	12,548.00
Bartram Village Total			44,181.99
Bentley Hall	077	504 unit modification/fair hsg	2,219.26
Bentley Hall	077	Comprehensive unit mod	39,280.00
Bentley Hall	077	Energy Efficiency	188,659.56
Bentley Hall	077	Environmental hazard abate	1,952.00
Bentley Hall	077	LBP testing/monitor asbestos	700.00
Bentley Hall	077	Relocation	6,234.00
Bentley Hall Total			239,044.82
Blumberg 83 Units	211	Replacement Housing	3,192,399.00
Blumberg 83 Units	211	Replacement Housing	905,763.00
Blumberg 83 Units	211	Replacement Housing	643,952.00
Blumberg 83 Units	211	Replacement Housing	100,049.00
Blumberg 83 Units	211	A&E Fees & Professional Serv	5,099.00
Blumberg 83 Units	211	Replacement Housing	706,566.14
Blumberg 83 Units	211	Replacement Housing	10,526,085.91
Blumberg 83 Units	211	MTW - New Development	330,645.91
Blumberg 83 Units	211	MTW - New Development	198,669.31
Blumberg 83 Units Total			16,609,229.27
Blumberg Apts	050	A&E Fees & Professional Serv	19,864.57
Blumberg Apts	050	Infrastructure	2,143,802.90
Blumberg Apts	050	504Site modifications/fair hsg	156.66
Blumberg Apts	050	A&E Fees & Professional Serv	3,400.00
Blumberg Apts	050	Relocation	3,340.00

Development	Program	Work Item	Total
Blumberg Apts	050	MTW Property Acquisition	566,510.54
Blumberg Apts	050	MTW Property Acquisition	2,000,000.00
Blumberg Apts Total			4,737,074.67
Blumberg FY20 PH8 55 Units	225	A&E Fees & Professional Serv	16,614.83
Blumberg FY20 PH8 55 Units	225	A&E Fees & Professional Serv	28,542.50
Blumberg FY20 PH8 55 Units Total			45,157.33
Blumberg FY21 PH12 97 Units	226	A&E Fees & Professional Serv	35,441.39
Blumberg FY21 PH12 97 Units Total			35,441.39
Blumberg Senior Tower	210	A&E Fees & Professional Serv	760.00
Blumberg Senior Tower	210	Comprehensive site improve	648.75
Blumberg Senior Tower	210	504 unit modification/fair hsg	540.56
Blumberg Senior Tower	210	A&E Fees & Professional Serv	180.25
Blumberg Senior Tower Total			2,129.56
Cambridge Plaza III	147	504 unit modification/fair hsg	127.53
Cambridge Plaza III Total			127.53
Cassie L Holley	062	504 unit modification/fair hsg	326.65
Cassie L Holley	062	Comprehensive unit mod	40,863.00
Cassie L Holley	062	Energy Efficiency	114,327.26
Cassie L Holley	062	Environmental hazard abate	3,310.00
Cassie L Holley	062	Relocation	2,294.00
Cassie L Holley	062	MTW - Security	8,967.06
Cassie L Holley Total			170,087.97
Cecil B Moore	100	Energy Efficiency	11,232.00
Cecil B Moore	100	504Site modifications/fair hsg	4,019.09
Cecil B Moore Total			15,251.09
Champlost Homes	042	Comp unit mod, SMART II	65.89
Champlost Homes	042	504 unit modification/fair hsg	952.51
Champlost Homes	042	Comprehensive unit mod	50,200.00
Champlost Homes	042	Energy Efficiency	16,874.00
Champlost Homes	042	LBP testing/monitor asbestos	828.73
Champlost Homes	042	504 unit modification/fair hsg	2,541.25
Champlost Homes	042	504Site modifications/fair hsg	14,571.35
Champlost Homes	042	LBP testing/monitor asbestos	1,700.00
Champlost Homes Total			87,733.73
CNI Bartram Village	222	A&E Fees & Professional Serv	65,008.09
CNI Bartram Village Total			65,008.09
College View	065	504 unit modification/fair hsg	8,596.25
College View	065	Energy Efficiency	69,033.48
College View	065	Environmental hazard abate	2,340.00
College View	065	LBP testing/monitor asbestos	1,135.48
College View	065	Plumbing upgrades	37,625.00
College View	065	504 unit modification/fair hsg	1,113.15
College View	065	504Site modifications/fair hsg	4,714.90
College View Total			124,558.26
Emlen Arms	076	504 unit modification/fair hsg	639.43
Emlen Arms	076	Comprehensive unit mod	72,450.00
Emlen Arms	076	Environmental hazard abate	2,775.00
Emlen Arms Total			75,864.43
Fairhill Apartments	055	Security contract-support mod	250,000.00
Fairhill Apartments	055	Trash Chute Doors	3,000.00
Fairhill Apartments	055	504 unit modification/fair hsg	15,683.41
Fairhill Apartments	055	504 unit modification/fair hsg	2,432.23

Development	Program	Work Item	Total
Fairhill Apartments	055	504Site modifications/fair hsg	1,928.24
Fairhill Apartments	055	A&E Fees & Professional Serv	101,172.20
Fairhill Apartments	055	Fire safety	24,004.44
Fairhill Apartments	055	LBP testing/monitor asbestos	3,400.00
Fairhill Apartments	055	Relocation	4,023.00
Fairhill Apartments Total			405,643.52
Germantown House	152	504 unit modification/fair hsg	1,210.86
Germantown House Total			1,210.86
Gladys B Jacobs	114	504 unit modification/fair hsg	329.05
Gladys B Jacobs	114	Comprehensive unit mod	49,213.50
Gladys B Jacobs	114	Energy Efficiency	30,391.04
Gladys B Jacobs	114	Relocation	4,702.00
Gladys B Jacobs Total			84,635.59
Greater Grays Ferry Estates I	139	504 unit modification/fair hsg	1,092.16
Greater Grays Ferry Estates I Total			1,092.16
Haddington Homes	035	Comp unit mod, SMART II	674.41
Haddington Homes	035	504 unit modification/fair hsg	645.81
Haddington Homes	035	Comprehensive unit mod	369,171.25
Haddington Homes	035	Environ issues-LBP/asbestos	1,240.00
Haddington Homes	035	504 unit modification/fair hsg	1,749.55
Haddington Homes	035	504Site modifications/fair hsg	10,536.65
Haddington Homes	035	LBP testing/monitor asbestos	6,863.80
Haddington Homes	035	Relocation	1,072.00
Haddington Homes Total			391,953.47
Harrison Plaza	015	A&E Fees & Professional Serv	64,744.61
Harrison Plaza	015	Comp unit mod, SMART II	187.23
Harrison Plaza	015	Repair exterior wall surfaces	6,754.00
Harrison Plaza	015	504 unit modification/fair hsg	31,080.64
Harrison Plaza	015	A&E Fees & Professional Serv	22,255.39
Harrison Plaza	015	Comprehensive unit mod	662,490.00
Harrison Plaza	015	504 unit modification/fair hsg	3,784.29
Harrison Plaza	015	504Site modifications/fair hsg	21,639.68
Harrison Plaza	015	LBP testing/monitor asbestos	9,455.00
Harrison Plaza	015	Relocation	6,041.00
Harrison Plaza Total			828,431.84
Harrison Plaza LP	234	A&E Fees & Professional Serv	240,000.00
Harrison Plaza LP Total			240,000.00
Harrison Plaza Phase I	223	A&E Fees & Professional Serv	1,667.32
Harrison Plaza Phase I	223	A&E Fees & Professional Serv	3,000.00
Harrison Plaza Phase I Total			4,667.32
Haverford Homes	046	504 unit modification/fair hsg	1,617.42
Haverford Homes	046	Comprehensive unit mod	108,400.00
Haverford Homes	046	Energy Efficiency	39,222.00
Haverford Homes	046	504Site modifications/fair hsg	1,021.81
Haverford Homes Total			150,261.23
Hill Creek	029	504 unit modification/fair hsg	39,832.92
Hill Creek	029	Comprehensive unit mod	137,348.75
Hill Creek	029	Energy Efficiency	557,433.48
Hill Creek	029	Environ issues-LBP/asbestos	1,530.00
Hill Creek	029	504 unit modification/fair hsg	19,302.58
Hill Creek	029	504Site modifications/fair hsg	36,128.73
Hill Creek	029	LBP testing/monitor asbestos	28,036.60

Development	Program	Work Item	Total
Hill Creek	029	Relocation	8,516.26
Hill Creek Total			828,129.32
Holmecrest Homes	066	504 unit modification/fair hsg	1,624.41
Holmecrest Homes	066	Comprehensive unit mod	67,369.00
Holmecrest Homes	066	Energy Efficiency	237,463.00
Holmecrest Homes Total			306,456.41
Johnson Homes	001	504 unit modification/fair hsg	11,330.64
Johnson Homes	001	LBP testing/monitor asbestos	1,384.44
Johnson Homes	001	504 unit modification/fair hsg	3,552.30
Johnson Homes	001	504Site modifications/fair hsg	55,365.33
Johnson Homes	001	A&E Fees & Professional Serv	5,375.00
Johnson Homes	001	Heating Plant Upgrades	38,790.41
Johnson Homes	001	LBP testing/monitor asbestos	31,384.45
Johnson Homes	001	Relocation	16,536.00
Johnson Homes Total			163,718.57
Katie B Jackson	063	504 unit modification/fair hsg	1,209.20
Katie B Jackson	063	Environmental hazard abate	3,002.00
Katie B Jackson	063	Relocation	2,144.00
Katie B Jackson Total			6,355.20
Lucien E. Blackwell I	145	504 unit modification/fair hsg	79.79
Lucien E. Blackwell I Total			79.79
Lucien E. Blackwell II	150	504 unit modification/fair hsg	310.94
Lucien E. Blackwell II Total			310.94
Mantua I	163	504 unit modification/fair hsg	1,850.29
Mantua I Total			1,850.29
Marshal Shepard	156	504 unit modification/fair hsg	78.55
Marshal Shepard Total			78.55
Martin Luther King IV	149	504 unit modification/fair hsg	294.58
Martin Luther King IV Total			294.58
Morton Homes	049	Comprehensive unit mod	2,125.00
Morton Homes	049	Electrical distribution system	33,518.78
Morton Homes	049	504 unit modification/fair hsg	5,321.04
Morton Homes	049	Comprehensive unit mod	309,223.67
Morton Homes	049	Energy Efficiency	217,812.48
Morton Homes	049	Environ issues-LBP/asbestos	602.00
Morton Homes	049	504 unit modification/fair hsg	1,028.51
Morton Homes	049	504Site modifications/fair hsg	15,077.46
Morton Homes	049	LBP testing/monitor asbestos	8,151.70
Morton Homes	049	Relocation	4,923.00
Morton Homes Total			597,783.64
Mount Olivet	138	504 unit modification/fair hsg	485.43
Mount Olivet Total			485.43
Nellie Reynolds Garden	158	504 unit modification/fair hsg	25.07
Nellie Reynolds Garden Total			25.07
Norris Apartments	014	A&E Fees & Professional Serv	3,109.33
Norris Apartments	014	Plumbing upgrades	10,243.63
Norris Apartments	014	504Site modifications/fair hsg	900.83
Norris Apartments	014	Relocation	8,528.00
Norris Apartments Total			22,781.79
North Central CNI Phase II LP	209	Replacement Housing	1,424,578.00
North Central CNI Phase II LP	209	Replacement Housing	3,605,762.98
North Central CNI Phase II LP	209	504 unit modification/fair hsg	120.53

Development	Program	Work Item	Total
North Central CNI Phase II LP	209	A&E Fees & Professional Serv	11,151.00
North Central CNI Phase II LP Total			5,041,612.51
North Central CNI Phase III	221	Demolition	1,115,154.00
North Central CNI Phase III	221	A&E Fees & Professional Serv	1,021.86
North Central CNI Phase III	221	A&E Fees & Professional Serv	3,900.00
North Central CNI Phase III	221	Relocation	1,232.00
North Central CNI Phase III	221	Replacement Housing	6,149,095.51
North Central CNI Phase III	221	Replacement Housing	6,156,495.63
North Central CNI Phase III Total			13,426,899.00
Oakdale Street Project	206	504 unit modification/fair hsg	303.79
Oakdale Street Project Total			303.79
Oxford Village	032	504 unit modification/fair hsg	608.91
Oxford Village	032	Comprehensive unit mod	155,363.50
Oxford Village	032	Energy Efficiency	128,316.00
Oxford Village	032	LBP testing/monitor asbestos	1,262.28
Oxford Village	032	504Site modifications/fair hsg	25,874.87
Oxford Village	032	LBP testing/monitor asbestos	18,209.96
Oxford Village	032	Relocation	1,173.00
Oxford Village Total			330,808.52
Parkview Apartments	054	504 unit modification/fair hsg	78.55
Parkview Apartments	054	504Site modifications/fair hsg	3,833.88
Parkview Apartments	054	Relocation	1,072.00
Parkview Apartments Total			4,984.43
Paschall Phase I LP	173	504 unit modification/fair hsg	414.62
Paschall Phase I LP Total			414.62
PHA Consolidated Headquarters	220	Public Infrastructure	300,000.00
PHA Consolidated Headquarters Total			300,000.00
Plymouth Hall	079	Relocation	1,072.00
Plymouth Hall Total			1,072.00
Queen Lane Apartments	024	Comp unit modernization	57,301.19
Queen Lane Apartments	024	Energy Efficiency	7,444.00
Queen Lane Apartments	024	504Site modifications/fair hsg	1,021.81
Queen Lane Apartments	024	Relocation	3,569.00
Queen Lane Apartments Total			69,336.00
Queen's Row Low Income	178	Relocation	3,216.00
Queen's Row Low Income Total			3,216.00
Raymond Rosen	010	504 unit modification/fair hsg	182.34
Raymond Rosen	010	504 unit modification/fair hsg	8,713.75
Raymond Rosen	010	Comprehensive unit mod	235,163.29
Raymond Rosen	010	Energy Efficiency	570,069.24
Raymond Rosen	010	504 unit modification/fair hsg	3,537.59
Raymond Rosen	010	504Site modifications/fair hsg	37,380.84
Raymond Rosen	010	Electrical distribution system	374,103.05
Raymond Rosen	010	LBP testing/monitor asbestos	8,315.00
Raymond Rosen	010	Relocation	8,359.00
Raymond Rosen Total			1,245,824.10
Richard Allen	003	504 unit modification/fair hsg	13,482.77
Richard Allen	003	Comprehensive unit mod	117,283.80
Richard Allen	003	Energy Efficiency	124,795.00
Richard Allen	003	504 unit modification/fair hsg	2,720.24
Richard Allen	003	504Site modifications/fair hsg	27,482.20
Richard Allen	003	LBP testing/monitor asbestos	24,545.00

Development	Program	Work Item	Total
Richard Allen	003	Relocation	4,110.00
Richard Allen Total			314,419.01
Richard Allen IIIA	133	504 unit modification/fair hsg	536.15
Richard Allen IIIA	133	Acquire Properties-Below TDC	1,119,072.66
Richard Allen IIIA Total			1,119,608.81
Scattered Sites-Fairhill Square	905	Comp unit mod, SMART II	889.19
Scattered Sites-Fairhill Square	905	Roof repair/replacement	11,532.25
Scattered Sites-Fairhill Square	905	504 unit modification/fair hsg	28,141.35
Scattered Sites-Fairhill Square	905	Concrete and pavement	17,000.00
Scattered Sites-Fairhill Square	905	Environ issues-LBP/asbestos	504.00
Scattered Sites-Fairhill Square	905	LBP testing/monitor asbestos	1,816.00
Scattered Sites-Fairhill Square	905	Roof repair/replacement	13,617.85
Scattered Sites-Fairhill Square	905	504 unit modification/fair hsg	4,707.07
Scattered Sites-Fairhill Square	905	504Site modifications/fair hsg	98,388.47
Scattered Sites-Fairhill Square	905	A&E Fees & Professional Serv	5,651.02
Scattered Sites-Fairhill Square	905	Comp unit mod, SMART II	726,123.96
Scattered Sites-Fairhill Square	905	Concrete and pavement	24,920.00
Scattered Sites-Fairhill Square	905	LBP testing/monitor asbestos	166,308.05
Scattered Sites-Fairhill Square	905	Relocation	6,064.00
Scattered Sites-Fairhill Square	905	Roof repair/replacement	57,014.11
Scattered Sites-Fairhill Square Total			1,162,677.32
Scattered Sites-Francisville	906	Comprehensive Unit Rehab	70.53
Scattered Sites-Francisville	906	Comp unit mod, SMART II	300.00
Scattered Sites-Francisville	906	Demolition	39,364.50
Scattered Sites-Francisville	906	Roof repair/replacement	12,800.00
Scattered Sites-Francisville	906	504 unit modification/fair hsg	40,972.71
Scattered Sites-Francisville	906	Roof repair/replacement	604.75
Scattered Sites-Francisville	906	504 unit modification/fair hsg	3,970.20
Scattered Sites-Francisville	906	504Site modifications/fair hsg	74,118.07
Scattered Sites-Francisville	906	A&E Fees & Professional Serv	14,910.46
Scattered Sites-Francisville	906	Comp unit mod, SMART II	448,667.50
Scattered Sites-Francisville	906	Exterior bldg structures	5,174.00
Scattered Sites-Francisville	906	LBP testing/monitor asbestos	254,116.50
Scattered Sites-Francisville	906	Relocation	17,364.92
Scattered Sites-Francisville	906	Roof repair/replacement	51,002.19
Scattered Sites-Francisville Total			963,436.33
Scattered Sites-Germantown/Hunting Park	904	Comp unit mod, SMART II	1,165.05
Scattered Sites-Germantown/Hunting Park	904	Roof repair/replacement	609.67
Scattered Sites-Germantown/Hunting Park	904	504 unit modification/fair hsg	3,273.82
Scattered Sites-Germantown/Hunting Park	904	Comprehensive unit mod	540.00
Scattered Sites-Germantown/Hunting Park	904	Concrete and pavement	10,850.00
Scattered Sites-Germantown/Hunting Park	904	Environ issues-LBP/asbestos	908.00
Scattered Sites-Germantown/Hunting Park	904	Roof repair/replacement	14,876.54
Scattered Sites-Germantown/Hunting Park	904	504 unit modification/fair hsg	819.56
Scattered Sites-Germantown/Hunting Park	904	504Site modifications/fair hsg	76,411.44
Scattered Sites-Germantown/Hunting Park	904	A&E Fees & Professional Serv	5,725.31
Scattered Sites-Germantown/Hunting Park	904	Comp unit mod, SMART II	321,787.89
Scattered Sites-Germantown/Hunting Park	904	Concrete and pavement	67,389.68
Scattered Sites-Germantown/Hunting Park	904	Exterior bldg structures	11,212.00
Scattered Sites-Germantown/Hunting Park	904	LBP testing/monitor asbestos	180,912.16
Scattered Sites-Germantown/Hunting Park	904	Relocation	2,657.00
Scattered Sites-Germantown/Hunting Park	904	Roof repair/replacement	76,109.26

Development	Program	Work Item	Total
Scattered Sites-Germantown/Hunting Park Total			775,247.38
Scattered Sites-Haddington	901	Roof repair/replacement	38,400.00
Scattered Sites-Haddington	901	504 unit modification/fair hsg	45,959.03
Scattered Sites-Haddington	901	Comprehensive unit mod	20.00
Scattered Sites-Haddington	901	Environ issues-LBP/asbestos	518.00
Scattered Sites-Haddington	901	LBP testing/monitor asbestos	1,820.00
Scattered Sites-Haddington	901	Roof repair/replacement	4,680.79
Scattered Sites-Haddington	901	504 unit modification/fair hsg	5,081.56
Scattered Sites-Haddington	901	504Site modifications/fair hsg	62,628.66
Scattered Sites-Haddington	901	A&E Fees & Professional Serv	8,473.68
Scattered Sites-Haddington	901	Comp unit mod, SMART II	353,289.26
Scattered Sites-Haddington	901	Concrete and pavement	22,180.00
Scattered Sites-Haddington	901	LBP testing/monitor asbestos	92,969.65
Scattered Sites-Haddington	901	Relocation	8,896.78
Scattered Sites-Haddington	901	Roof repair/replacement	71,391.87
Scattered Sites-Haddington Total			716,309.28
Scattered Sites-Kingsessing	903	504 unit modification/fair hsg	140.08
Scattered Sites-Kingsessing	903	Comp unit mod, SMART II	21.48
Scattered Sites-Kingsessing	903	Roof repair/replacement	12,800.00
Scattered Sites-Kingsessing	903	504 unit modification/fair hsg	10,667.47
Scattered Sites-Kingsessing	903	Roof repair/replacement	11,715.32
Scattered Sites-Kingsessing	903	504 unit modification/fair hsg	1,887.73
Scattered Sites-Kingsessing	903	504Site modifications/fair hsg	66,510.60
Scattered Sites-Kingsessing	903	A&E Fees & Professional Serv	9,962.15
Scattered Sites-Kingsessing	903	Comp unit mod, SMART II	143,165.05
Scattered Sites-Kingsessing	903	Concrete and pavement	32,329.00
Scattered Sites-Kingsessing	903	LBP testing/monitor asbestos	354,215.45
Scattered Sites-Kingsessing	903	Relocation	3,696.00
Scattered Sites-Kingsessing	903	Roof repair/replacement	84,206.15
Scattered Sites-Kingsessing Total			731,316.48
Scattered Sites-Ludlow	907	Roof repair/replacement	31,566.50
Scattered Sites-Ludlow	907	504 unit modification/fair hsg	34,636.32
Scattered Sites-Ludlow	907	Comp unit mod, SMART II	524.86
Scattered Sites-Ludlow	907	Comprehensive unit mod	832.62
Scattered Sites-Ludlow	907	Concrete and pavement	17,098.28
Scattered Sites-Ludlow	907	Environmental hazard abate	22,987.20
Scattered Sites-Ludlow	907	LBP testing/monitor asbestos	2,050.00
Scattered Sites-Ludlow	907	Roof repair/replacement	43,408.61
Scattered Sites-Ludlow	907	504 unit modification/fair hsg	6,821.00
Scattered Sites-Ludlow	907	504Site modifications/fair hsg	86,947.41
Scattered Sites-Ludlow	907	A&E Fees & Professional Serv	1,925.31
Scattered Sites-Ludlow	907	Comp unit mod, SMART II	775,955.04
Scattered Sites-Ludlow	907	Concrete and pavement	64,093.00
Scattered Sites-Ludlow	907	LBP testing/monitor asbestos	165,682.28
Scattered Sites-Ludlow	907	Relocation	11,256.00
Scattered Sites-Ludlow	907	Roof repair/replacement	28,334.42
Scattered Sites-Ludlow Total			1,294,118.85
Scattered Sites-Mantua	902	Comp unit mod, SMART II	705.16
Scattered Sites-Mantua	902	Roof repair/replacement	12,800.00
Scattered Sites-Mantua	902	504 unit modification/fair hsg	6,794.34
Scattered Sites-Mantua	902	Comp unit mod, SMART II	1,056.50
Scattered Sites-Mantua	902	Environ issues-LBP/asbestos	1,628.00

Development	Program	Work Item	Total
Scattered Sites-Mantua	902	LBP testing/monitor asbestos	1,207.00
Scattered Sites-Mantua	902	Roof repair/replacement	6,155.28
Scattered Sites-Mantua	902	504 unit modification/fair hsg	2,818.04
Scattered Sites-Mantua	902	504Site modifications/fair hsg	37,610.97
Scattered Sites-Mantua	902	A&E Fees & Professional Serv	8,274.78
Scattered Sites-Mantua	902	Comp unit mod, SMART II	955,654.00
Scattered Sites-Mantua	902	Exterior bldg structures	3,518.00
Scattered Sites-Mantua	902	LBP testing/monitor asbestos	157,277.46
Scattered Sites-Mantua	902	Relocation	3,175.00
Scattered Sites-Mantua	902	Roof repair/replacement	83,090.40
Scattered Sites-Mantua Total			1,281,764.93
Scattered Sites-Oxford Jefferson	910	Roof repair/replacement	12,946.06
Scattered Sites-Oxford Jefferson	910	504 unit modification/fair hsg	9,720.51
Scattered Sites-Oxford Jefferson	910	504 unit modification/fair hsg	2,791.48
Scattered Sites-Oxford Jefferson	910	504Site modifications/fair hsg	30,882.68
Scattered Sites-Oxford Jefferson	910	A&E Fees & Professional Serv	54,150.86
Scattered Sites-Oxford Jefferson	910	Comp unit mod, SMART II	309,950.80
Scattered Sites-Oxford Jefferson	910	Concrete and pavement	13,480.00
Scattered Sites-Oxford Jefferson	910	Exterior bldg structures	5,065.00
Scattered Sites-Oxford Jefferson	910	LBP testing/monitor asbestos	55,540.18
Scattered Sites-Oxford Jefferson	910	Relocation	5,360.00
Scattered Sites-Oxford Jefferson	910	Roof repair/replacement	29,261.84
Scattered Sites-Oxford Jefferson Total			529,149.41
Scattered Sites-Strawberry Mansion	909	New Development	201,945.56
Scattered Sites-Strawberry Mansion	909	504 unit modification/fair hsg	359.94
Scattered Sites-Strawberry Mansion	909	Roof repair/replacement	29,860.00
Scattered Sites-Strawberry Mansion	909	504 unit modification/fair hsg	40,747.48
Scattered Sites-Strawberry Mansion	909	Comp unit mod, SMART II	240.12
Scattered Sites-Strawberry Mansion	909	504 unit modification/fair hsg	1,708.14
Scattered Sites-Strawberry Mansion	909	504Site modifications/fair hsg	44,907.67
Scattered Sites-Strawberry Mansion	909	A&E Fees & Professional Serv	3,850.62
Scattered Sites-Strawberry Mansion	909	Comp unit mod, SMART II	588,661.83
Scattered Sites-Strawberry Mansion	909	Concrete and pavement	31,865.00
Scattered Sites-Strawberry Mansion	909	Exterior bldg structures	12,784.50
Scattered Sites-Strawberry Mansion	909	LBP testing/monitor asbestos	285,058.75
Scattered Sites-Strawberry Mansion	909	Relocation	9,184.00
Scattered Sites-Strawberry Mansion	909	Roof repair/replacement	40,925.24
Scattered Sites-Strawberry Mansion Total			1,292,098.85
Scattered Sites-Susquehanna	908	Comprehensive unit mod	40,206.00
Scattered Sites-Susquehanna	908	Roof repair/replacement	38,173.20
Scattered Sites-Susquehanna	908	504 unit modification/fair hsg	7,798.80
Scattered Sites-Susquehanna	908	Concrete and pavement	3,360.00
Scattered Sites-Susquehanna	908	LBP testing/monitor asbestos	12,864.25
Scattered Sites-Susquehanna	908	504 unit modification/fair hsg	2,015.60
Scattered Sites-Susquehanna	908	504Site modifications/fair hsg	47,805.13
Scattered Sites-Susquehanna	908	Comp unit mod, SMART II	538,355.62
Scattered Sites-Susquehanna	908	Demolition	51,354.15
Scattered Sites-Susquehanna	908	Exterior bldg structures	16,966.30
Scattered Sites-Susquehanna	908	LBP testing/monitor asbestos	209,281.25
Scattered Sites-Susquehanna	908	Relocation	1,356.00
Scattered Sites-Susquehanna	908	Roof repair/replacement	46,294.25
Scattered Sites-Susquehanna Total			1,015,830.55

Development	Program	Work Item	Total
Spring Garden Apartments	020	504 unit modification/fair hsg	236.57
Spring Garden Apartments	020	Comprehensive unit mod	275,479.98
Spring Garden Apartments	020	Energy Efficiency	353,769.89
Spring Garden Apartments	020	504Site modifications/fair hsg	8,695.16
Spring Garden Apartments	020	LBP testing/monitor asbestos	5,140.00
Spring Garden Apartments	020	Relocation	5,144.00
Spring Garden Apartments Total			648,465.60
Susquehanna Square	233	MTW - New Development	180,000.00
Susquehanna Square Total			180,000.00
Warnock I	160	504 unit modification/fair hsg	182.15
Warnock I Total			182.15
Warnock II	161	504 unit modification/fair hsg	14,849.28
Warnock II Total			14,849.28
West Park Apartments	039	Heating Plant Upgrades	9,931.90
West Park Apartments	039	Plumbing upgrades	43,445.60
West Park Apartments	039	504 unit modification/fair hsg	2,848.21
West Park Apartments	039	A&E Fees & Professional Serv	39,728.00
West Park Apartments	039	Comprehensive unit mod	415,952.00
West Park Apartments	039	Environ issues-LBP/asbestos	504.00
West Park Apartments	039	Environmental hazard abate	3,141.00
West Park Apartments	039	Repair exterior wall surfaces	25,736.44
West Park Apartments	039	A&E Fees & Professional Serv	6,000.00
West Park Apartments	039	LBP testing/monitor asbestos	270.00
West Park Apartments	039	Relocation	6,724.00
West Park Apartments Total			554,281.15
Westpark Plaza	093	Comprehensive unit mod	36,778.00
Westpark Plaza	093	LBP testing/monitor asbestos	2,820.45
Westpark Plaza Total			39,598.45
Whitehall Apartments	034	Comp unit mod, SMART II	3,524.01
Whitehall Apartments	034	Maint equip including vehicles	8,376.05
Whitehall Apartments	034	504 unit modification/fair hsg	3,351.46
Whitehall Apartments	034	Comprehensive unit mod	217,968.50
Whitehall Apartments	034	Energy Efficiency	402,713.94
Whitehall Apartments	034	LBP testing/monitor asbestos	224.00
Whitehall Apartments	034	504 unit modification/fair hsg	1,770.21
Whitehall Apartments	034	504Site modifications/fair hsg	4,051.49
Whitehall Apartments	034	LBP testing/monitor asbestos	9,053.59
Whitehall Apartments	034	Relocation	8,996.00
Whitehall Apartments Total			660,029.25
Wilson Park - Senior	013	504 unit modification/fair hsg	121.56
Wilson Park - Senior	013	Comp unit mod, SMART II	1,504.85
Wilson Park - Senior	013	504 unit modification/fair hsg	15,772.93
Wilson Park - Senior	013	Comprehensive unit mod	863,548.19
Wilson Park - Senior	013	Energy Efficiency	760,740.00
Wilson Park - Senior	013	504 unit modification/fair hsg	422.70
Wilson Park - Senior	013	504Site modifications/fair hsg	23,091.18
Wilson Park - Senior	013	LBP testing/monitor asbestos	64,102.44
Wilson Park - Senior	013	Plumbing upgrades	72,875.00
Wilson Park - Senior	013	Plumbing upgrades	96,599.72
Wilson Park - Senior	013	Relocation	15,241.00
Wilson Park - Senior Total			1,914,019.57
Grand Total			\$ 62,763,776.56

B. Leasing Information

i. Actual Number of Households Served

PHA provided housing assistance to approximately 30,548 households in FY 2020 through the Public Housing (n=11,890) and HCV (n=18,658) programs, including both MTW and Non-MTW Special Purpose vouchers. Excluding non-MTW vouchers, the total number of MTW-only households served was 29,261 as shown on the HUD required Table 7 below. The MTW HCV Utilized figure includes RAD vouchers/units. Non-MTW vouchers are shown in Table 8.

Table 7: MTW Households Served Planned vs. Actual

Number of Households Served Through	Number of Unit Months Occupied/Leased*		Number of Households Served**	
	Planned	Actual	Planned	Actual
MTW Public Housing Units Leased	157,188	142,680	13,099	11,890
MTW HCV Utilized***	219,252	208,452	18,271	17,371
Local, Non-Traditional: Tenant-Based	0	0	0	0
Local, Non-Traditional: Property-Based	0	0	0	0
Local, Non-Traditional: Homeownership	0	0	0	0
Planned/Actual Totals	376,440	351,132	31,370	29,261

*Planned Number of Unit Months Occupied/Leased is the total number of months the MTW PHA planned to have leased/occupied throughout the full Plan Year (as shown in the MTW Annual Plan).

**Planned/Actual Numbers of Households Served is calculated by dividing the Planned/Actual Numbers of Unit Months Occupied/Leased by 12 months.

***MTW HCV Utilized includes MTW tenant-based vouchers that have been project-based and 1,284 RAD vouchers/units.

Describe any differences between the planned and actual households served:

PHA noted in the Annual Plan that the actual number of households served may vary based on RAD conversion schedules and other factors. In addition to variances in RAD conversion schedules, other factors that resulted in differences in the number of households served included changes to lease up schedules for new project-based developments, move out rates and unit turnover timetables. Note that the calculation methodology required in Table 7 effectively undercounts the actual number of households served because it is based on a full year of occupancy. For example, if two households each lived in PHA housing for 6 months during the year, Table 7 would only count this as 1 household. See also “Discussion of Any Actual Issues/Solutions Related to Leasing” narrative below.

Table 8: Non-MTW Households Served Planned vs. Actual

Non-MTW Households Served Through:	Number of Unit Months Occupied/Leased*		Number of Households Served	
	Planned	Actual	Planned	Actual
Mainstream	2,628	2,424	219	202
VASH	9,144	7,620	762	635
VASH Project Based	408	168	34	14
Moderate Rehab	2,436	1,810	203	180
SRO	3,552	3,072	296	256
Planned/Actual Totals	18,168	15,094	1,514	1,287

*VASH Project Based significantly reduced due to rejection of VASH award due to owner non-compliance

HUD requires that all MTW agencies submit Tables 9 and 10 below, which report on local, non-traditional housing and services, i.e. housing units and/or supportive services which utilize MTW funds but that are not public housing or HCV-related. PHA does not currently have any such units or service programs; however, PHA is in the planning stages of the new Shared Housing Program, and expects to lease up households under this local, non-traditional program in FY 2021.

Table 9: Local, Non-Traditional Housing Programs

Local, Non-Traditional Category	MTW Activity Name/Number	Number of Unit Months Occupied/Leased		Number of Households Served	
		Planned	Actual	Planned	Actual
Tenant-Based	N/A	0	0	0	0
Property-Based	N/A	0	0	0	0
Homeownership	N/A	0	0	0	0
Planned/Actual Totals		0	0	0	0

Table 10: Local, Non-Traditional Service Programs

Households Receiving Local, Non-Traditional Services Only	Average Number of Households Per Month	Total Number of Households in the Plan Year
0	0	0

In addition to its public housing and HCV rental assistance programs, PHA utilizes MTW funds to support public housing and HCV residents who wish to become first-time homebuyers. PHA’s Homeownership Department works with a network of local partners to provide counseling, financial literacy, down payment assistance and other support services. In FY 2020, a total of 83 residents became first time homebuyers including 9 residents who purchased scattered site units through the 5h program, 49 HCV participants who utilized vouchers to purchase private market unit and 25 additional households who utilized other locally available resources to purchase homes.

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Table 11: Issues/Solutions Related to Leasing

Housing Program	Description of Actual Leasing Issues and Solutions
MTW Public Housing	PHA continued to face challenges related to the high cost of rehabilitation of scattered site units. Additionally, efficiency units continued to have high refusal rates that negatively impacted overall occupancy. PHA continues to work to screen and maintain ready pools of applicants to respond to high refusal rates at hard to lease sites.
MTW Housing Choice Voucher	PHA continued to explore new approaches to boost leasing in opportunity areas including ongoing operation of a Housing Opportunity Program, which provides services and supports to voucher holders who wish to move to new neighborhoods. PHA expects that implementation of Small Area FMRs, which began in FY 2019, will enhance voucher holders’ ability to secure units in opportunity areas over time. PHA continues to monitor SAFMR implementation, including making adjustments to payment standard groupings in FY 2020.
Local, Non-Traditional	N/A

C. Waiting List Information

i. Actual Waiting List Information

In FY 2020, PHA continued to maintain waiting lists in accordance with its Board of Commissioners-approved HCV Administrative Plan and Public Housing Admissions and Continued Occupancy Policy, as applicable. PHA’s conventional and scattered sites, PAPMC-managed, and Alternatively Managed (AME) public housing sites remained subject to site-specific waitlist policies. PHA also operated a centralized “first available” waitlist for referral programs and for applicants who elected this option. As public housing sites convert to Project-Based Voucher (PBV) assistance through the Rental Assistance Demonstration (RAD) program, PHA converts the existing public housing site-based waiting lists, where applicable, to PBV site-based waiting lists. Conventional and scattered site public housing waiting lists remained open for seniors, those needing accessible units, and special programs including the nursing home initiative, Blueprint to End Homelessness, and DHS Youth Aging Out Pilot Program. PAPMC and AME waiting lists remained open in FY 2020.

The HCV waiting list remained open only for applicants who qualify for admission under HUD’s Special Purpose Voucher programs (VASH, Mainstream) and for applicants referred to PHA from external agencies with whom PHA has a referral agreement as described in the Administrative Plan such as the “Blueprint” and “Second Chance” programs. These applicants are referred to PHA, entered onto the waiting list and then selected for either the Special Purpose Voucher or per the referral agreement.

Developments under PHA’s Unit Based Voucher program, including RAD developments, continued to establish and operate site-based waiting lists in accordance with PHA’s HCV Administrative Plan and/or with each owner’s regulatory and operating agreement with PHA or approved tenant selection plan. PHA’s waiting list data does not include UBV site-based waiting list data, except for PAPMC-managed UBV developments.

Table 12 provides information on HCV, conventional and scattered site public housing and PAPMC-managed waiting list as of March 31, 2020.

Table 12: Waiting List Information at Fiscal Year End

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Was the Waiting List Opened During the Fiscal Year
HCV Tenant Based	Community-Wide	13,224	Partial –Special purpose & referrals only	Partial
HCV Project Based (PAPMC managed only)	Site-Based	16,065	Open	Open
Public Housing 1 – Conventional & Scattered Sites	First Available and Site-Based	13,995	Partial – Open for Seniors & 504 Applicants only	Partial
Public Housing 2 – PAPMC Tax Credit	Site-Based	31,447	Open	Open

Describe any duplication of applicants across waiting lists:

Waiting lists are maintained separately by program, and there may be duplication across the various waiting lists. For example, households on the HCV waiting list may also be on the Public Housing and/or PAPMC lists.

For informational purposes, details on the racial and ethnic composition of PHA’s waiting list applicants are provided in Tables 13 and 14 below. PHA has also provided data on its Limited English Proficiency Policy as an appendix to this document.

Table 13: Waiting List Applicants by Race

Waiting List	White	Black	American Indian	Asian	Hawaiian/Pacific Islander	Other	Total
HCV-Tenant Based	1490	10,313	154	229	30	1008	13,224
HCV – Project Based (PAPMC managed only)	2044	12,505	206	140	129	1041	16,065
Public Housing Conventional & Scattered Sites	1931	10,357	167	138	73	1329	13,995
Public Housing (PAPMC managed)	3819	23,581	358	238	167	3314	31,477
Total	9284	56,756	885	745	399	6692	74,761

Table 14: Waiting List Applicants by Ethnicity

Waiting List	Hispanic	Non Hispanic	Total
HCV-Tenant Based	808	12,416	13,224
HCV – Project Based (PAPMC managed only)	1880	14,185	16,065
Public Housing Conventional & Scattered Sites	1320	12,675	13,995
Public Housing (PAPMC managed)	3218	28,259	31,477
Total	7,226	67,535	74,761

ii. Actual Changes to Waiting Lists in the Plan Year

PHA implemented its waiting list policies in accordance with Board approved policy documents.

D. Statutory Objectives and Requirements

Under the MTW Agreement between PHA and HUD, PHA is required to meet certain statutory objectives and other requirements, and to report on them in the MTW Annual Report. The tables below provide the required information.

i. 75% of Families Assisted Are Very Low Income

Within the public housing program, approximately 91% of households served are very low income, i.e. households with incomes at or below 50% of Area Median Income. Within the HCV program, greater than 95% of households served are very low income. HUD verifies this data through PHA's electronic submissions under HUD's PIC system. Table 15 is required by HUD; however, as noted, PHA did not operate any local, non-traditional programs in FY 2020. PHA is working to implement the new Shared Housing Program, and will report on local, non-traditional households served under this program in future MTW Reports.

Table 15: Local Non-Traditional Households and Income Levels

Income Level	Number of Local, Non-Traditional Households Admitted in the Plan Year
80% - 50% Area Median Income	0
49% - 30% Area Median Income	0
Below 30% Area Median Income	0
Total Local, Non-Traditional Households Admitted	0

ii. Maintain Comparable Mix

As first noted in the FY 2014 Annual Report, beginning in May 2013, HUD has required MTW agencies to provide data on the number of persons in each household served as of the date of entry to the MTW program and as of the current fiscal year. While PHA has this data available for the current fiscal year, it does not have data and is unable to report on household size as of April 2001, which is the effective date of the MTW Agreement.

Note that PHA provided *bedroom size* data as part of its initial MTW submissions; however, PHA was not required to provide *household size* data. PHA's current information technology systems do not have 2001 data available. Therefore, PHA is not able to provide the information required in Tables 16 and 17 below relative to the size of families served in the MTW baseline year. PHA will work with HUD's MTW Office to identify potential solutions to this issue if necessary. For informational purposes, Table 18 provides a breakdown of PHA households by bedroom size when PHA became an MTW agency.

Table 16: Baseline Mix of Family Sizes Served

BASELINE MIX OF FAMILIES SERVED UPON ENTRY TO MTW					
Family Size	Occupied Number of Public Housing units	Utilized HCVs	Non-MTW Adjustments	Baseline Mix Number	Baseline Mix Percentage
1 Person	N/A	N/A	N/A	N/A	N/A
2 Person	N/A	N/A	N/A	N/A	N/A
3 Person	N/A	N/A	N/A	N/A	N/A
4 Person	N/A	N/A	N/A	N/A	N/A
5 Person	N/A	N/A	N/A	N/A	N/A
6+ Person	N/A	N/A	N/A	N/A	N/A
TOTAL	N/A	N/A	N/A	N/A	N/A

Table 17: Mix of MTW Family Sizes Served in FY 2020

Family Size	Baseline Mix Percentage	Number of MTW Households Served in Plan Year	Percentage of MTW Households Served in Plan Year	Percentage Change from Baseline Year to Current Plan Year
1 Person	N/A	12,333	41.6%	N/A
2 Person	N/A	6,120	20.7%	N/A
3 Person	N/A	4,780	16.1%	N/A
4 Person	N/A	3,326	11.2%	N/A
5 Person	N/A	1,686	5.7%	N/A
6+ Person	N/A	1,376	4.6%	N/A
TOTAL	N/A	29,621	100%	N/A

Table 18: Mix of MTW Households by Bedroom Size in April 2001

	Bedroom Sizes of PHA Households in April 2001		
	Public Housing	HCV	Total
1 Bedroom/SRO	2,113	2,722	4,835
2 Bedroom	3,157	3,369	6,526
3 Bedroom	4,332	5,834	10,166
4 Bedroom	1,180	918	2,098
5 Bedroom	691	195	886
6+ Bedroom	245	50	295
Total	11,718	13,088	24,806

iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year

HUD requires information on households transitioned to self-sufficiency for any MTW activities that report on HUD's standard metric SS #8. Table 19 below provides the HUD-required information.

Table 19: Transition to Self Sufficiency

MTW Activity Name & Number	Number of Households Transitioned to Self-Sufficiency	MTW PHA Definition of Self Sufficiency
Simplification and Streamlining of Rent and Recertification Processes for Public Housing and HCV/MTW Activity #2004-3	169 (HCV)	<ul style="list-style-type: none"> For HCV, PHA defines a household that transitions to self-sufficiency as a household that exits the program as a result of being over-income or one that receives no HAP subsidy but still qualifies as a program participant.
	18 (Public Housing)	<ul style="list-style-type: none"> For public housing, PHA defines a household that transitions to self-sufficiency as a public housing household whose income is at or above 80% AMI.
Second Chance Initiative/MTW Activity #2016-1	0 HCV	See above
	0	Households Duplicated Across MTW Activities
	187	Total Households Transitioned to Self Sufficiency

III. Proposed MTW Activities

All proposed MTW activities that were granted approval by HUD are reported on in Section IV as 'Approved Activities'.

IV. Approved MTW Activities

A. Implemented Activities

i. MTW Activity 2011-1: Partnership Programs Initiative

Description/Update/Impact

PHA utilizes MTW authority to expand public housing for special needs and other targeted groups in partnership with non-profit neighborhood groups, universities, state and local government, and other stakeholders. This flexible, services-oriented model allows PHA to leverage PHA and partner resources to provide public 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 this initiative include, but are not limited to, the following:

- Admissions and continued occupancy requirements for the initiative may vary from standard public housing 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. 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 invested in 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 permanent supportive 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 of the 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, or other requirements; time limits on housing subsidies; modified occupancy standards; availability of stipends; and other components.

As of the end of FY 2020, PHA closed on 262 public housing units and construction has commenced at seven (7) new public housing developments as listed in the FY 2020 MTW Annual Plan. PHA also worked with additional partners on planning for four (4) new developments with a total of 166 units that are scheduled to close in FY 2021.

Approval and Implementation

- Approved FY 2011
- Implemented FY 2012

- Modified FY 2013 to incorporate specific components applicable to the youth aging out of foster care partnership with the Philadelphia Department of Human Services (DHS)

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

No changes were made to the metrics identified in the FY 2020 Annual Plan.

Challenges in Achieving Benchmarks & Possible Strategies

Changes to financing and construction schedules for its third party development partner impacted PHA’s ability to achieve the units of housing benchmark. As noted above, closings have occurred and construction has commenced on all the sites listed in the FY 2020 MTW Annual Plan. Construction completion and occupancy is scheduled to occur in FY 2021.

Metrics:

<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	262 units	262 (closed and under construction)	No
<i>* 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. None of the listed projects for FY20 require MTW waivers at present other than the use of MTW Block Grant funds</i>				
<i>CE #4: Increase in Resources Leverage – ALL Planned FY 2020 Projects **</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0	\$102 million	\$102 million (closed and under construction)	No
<i>** Represents total development costs of each development project as reported by PHA development partners.</i>				

ii. MTW Activity 2004-1: Neighborhood Development & Revitalization Initiatives

Description /Update/Impact

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. Public housing development or redevelopment activities directly undertaken by PHA as developer are included under this initiative. To support these redevelopment activities, PHA continues to implement the following MTW components, which also 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.
- 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).
- 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.
- 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.
- 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.
- 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.

Approval and Implementation

- Design Standards
 - Approved FY 2004
 - Implemented FY 2004
- Total Development Cost Limits and Housing Cost Caps
 - Approved FY 2004
 - Implemented FY 2004
 -

- Streamlined Mixed-Finance Development Process
 - Approved FY 2004
 - Implemented FY 2004
- MTW Site and Neighborhood Standards
 - Approved FY 2004
 - Implemented FY 2004
- Streamlined Acquisition Process
 - Approved FY 2002
 - Implemented FY 2002
- Strategy for Development
 - Approved FY 2005
 - Implemented FY 2005

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

No changes were made to the metrics. New units developed by PHA or its affiliates are included as part of the Unit Based Leasing and Development activity.

Challenges in Achieving Benchmarks & Possible Strategies

Not applicable.

Metrics:

<i>CE #1: Agency Cost Savings *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease)	TBD	\$0	\$	
<i>*PHA has previously noted that this metric is not applicable to this activity; however, HUD has required its use. PHA is not able to derive a baseline for these activities which were initially implemented in FY 2004 (i.e. over 10 years before implementation of HUD standard metrics).</i>				
<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	0		
<i>*PHA has previously noted that this metric is not applicable to this activity; however, HUD has required its use. PHA is not able to derive a baseline for these activities which were initially implemented in FY 2004 (i.e. over 10 years before implementation of HUD standard metrics).</i>				

CE #3: Decrease in Error Rate of Task Execution *

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	0	0		

**PHA has previously noted that this metric is not applicable to this activity; however, its use is required by HUD. PHA does not track error rates associated with the Neighborhood Development and Revitalization Initiative activities listed above.*

CE #4: Increase in Resources Leveraged

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0	\$0	\$0	Yes

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	0	0	Yes

HC #2: Units of Housing Preserved

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	0	Yes

HC #3: Decrease in Wait List Time *

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Public Housing – 14 years for participants housed in FY 2015	TBD		

**PHA establishes new site-based waiting lists for each new development. The baseline used is the agency wide average wait time for Public Housing. PHA does not know how many applicants will apply for the proposed development(s); therefore, is unable to establish a benchmark for this development at this time.*

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	0	0	Yes

iii. MTW Activity 2004-2: Service-Enriched Housing for Seniors & People with Disabilities

Description/Update/Impact

PHA collaborated 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 program components:

- 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 targets administration of seventy-five (75) state-supported vouchers/housing opportunities for referrals of disabled consumers in need of low-income housing. NHTI families may be eligible for a preference for public housing or HCV.
- 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.

During FY 2020, PHA served 90 families under the Nursing Home Transition initiative. PHA continued to work with partnering agencies to assist individuals transitioning out of nursing homes. As submission of complete application materials presents challenges and obstacles to the individuals who most need this program, PHA may consider some alternative processes to aid families in the application and screening process.

Approval and Implementation

- Nursing Home Transition
 - Approved FY 2010
 - Implemented FY 2010
- Definition of Elderly
 - Approved FY 2004
 - Implemented FY 2004

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

No changes were made to the metrics in the FY 2020 Annual Plan.

Challenges in Achieving Benchmarks & Possible Strategies

PHA met all benchmarks for this activity.

Metrics:

<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 – Nursing Home Transition (NHT)	75 – Ongoing (NHT)	71 (HCV) <u>19</u> (Public Housing) 90 Total	Yes

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 – Nursing Home Transition (NHT)	75 – Ongoing (NHT)	71 (HCV) <u>19</u> (Public Housing) 90 Total	Yes

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

Description/Update/Impact

PHA has implemented 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 many features of this activity serve to motivate residents to work and accumulate savings.

- Two and Three-Year Recertification/Limit on Interims – Public Housing and HCV require recertifications every two years, except for public housing residents choosing ceiling rents who are recertified every three years. Voluntary interim recertifications are restricted to one every six months, except for elderly and disabled households who are exempt from this restriction. PHA will process voluntary interim rent reductions if and when the reduction in income lasts for more than 30 days. In FY 2017, PHA began conducting recertifications every three years for elderly or disabled households on fixed incomes in both the HCV and public housing program.
- Ceiling Rents – PHA has established ceiling rents for its public housing developments, which are periodically updated. PHA tenants will continue to have the option of selecting either a ceiling rent or an income-base rent. Note that PHA’s Board of Commissioners approved a policy change in March 2019 to establish a definition of “over income” in the public housing program. Under this policy, which is not an MTW activity, ceiling rents are not applicable to households who are over income for at least a twenty-four month period after implementation of the new policy.
- 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 including TTP as a sliding percent of adjusted income based on family size, streamlined deductions, allowing households with up to \$50,000 in assets to self-certify asset value and income, excluding asset income when the value of the household’s asset is less than \$50,000 and excluding all full-time student earned income for family members other than the Head, Spouse or Co-Head. PHA no longer verifies full-time student income as 100% of the income is excluded.
- Payment Standards – PHA has implemented a policy in the HCV program whereby the current payment standard is applied at regular recertification; however, this policy was modified due to required regulatory implementation of SAFMRs. Additionally, PHA approved payment standards up to 120% of the FMR to support leasing for existing voucher clients and/or new voucher holders who wish to move to areas with documented improved educational systems, job opportunities, social services and other opportunities in the expectation that over time their need for housing and other subsidies will abate or diminish.
- Reasonable Rent
 - PHA has developed and implemented a reasonable rent policy for the HCV program, including UBV/RAD, 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 redetermination.

- 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.
- Utility Allowances
 - PHA is authorized to implement a revised utility allowance methodology that includes the following components:
 - HCV participants who are responsible for paying gas heat and who are eligible to participate in the PGW Customer Responsibility Program (CRP) have the gas portion of their utility allowances calculated using an alternative methodology. In FY 2020, PHA did not elect to implement this utility allowance program in public housing where applicable. In subsequent years, PHA may elect to implement this utility allowance program in public housing where applicable.
 - PHA will periodically, at its discretion, review HCV utility allowance schedules to determine if adjustments are required. Annual updates are not required.
 - Utility allowances may be phased out for residents with incomes at or above 80% of Area Median Income or PH Residents on ceiling rent.
 - 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 is 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.
 - PHA is authorized to expand the utility allowance policy to require public housing and HCV tenants receiving water utility allowances, and whose incomes are at or below 150% of the Federal Poverty Level, to enroll and participate in the Philadelphia Water Department Tiered Assistance Plan (TAP). PHA will base the water allowance on the amount charged under the TAP program. HCV continues to review this policy and intends to implement over the next two years.
 - For HCV participants only, during an interim recertification PHA will apply the utility allowance in effect on the effective date of the interim recertification; however, families on the Alternate UA CRP Program will have their gas utility allowance updated at the time of interim recertification consistent with PHA's MTW UA policies. During an interim recertification, PHA will apply the payment standard in effect at the last regular recertification.

- HAP Contract Term
 - Starting in FY 2019, PHA adopted a policy for tenant-based voucher units only whereby the HAP contract terminates automatically 180 calendar days after the last housing assistance payment to the owner of \$50 or less. This allows PHA to provide assistance to a greater number of households by freeing up vouchers held by households with minimal assistance. This policy does not apply to the UBV program.

Note that where non-PHA program requirements prohibit application of MTW rent simplification policies, PHA will apply income and rent calculation requirements consistent with applicable program requirements, i.e. Low-Income Housing Tax Credit units.

In FY 2020, PHA reviewed its HCV payment standards in conjunction with changes in HUD’s Small Area Fair Market Rents (SAFMRs) for each of the 51 zip codes in the City of Philadelphia. While the SAFMR in many zip codes remained constant, SAFMRs in at least eight zip codes went down and had to be regrouped. The use of SAFMRs continues to promote residential mobility among HCV participants.

The average earned HCV household income increased in FY 2020 along with an increase in the percentage of work-able households having employment income for both HCV and Public Housing. One hundred sixty-nine (169) HCV clients exited the program as a result of being at zero HAP or having a HAP of \$50 or less. PHA anticipates that these numbers will show continued improvement as a result of a new FSS partnership and expanded self-sufficiency programming.

Evaluation of this activity reveals that participants do not pay more than 30% of adjusted income toward rent. Additionally, with implementation of SAFMRs HCV participants have greater opportunity to rent in opportunity neighborhoods.

PHA has achieved significant cost and staff time savings as a result of these MTW activities. Improvements to resident employment levels and earned income have also been achieved. Further, the policies have a significant positive impact on residents, who experience a less intrusive and more predictable set of rent policies. PHA’s triennial recertification policy for elderly and disabled households on fixed incomes has generated savings as the number of regular recertifications has decreased.

Approval and Implementation

- Two and Three-Year Recertification/Limit on Interims
 - Approved FY 2004
 - Implemented FY 2004
- Ceiling Rents
 - Approved FY 2004
 - Implemented FY 2004
- Rent Calculation Method
 - Approved FY 2004
 - Implemented FY 2004
 - Amended FY 2017
- Payment Standards

- Approved FY 2008
- Implemented FY 2008
- Amended FY 2018
- Reasonable Rent
 - Across-the-board Rent Increases
 - Approved FY 2008
 - Implemented FY 2008
 - Streamline Reasonable Rent Determinations
 - Approved FY 2005
 - Implemented FY 2005
- Utility Allowances
 - PGW CRP Program
 - Approved FY 2009
 - Implemented FY 2014
 - PECO Customer Assistance Plan Enrollment
 - Approved FY 2011
 - Not yet implemented
 - Interim Recertification Utility Allowance
 - Approved FY 2017
 - Implemented FY 2017
 - Expand Utility Allowance Program to include PWD Tiered Assistance Program
 - Approved FY 2019
 - Not yet implemented
- HAP Contract
 - HAP Terminated 180 Days after Owner Payment Equals \$50 or less
 - Approved FY 2019
 - Implemented FY 2019

Hardship

PHA has adopted a hardship policy which considers exceptions to all of PHA's rent and utility allowance policies on a case-by-case basis for families who can demonstrate a long-term hardship that will result from application of the policies to them, or as a reasonable accommodation. Hardship exemption requests must be submitted in writing and explain the nature of the hardship and include any applicable documentation.

In FY 2020, in both the HCV and Public Housing Program, PHA received no hardship requests related to this activity.

Actual Non-Significant Changes

PHA used its MTW flexibility to provide the ceiling rent option to public housing households regardless of the household's income level at recertifications, notwithstanding legislative changes enacted as part of HOTMA.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

Benchmarks have been updated to reflect the current staff hourly rate of \$23, an increase from \$15.65 in the prior year.

Challenges in Achieving Benchmarks & Possible Strategies

HCV experienced an increase in the number of interim recertifications during FY 2020 with the addition of the RAD Program and the resulting interim recertifications related to increases in contract rent. Specifically, each year on the anniversary of the HAP Contract, the owner is eligible for a rent increase based on HUD's published operating cost adjustment factors (OCAF), subject to rent reasonableness. Accordingly, the metrics for CE #1 and CE #5 were impacted. Where the number of households transitioning to self-sufficiency did not meet the established benchmark, PHA believes that this metric does not accurately reflect the success of this activity as it does not account for unit/population turnover (i.e. households moving out and in over multiple years). The metric does not account for families leaving and being replaced by lower-income families resulting in the make-up of the populations being increasingly different over time.

Metrics:

<i>CE #1: Agency Cost Savings *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease)	\$878,122 (estimate)	\$333,095	\$667,334	No

**Includes HCV and PH.*

<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).	56,110 hours (estimate)	21,284 hours	29,015 hours	No

**Includes HCV and PH.*

<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).	5%	5%	3%	Yes

**PHA implemented its revised rent calculation method in 2004, and did not have historical data on rent calculation error rates at that time. PHA identified the baseline as part of the FY 16 Annual Report (which already reflects error rate reductions) and then established 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).	\$606,753	\$606,753	\$3,939,732	Yes

**Represents the savings generated by PHA on behalf of households who receive the CRP UA for gas heat.*

<i>SS #1: Increase in Household Income *</i>				
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Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase). – HCV	\$17,032	\$18,331	\$27,491	Yes
Average earned income of households affected by this policy in dollars (increase). – PH	\$20,749	\$20,749	\$24,372	Yes

** Although this activity was implemented in FY 04, HUD required PHA to track the average earned income of households affected by this policy ten years after the policy was implemented; 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*

SS #3: Increase in Positive Outcomes in Employment Status *

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in Positive Outcomes in Employment Status – Employed (increase).	36% (n=4,725) of work-able households as of 3/31/14	Increase work-able households with employment income to 42% *	HCV: 54% 4,723 HOH employed n=8,779 workable HOH PH: 45% 2,437 HOH employed n=5416 workable HOHs	Yes
Increase in Positive Outcomes in Employment Status – Unemployed (decrease).	64% (n=8,282) of work-able households as of 3/31/14	Decrease work-able households without employment income to 58%	HCV: 46% 4,056 unemployed HOH n=8,779 workable HOH PH: 55% 2,979 unemployed HOH n= 5,416 HOH	Yes

** Work-able includes non-elderly, non-disabled households only. The benchmark is contingent on the economy and opportunities available in the City of Philadelphia.*

** Although this activity was implemented in FY 04, HUD required PHA to track the average earned income of households affected by this policy at least 10 years after it was implemented; 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*

SS #8: Households Transitioned to Self Sufficiency *

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).*	0 households	295 households	HCV: 169 PH: 18	No

** For HCV, PHA defines a household that transitions to self-sufficiency as an HCV participant who exits the program as a result of being over-income or one that receives \$50 or less HAP subsidy but still qualifies as program participants. For public housing, PHA defines a household that transitions to self-sufficiency as a public housing household whose income is 80% or greater of Area Median Income.*

NOTE: PHA believes 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 populations being increasingly different over time.

v. MTW Activity 2004-4: Unit-Based Leasing & Development Program

Description/Update/Impact

Expanding the supply of affordable housing in Philadelphia continues to be PHA's top priority. Under PHA's Unit-Based Leasing and Development Program ("UBV" or the "Unit-Based Program"), PHA negotiates long-term subsidy contracts with for-profit and non-profit private sector housing providers based on property specific agreements. PHA prioritizes the selection of developments which serve underserved populations and/or which incorporate supportive services on-site or nearby. Key features of PHA's UBV program include:

- 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 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 may determine that a shallow 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. Subject to HUD approval and the support of the VA, PHA may apply MTW waivers related to shared housing facilities in project-based developments to future VASH projects.

- 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, PHA reviews and approves the tenant selection plan, and owners refers 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, except where required under the RAD program or otherwise offered by PHA as a reasonable accommodation, VAWA transfer or due to HQS failures under certain circumstances.
- PHA will apply its MTW UBV policy to RAD developments and may project-base 100% of the units in a RAD UBV development.
- PHA is not subject to the requirement for an independent entity to approve AHAP/HAP contract terms, renewals of HAP contracts, rent determinations and inspection of PHA owned units.
- PHA may utilize local forms which reflect PHA’s MTW UBV policies and procedures as an alternative to HUD standard forms. For example, PHA will prepare a local PB HAP contract and PB Tenancy Addendum to reflect MTW policies including but not limited to, rent determination methods, recertification frequencies and right to move policies.
- The definition of a “project” includes contiguous and/or non-contiguous scattered site housing units owned by a single owner and covered by a single Housing Assistance Payments contract. For such scattered site projects, PHA uses an alternative method to determine rent reasonableness whereby PHA will base the rent reasonableness determination for all units in the project that are within the same submarket area on the rent reasonableness determination made for a single unit of each bedroom size. For example, the rent reasonableness determination for all one bedroom units in the project will be based on the rent reasonableness determination made for a single one-bedroom unit in the project provided that the units are in the same submarket area.

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.”

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.

The UBV program continues to have very strong positive impact on PHA’s ability to expand housing choices and promote affordable housing development in Philadelphia. As of the end of FY 2020, PHA has entered into commitments for 1,434 new UBV units (Table 2) and continued to provide ongoing subsidies for 3,517 UBV units (Table 3).

Approval and Implementation

- Approved FY 2004
- Implemented FY 2004
- Further modifications approved in FY 2017 including modification to approve a VASH PBV HAP Contract for an existing shared housing facility.

Hardship

PHA will provide a tenant-based voucher to a UBV tenant as a result of extended HQS failures. PHA may offer a tenant-based voucher to a UBV tenant who has successfully completed the FSS program and has been deemed eligible for a Homeownership Voucher. In extenuating circumstances and subject to funding availability, PHA may offer tenant-based assistance according to the hierarchy of UBV transfers, for households requiring:

- Transfers due to Personal Safety/VAWA/Other Emergency;
- Reasonable accommodation transfers.

In FY 2020, there were no hardship related circumstances in which tenant-based vouchers were issued to UBV participants. UBV transfers were accommodated via transfer to another UBV site or to Public Housing via the MTW transfer activity for 34 participants.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

No changes were made to the metrics identified in the FY 2020 Annual Plan.

Challenges in Achieving Benchmarks & Possible Strategies

PHA exceeded the FY 2020 benchmarks.

Metrics:

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	702 units*	1,285*	Yes
<i>*HUD requires this metric track only <u>newly constructed and/or rehabilitated</u> units that were put under HAP Contract during the Plan year. Metric tracks new construction and rehabilitated units from Table 2.</i>				
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	1,387* households	1,434*	Yes
<i>*Metric tracks Table 2 units.</i>				
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	381* households	1,792*	Yes
<i>*Metric tracks Table 3 units that provide supportive services.</i>				

vi. MTW Activity 2005-2: Streamline the Admissions & Transfer Process

Description/Update/Impact

PHA has established MTW policies designed to streamline the admissions and transfer policies and processes for both Public Housing and HCV Programs. All approved features of this activity have been implemented.

- MTW Transfers - PHA may authorize a limited number of 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.
- 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.
- 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.

In FY 2020, 25 households were authorized to transfer under the MTW transfer activity. Of this group, 11 leased up by the end of the fiscal year, 4 are still searching for a unit, 4 did not lease a unit and 6 were PBV households who transferred to PH. Four (4) the six PBV households were approved for VAWA conditions and 2 were approved due to emergency HQS violations, where the owner did not have suitable units for the families.

Approval and Implementation

- MTW Transfers
 - Approved FY 2005
 - Implemented FY 2005
- HCV Waiting List
 - Approved FY 2012
 - Implemented FY 2012
- Public Housing Waiting List
 - Approved FY 2012
 - Implemented FY 2012

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

Benchmarks have been updated to reflect the current staff hourly rate of \$23, an increase from \$15.65 in the prior year.

Challenges in Achieving Benchmarks & Possible Strategies

MTW transfers are requested on an as-needed basis when a participant's transfer request cannot be accommodated within the program for reasons including safety and VAWA protection. The need for such transfers was not as great during this fiscal year.

Metrics:

<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).	PH – 14 years in FY 2015	PH < 1 year	PH < 1 year	Yes
	HCV – 4.5 years in FY 2015	HCV < 1 year	HCV < 1 year	
<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	30 (estimate)	21	No
<i>*PHA has previously indicated that PHA does not believe this metric is applicable to this activity. However, HUD has required its use. PHA is not able to derive a baseline for these activities which were initially implemented in FY 2005 (i.e. almost 10 years before implementation of HUD standard metrics). PHA welcomes HUD's guidance on a specific methodology for measurement. Once provided, PHA will incorporate such guidance on future plans and reports.</i>				
<i>CE #1: Agency Cost Savings – MTW Transfers *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Not available	\$2,348	\$1,438	Yes
<i>*See also note under HC#5. Based on hourly rate of \$23.</i>				
<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).	Not available	50 hrs HCV to PH 100 hours PH to HCV	8 hours HCV to PH 55 hours PH to HCV	Yes
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**See also note under HC#5. Estimated average staff time to process PH to HCV transfer is 5 hours. Estimated average staff time to process HCV to PH transfer is 1.25.*

vii. MTW Activity 2005-3: HCV Program Efficiencies

Description/Update/Impact

PHA has implemented additional efficiencies in the HCV Program designed to simplify processing and streamline administrative processes. This activity includes:

- Restriction on Elective Moves –Families are permitted to move within PHA's jurisdiction after the initial term of assisted occupancy and at the time of regular recertification.
- 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.
- Development of Local Forms - PHA will prepare local forms which reflect PHA's MTW policies and procedures.

As part of the Local Forms initiative, in FY 2020, PHA combined the HUD-9886 Authorization for the Release of Information/Privacy Act form with the PHA Authorization of Release Form in order to reduce redundancies and streamline the verification process by reducing the number of signatures required and allowing the household to sign electronically. PHA continues to review options for local forms as a vehicle to increase administrative efficiency and provide greater clarity on program information.

In FY 2020, a total of 1,321 families transferred to new HCV units under the elective moves options portion of this activity. Of those approved to transfer, 196 were approved for a transfer as a result of VAWA protections or safety concerns, and 91 were approved for Reasonable Accommodation. Where portability is concerned, PHA received 156 port out requests, of which 118 were approved and 38 were denied. The following is a summary of the approved port-out requests for FY 2020.

- 8 based on education
- 31 based on employment
- 48 based on medical or disability
- 31 based on safety

Approval and Implementation

- Restriction on Elective Moves
 - Approved FY 2008
 - Implemented FY 2008
- Criteria for Portability Moves
 - Approved FY 2013
 - Implemented FY 2013
- Development of Local Forms
 - Approved FY 2017
 - Implemented FY 2017

Hardship

Not applicable. This is not a rent reform activity.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

Benchmarks have been updated to reflect the current staff hourly rate of \$23, an increase from \$15.65 in the prior year.

Challenges in Achieving Benchmarks & Possible Strategies

PHA met all benchmarks for this activity.

Metrics:

<i>CE #1: Agency Cost Savings *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Restriction on Elective Moves: Total cost of task in dollars (decrease).	\$25,259	\$39,125	\$37,979	Yes
Criteria for Portability Moves: Total cost of task in dollars (decrease).	\$8,451	\$9,390	\$3,393	Yes
<i>*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 \$23 times 2,038 labor hours.</i>				
<i>CE #2: Staff Time Savings *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Restriction on Elective Moves: Total time to complete the task in staff hours (decrease).	1,614 hours (based on 1,291 moves in FY 14)	2,500 hours	1,651 hours	Yes
Criteria for Portability Moves: Total time to complete the task in staff hours (decrease).	540 hours (based on FY 12 port activity)	264 hours	148 hours	Yes
<i>*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>				

viii. MTW Activity 2016-1: Second Chance Initiative

Description/Update/Impact

PHA utilizes its MTW authority to support implementation of the Second Chance Housing Choice Voucher Pilot Program. 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. The STAR Program works in conjunction with Federal Probation and Parole, to offer returning citizens 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. In the 2017 Annual Plan, PHA indicated that placements in public housing units may be offered to Second Chance participants in good standing at PHA’s option.

Housing assistance is available to the participants for a period of up to two years, at which point the objective is for participants to transition off the program to other affordable housing. However, PHA may allow Second Chance participants to transition to the HCV or public housing program to continue their tenancy.

In FY 2018, PHA entered into a new partnership with the Pennsylvania First Judicial Court’s MENTOR program. This pilot initiative allows 20 qualified returning citizens who are working with the MENTOR program to move in with existing PHA public housing households, provided that the PHA household is in good standing and is willing to add a MENTOR program participant to the lease. This will help to re-unite families, prevent homelessness and, hopefully, interrupt the cycle of recidivism.

In FY 2020, the Mentor Program, while still active, did not receive any referrals from the Pennsylvania First Judicial Court. Where the goal of this initiative is to reunite families and prevent homelessness and recidivism, PHA is bound by its policies regarding program denial for certain drug and violent criminal offenses. As such, the number of referrals for this program continues to be limited.

By the end of FY 2020, nine (9) participants were enrolled in the Second Chance program. Of this group, seven (7) were actively leased and two (2) had successfully transitioned from the program. The average annual earned income of participants was \$12,293. As a result of the supportive services and stable housing provided to Second Chance participants, these individuals are able to better able focus on self-sufficiency as they transition off of parole.

In FY 2020, a STAR participant was able to not only create a stable home, but also reunite with his two teenage children, who are now able to live with him. Through support from the STAR program, he secured a home and steady employment while also giving back to his community. He currently works for a company that beautifies and restores Philadelphia neighborhoods by providing graffiti removal and window repair services.

Approval and Implementation

- Approved FY 2016
- Implemented FY 2016
- Modified FY 2018

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

No changes were made to the baseline or benchmarks.

Challenges in Achieving Benchmarks & Possible Strategies

PHA must rely on Pennsylvania First Judicial Court to provide referrals for the MENTOR program. Certain drug offenses and violent crimes disqualify returning citizens from participating in the program, limiting the number of participants who can be referred to PHA for the MENTOR program. The benchmarks for this activity included MENTOR participation, which did not occur in FY 2020. In the STAR and RISE program, only four (4) participants were employed; however, all participants who lost employment were enrolled in job training or education programs, which impacted earned income, unit subsidy cost, and agency rental revenue.

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	Up to \$10,000	\$44,400	Yes
<i>*Participation is not mandatory and is based on the needs of the individual. Leveraged resources reflect activity in the STAR and RISE programs only.</i>				
<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	30	7	No
<i>*10 represent the STAR and RISE program and the remaining 20 reflect the First Judicial Court reentry program</i>				
<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).	\$18,200 average earned income of participants	\$18,200	\$12,293	No
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SS #3: Increase in Positive Outcomes in Employment Status *

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Employed Full-Time*	10 participants 100% of participants	10 100%	4	No
Enrolled in a Job Training Program	0 participants 0% of participants	5 50%	5	Yes
Enrolled in an Education Program	0 participants 0% of participants	5 50%	4	No

**Represents participants in the STAR and RISE programs only. All participants in the RISE and STAR programs 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.*

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	0	0	0	Yes

SS #5: Households Assisted by Services that Increase Self-Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0	10	9	No

SS #6: Reducing Per Unit Subsidy Costs for Participating Households *

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).	\$430 upon implementation (2 participants)	\$439	\$748	No

** Represents STAR and RISE program participants only.*

SS #7: Increase in Agency Rental Revenue *

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	\$439	\$440	\$212	No

**PHA does not have any rental revenue as all participants are in the HCV program. Total Tenant Payment is the metric. Represents STAR and RISE program participants only.*

SS #8: Households Transitioned to Self Sufficiency *

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
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Number of households transitioned to self-sufficiency (increase).	0	0	0	Yes
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**For this program purpose, PHA defines “self-sufficiency” as successfully completing the program and transitioning to other affordable housing. Represents STAR and RISE program participants only. In FY 2020, assistance was extended for two (2) participants in order to allow them to complete enrollment in HCV’s Homeownership program.*

ix. MTW Activity 2019-1: Opening Doors to Affordable Homeownership

Description/Update/Impact

PHA utilizes MTW Block Grant funding and programmatic flexibility to expand first-time affordable homeownership initiatives to increase housing choice and the number of first time, low-income homebuyers. The program builds on the existing framework and consolidates PHA's existing HUD-approved 5h Homeownership Program, HCV Homeownership Program, other new development homeownership initiatives and homeownership readiness and counseling support under the management of PHA's Homeownership Department. Further, this activity expands PHA's existing programs to incorporate new types of assistance including lease-purchase and down payment assistance options.

Under the existing 5h program, PHA assists current public housing residents of scattered site units to purchase their own units; however, the program is limited to current residents of the unit and does not incorporate post-purchase voucher assistance. Under the existing HCV Homeownership program, current voucher participants may utilize their voucher assistance to purchase homes and then receive monthly Housing Assistance Payments to support housing costs for up to a fifteen (15) or thirty (30) year period.

The MTW Opening Doors to Affordable Homeownership Program (ODAHP) consolidates, streamlines and enhances these existing initiatives while modifying eligibility and post-purchase support criteria and adding new financing support mechanisms. Key features of the new program include:

Program Components

ODAHP participants work with PHA's Homeownership Department to review their financial status, credit standing and household goals. Participants are required to meet all eligibility requirement including successful completion of approved homeownership counseling and financial literacy courses. Financing options available to program participants include:

- *Monthly voucher assistance:* Households may receive monthly Housing Assistance Payments assistance for up to 15 or 30 years. Generally, this assistance covers the difference between up to 28% of adjusted household income and the projected monthly homeownership costs, subject to a cap that is equal to PHA's voucher payment standard. PHA's rent simplification policies are utilized to calculate household adjusted income and tenant monthly payments. Households recertify on a biennial basis per PHA's existing policy. Per PHA's MTW policy, assistance will be ended 180 days after a household income rises such that the PHA subsidy equals \$50 or less. Monthly voucher assistance may be used for private market units as well as for PHA scattered site units following sale. However, PHA will record a soft second mortgage on the title with a 15 or 30-year period, which is related to the voucher assistance term. In the event of a default, PHA will receive notification and attempt to work with the household to develop a financial workout plan to avoid foreclosure.

- *Down payment assistance:* In lieu of receiving monthly voucher assistance, ODAHP participants may be eligible for one-time down payment assistance up to a maximum of \$15,000 per household. Participants receiving down payment assistance are not recertified. However, PHA will record a soft second mortgage on the title with a 20-year recapture period. In the event of a default, PHA will receive notification and attempt to work with the household to develop a financial workout plan to avoid foreclosure. If the default is not cured, PHA will recoup the down payment assistance amount, which will decrease 5% annually over the 20-year term.
- *Soft second mortgage option:* Up to a maximum of \$50,000 per household may be provided as a soft second mortgage, provided that the household is not receiving other PHA homeownership assistance. Participants receiving this assistance are not recertified. However, PHA recorded a soft second mortgage on the title with a 20-year recapture period. In the event of a default, PHA will receive notification and attempt to work with the household to develop a financial workout plan to avoid foreclosure. If the default is not cured, PHA will recoup the soft second mortgage amount, which will decrease 5% annually over the 20 year term.
- *Lease to purchase option:* PHA may use the Lease to Purchase flexibility pending the availability of potential LIHTC homeownership units. A portion of the tenant rent will be escrowed during the lease to purchase period, then applied to the down payment at the time of purchase. Lease to purchase participants will be recertified per PHA's existing policy.

As with the current 5h program, all scattered site units are eligible for sale to ODAHP participants without requiring additional HUD disposition approval.

For the down payment assistance and soft second programs, PHA has established reasonable maximum limits of \$15,000 and \$50,000. These amounts were determined based on PHA's internal assessment of the level of assistance needed to ensure successful first-time homeownership among current program participants given current Philadelphia housing market conditions. Note, however, that PHA authorizes only the minimum amount needed to close the affordability gap based on individual household circumstances. PHA calculates the maximum mortgage payment allowed at 35% of adjusted monthly income, and total housing expenses at 38% of adjusted monthly income. The amount of down payment or soft second assistance to be provided by PHA is calculated by PHA's Homeownership Opportunities Department staff based on a complete review of household finances. As part of this review, PHA staff works to maximize household eligibility for any other non-PHA down payment and/or closing cost assistance programs.

PHA budgets approximately \$1.5 million in MTW Block Grant funds yearly to support the various homeownership initiatives. The number of households served varies, depending on the mix of financing options utilized by participants. If demand exceeds available budget, PHA will establish a wait list based on date and time of application.

The statistics below highlight the success of this activity during FY 2020 as well as outcomes to date. In FY 2020:

- 49 families purchased homes through the HCV Homeownership program
- 9 families purchased homes through the Public Housing 5(h) program
- 25 families purchased homes through other homeownership assistance program, including PHA's new Public Housing mobility program and other city and non-profit programs

A recent participant's four-year journey to homeownership included not only repairing his credit and bolstering his savings, but also finding a home that suited his unique needs. With support of ODAHP staff, he was able to find a home that fit his needs and become a homeowner in FY 2020.

To date:

- 201 residents purchased their scattered site unit through FY 2020.
- 647 households in the HCV Homeownership program have purchased their own homes.
- 306 homeownership units have been developed as part of HOPE VI, mixed finance and other major revitalization initiatives.
- PHA has worked with over 1,000 residents to complete homeownership counseling courses.

Approval and Implementation

- Approved FY 2019
- Implemented FY 2019

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

No changes were made to the baseline or benchmarks listed in the FY 2020 Annual Plan.

Challenges in Achieving Benchmarks & Possible Strategies

PHA met all FY 2020 benchmarks. It should be noted that market and neighborhood conditions have created obstacles to homeownership in the 5h program. In gentrifying neighborhoods, the fair market value of some scattered site units resulted in mortgages that are unaffordable to public housing residents, even when coupled with the generous down payment assistance. Still, other scattered site units are located in neighborhoods with crime and poverty rates that deter public housing residents from purchasing homes. To address these challenges, PHA launched a new mobility program for homeownership, which removes the 5h program restriction that limits public housing residents to purchasing their scattered site unit. These changes will result in an increase in the number of households who are able to purchase homes.

Metrics:

<i>HC #6: Increase in Homeownership Opportunities</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households that purchased a home as a result of this activity (increase).	0	30 HCV 30 PH	49 HCV 34 PH	Yes
<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	60	83	Yes

x. MTW Activity 2019-2: Sharswood Youth & Family Enrichment Services

Description/Update/Impact

PHA utilizes MTW Block Grant funding flexibility to support after school programs designed to help improve educational outcomes and high school graduation rates for PHA youth and other low-income youth living in the Sharswood/Blumberg neighborhood of Philadelphia. This activity also provides partial funding for case management for youth and their families to help overcome barriers to educational success and to access community resources to address family supportive service needs.

As part of the comprehensive neighborhood transformation strategy for the former Blumberg public housing development and the surrounding Sharswood community, PHA provides \$500 per student per year in MTW Block Grant funds to support after school programming and case management services for youth in grades 9-12 in coordination with the neighborhood school. Established in September 2017, the school is operated by Big Picture Schools Philadelphia (BPSP) and located in the Vaux Community Building. BPSP works to engage students in learning and internship opportunities to encourage career exploration and progression to higher educations. The Vaux Community Building, a key part of the Choice Neighborhood Transformation Plan, serves as a focal point and anchor for the revitalized community, with on-site facilities for educational, health care and other supportive services. Such services are intended to complement each other and address a full range of family needs. PHA's Vaux Community Building was designated by HUD as an EnVision Center.

This MTW activity provides partial funding of BPSP's after school programs including homework assistance, sports activities, robotics, music production, computer refurbishing and other education-related activities. Partial funding is also provided for case management support to youth and their families through BPSP's Resilience Specialist. The Resilience Specialist provides one on one and group counseling to students and their families, with the goal of identifying and removing barriers to educational success and family stability.

PHA shares BPSP's goal of helping PHA and other low-income youth to exceed citywide educational metrics, and to graduate and move onto higher education and meaningful careers. While members of PHA resident households are the intended beneficiaries of the services provided by BPSP, other low-income neighborhood youth are also served. In school year 2019 – 2020, actual enrollment exceeded projected enrollment with a total of 311 participants in the program.

In FY 2020, PHA continued to work toward its goal to improve educational outcomes as part of the comprehensive Choice Neighborhoods Transformation Plan for Blumberg-Sharswood that was accepted by the US Department of Housing and Urban Development (HUD) in March 2016. PHA provided \$155,500 in MTW Block Grant funds to support after school programming and provide case management to families to address supportive service needs.

Approval and Implementation

- Approved FY 2019
- Implemented FY 2019

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

No changes were made to the baseline or benchmarks listed in the FY 2020 Annual Plan.

Challenges in Achieving Benchmarks & Possible Strategies

PHA met all benchmarks for this activity.

Metrics:

<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	252	311	Yes
<i>* After-school programming and case management services are made available to both PHA residents and youth from the surrounding Sharswood/Blumberg neighborhood. Of the total receiving services, 125 participants were HCV or Public Housing residents and 186 participants were low-income youth from the surrounding neighborhood.</i>				

xi. MTW Activity 2020-1: Local Family Self-Sufficiency Program Flexibility

Description/Update/Impact

PHA utilizes MTW authority to enhance its local Family Self-Sufficiency (FSS) program to encourage more residents to participate in the program. PHA has eliminated the current regulatory requirement that FSS participants must have an interim or regular recertification within 120 days prior to enrollment in the FSS program. PHA utilizes the last interim or regular recertification prior to enrollment as the basis for FSS escrow calculations.

Improved outreach and marketing efforts for the FSS program resulted in a significant increase in participation in FY 2020. PHA implemented this activity in FY 2020. At the end of the FY 2020, a total of 711 PHA participants were enrolled in FSS, 182 of those participants had enrolled after the activity was approved.

Two key FY 2020 FSS success stories are summarized and included below:

- A single mother of 2 became a first-time homeowner on January 21, 2020. After enrolling in 2015, she was able to stabilize her student debt, increase her income, improve her credit, and complete housing counseling. She loves her new home and the stability it has created for her and her children.
- Leveraging \$23,000 from various grants and programs, a woman closed on her home on March 16, 2020 with the support and guidance of her FSS counselor. As a result of this assistance, her mortgage payments are affordable, and she was able to eliminate the requirement to pay for private mortgage insurance.

Approval and Implementation

- Approved FY 2020
- Implemented FY 2020

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

No changes were made to the baseline or benchmarks listed in the FY 2020 Annual Plan.

Challenges in Achieving Benchmarks & Possible Strategies

With the exception of SS #5 which reflects all FSS households, all remaining metrics reflect households who enrolled after the Local FSS activity was approved in FY 2020 and have been participants for at least six months. As such, new FSS households have not yet reached benchmarks for the majority of the metrics. It is anticipated that outcomes in the next fiscal year will reflect established benchmarks.

Metrics:

SS #1: Increase in Household Income*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	HCV: \$21,099 PH: \$27,049	HCV: \$23,499 PH: \$29,449	HCV: \$29,133 PH: \$28,512	HCV: Yes PH: No

**Metric applies to participants who enrolled in FSS after approval of this MTW Activity and who have been FSS participants for at least six months at the end of reporting period. Baseline is based on March 2019 average earned income of PHA households with earned income. Baseline may be adjusted at later date to reflect actual earned income at enrollment of participants affected by this activity. Annual benchmark reflects projected average earned income increase of \$2,400 for participants who have been in FSS for at least six months.*

SS #2: Increase in Household Savings*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy	\$0	\$990	\$130	No

**Metric applies to participants who enrolled in FSS after approval of this MTW Activity and who have been FSS participants for at least six months at the end of reporting period. Baseline is 0 because participants do not have escrow account balances at the date of enrollment. Annual escrow benchmark reflects projected average escrow amount only for participants with escrow at six months.*

SS #3: Increase in Positive Outcomes in Employment Status*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	108 (72%)	93 (62%)	43 (41%)	Yes
Employed	42 (28%)	57 (38%)	61 (59%)	Yes
Enrolled in Education	0	10	3	No
Enrolled in Job Training	0	20	9	No

**Metric applies to participants who enrolled in FSS after approval of this MTW Activity and who have been FSS participants for at least six months at the end of reporting period. Baseline for unemployed/employed is based on PHA-wide average percentages, and then applied to projected 150 participants. Baseline and benchmarks may be adjusted at later date to reflect employment status at enrollment of participants affected by this activity.*

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease)	17 (11.6%)	17 (11.6%)	13 (13%)	No

**Metric applies to participants who enrolled in FSS after approval of this MTW Activity and who have been FSS participants for at least six months at the end of reporting period. Baseline for households receiving TANF is based on PHA-wide average percentage, and then applied to projected 150 participants. Baseline and benchmarks may be adjusted at later date to reflect TANF status at enrollment of participants affected by this activity.*

SS #5: Households Assisted by Services that Increase Self-Sufficiency*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency	0	150	182	Yes

**Metric applies to participants who enrolled in FSS after approval of this MTW Activity.*

SS #6: Reducing Per Unit Subsidy Cost for Participating Households

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy (or local non-traditional subsidy) per household affected by this policy in	\$1,321,200	\$1,213,200	\$849,463	Yes

Metric applies to participants who enrolled in FSS after approval of this MTW Activity and who have been FSS participants for at least six months at the end of reporting period. Baseline is the PHA average HAP of \$734 multiplied by 12 months for 150 participants. Benchmark is based on projected decrease in subsidy as a result of projected \$2400 average annual increase to participant earned income. Baseline and benchmark may be adjusted at later date to reflect subsidy amount at enrollment of participants affected by this activity. PHA notes that this metric does not account for the fact that subsidy costs may rise even while tenant incomes increase as a result, for example, of increases to rents to owners.

SS #7: Increase in Agency Rental Revenue*

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total household contributions towards housing assistance (increase).	\$556,200	\$664,200	\$606,528	No

** Metric applies to participants who enrolled in FSS after approval of this MTW Activity. PHA uses Total Tenant Payment (TTP) as the household contribution toward housing assistance. Baseline is the PHA average TTP of \$309 per month multiplied by 12 months for projected 150 participants. Benchmark is based on projected increase in TTP of \$60 per month participant using projected \$2400 average increase in earned income. Baseline and benchmark may be adjusted at later date to reflect actual TTP at enrollment of participants affected by this activity. PHA notes that this metric does not account for the fact that PHA will pay out escrow savings accounts for FSS program graduates.*

SS #8: Households Transitioned to Self-Sufficiency *

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0	0	0	N/A

** Metric applies to participants who enrolled in FSS after approval of this MTW Activity. PHA defines self-sufficiency as graduation from the FSS program. FSS is a five-year program. No graduations are projected during the initial year of this activity.*

xii. MTW Activity 2020-2: Sponsor-Based Shared Housing Pilot

Description/Update/Impact

PHA is implementing a pilot program that will expand housing options for homeless individuals and other hard to serve special populations. It will build on and enhance the ongoing collaboration between the City and PHA to reduce homelessness through the “Blueprint to End Homelessness” initiative. The pilot program will initially be limited to up to twenty-five (25) units; however, using a shared housing model, the projected number of individual, low-income households to be served is up to one hundred (100) individuals. Based on an evaluation of the program’s effectiveness in reducing homelessness and providing stable housing for participants, PHA may elect to expand the program in the future. The elements of the pilot program include:

- Using grant funding provided by the City to leverage MTW funds, PHA will rehabilitate existing vacant and uninhabitable scattered site public housing units. Units will generally be large-bedroom sizes with 3+ bedrooms per unit. No liens will be placed on the properties.
- PHA will enter into a master lease for one or more of the rehabilitated units with the City and/or qualified local, non-profit provider(s) that serves formerly homeless individuals and/or other hard to serve populations, i.e. youth aging out of foster care, chronically homeless, victims of domestic violence, etc.
- PHA does not intend to mix different target populations within the same unit. Supportive services will be offered directly and/or through referrals based on the needs and priorities of the resident population served, which may include case management, behavioral health services, preventive health care, adult education, employment and training, and/or other services.
- Under the terms of the master lease, the City and/or designated provider(s) (“Sponsor Agency”) will pay a flat rent to PHA. PHA will not collect or receive rents from individual tenants. The Sponsor Agency(s) will be allowed to sublease individual rooms within the unit to eligible, low-income individuals. The Sponsor Agency(s) will provide a shared housing model and supportive services to program participants and will: screen and determine eligibility of participants; maintain a waiting list if needed; implement a rent policy by which participants will pay no more than 30% of income for rent; enter into sublease agreements with participants; collect rents; and, develop and enforce house rules. PHA does not anticipate that on-site staffing will be required.
- Participants in this pilot program will not be considered public housing residents and will not have the responsibilities and rights associated with PHA public housing resident households. Based on discussions with HUD, PHA plans to request HUD approval to classify the units covered under master lease as “MTW Neighborhood Services” units in accordance with PIH 2011-7. PHA will then report on households served through the MTW 50058 form. PHA’s understanding is that each occupied unit will count as one household for MTW purposes, irrespective of the number of individuals sharing the unit.

- Participants will not be subject to PHA’s Admissions and Continued Occupancy Policies including, but not limited to, those related to Eligibility Determination, Continued Occupancy, Transfers, Informal Hearings or Grievance Hearings. However, participants will be subject to admissions and continued occupancy policies established by the City or qualified, local non-provider with whom PHA has entered into a master lease.
- Lease enforcement (up to and including evictions), house rules enforcement, rent collection and other property management activities will be the responsibility of the City or qualified local, non-profit provider with whom PHA has entered into a master lease.
- PHA will ensure that all units meet UPCS standards at initial inspection. PHA’s role will be to prepare the unit for initial occupancy and perform routine and emergency maintenance services.
- The City and/or Sponsor Agency(s) will provide PHA will quarterly reports that provide basic data on program participants including household income, dates of occupancy, supportive services provided, outcomes achieved and other required information.

In FY 2020, PHA continued to work with the City to plan and finalize pilot program details including identifying units for rehabilitation, defining work scopes and working through operating issues. PHA and the City executed a Memorandum of Understanding for the pilot program. The City is currently soliciting third party partners to manage program operations, and PHA will prepare a master lease with the provider. PHA projects that 25 units will be placed under a master lease in FY 2021. PHA has also engaged in discussions with the Community College of Philadelphia (CCP) for potential referral of at-risk CCP students to the shared housing pilot program.

Approval and Implementation

- Approved FY 2020
- Implemented FY 2020

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2020.

Actual Significant Changes

There were no significant changes to this activity in FY 2020.

Changes to Metrics

No changes were made to the metrics identified in the FY 2020 Annual Plan.

Challenges in Achieving Benchmarks & Possible Strategies

PHA did not achieve the planned benchmarks; however, as noted above, substantial progress was made in working with the City to implement the program in FY 2021.

Metrics:

<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	10	0	No
<i>*Annual goal for FY 2020 is 10 units.</i>				
<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0	10	0	No

B. Not Yet Implemented Activities

MTW Activity 2014-1: Flexible Subsidy Initiative

Description/Update: The Flexible Subsidy Initiative provides PHA with the flexibility, subject to HUD approval, to establish operating subsidy levels for newly constructed public housing units which blend MTW Block Grant funds (HAP and Operating Fund). This activity was approved by HUD in FY2014. PHA has not utilized this flexibility in the Plan Year or previously; however, it may be utilized, subject to HUD approval, in future transactions.

C. On Hold Activities

Not applicable.

D. Closed Out Activities

Table 20 provides a summary of previously approved MTW activities that PHA has completed, discontinued, or determined do not require MTW authority to implement:

Table 20: Closed Out MTW Activities

Activity	Plan Year	Close Out Year	Reason for Close Out
Assisted Living	FY 2009	FY 2011	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.
Home Care Services	FY 2009	FY 2011	PHA discontinued this activity prior to its implementation based on a determination that services can be more efficiently delivered through third-party partners.
Scattered Site Income Tiering	FY 2011	FY 2011	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.
HCV Time Limit	FY 2004	FY 2012	PHA discontinued this activity due to economic conditions which limited the availability of jobs for residents.
HCV HQS Enforcement	FY 2004	FY 2012	PHA elected to discontinue this policy based on a decision to establish uniform HQS enforcement policies for both MTW and Non-MTW vouchers.
Public Housing Service Order Policy	FY 2004	FY 2012	PHA elected to discontinue this policy after discussions with the HUD Field Office concerning the need to expedite service order response times.
Tenant Responsibility Training	FY 2004	FY 2013	Determination made that activity does not require MTW flexibility.
Blueprint	FY 2004	FY 2013	PHA continues to implement the Blueprint Program; however, a determination was made that activity does not require MTW flexibility.
Transitional Housing Facilities	FY 2007	FY 2013	Determination made that comparable activities are authorized under Partnership Initiative.

Activity	Plan Year	Close Out Year	Reason for Close Out
LIFE Program	FY 2007	FY 2013	Determination made that activity does not require MTW flexibility.
Community Service Policy	FY 2011	FY 2013	Determination made that activity does not require MTW flexibility.
Expanding Use of LIHTC	FY 2011	FY 2013	Determination made that proposed activities were covered under Partnership and Unit-Based Leasing/Development Initiatives.
Family Economic Development Action Plan/Tenant Responsibility Training	FY 2004	FY 2014	PHA discontinued this activity along with discontinuation of HCV time limit as they were interrelated activities. No additional statutory exceptions outside of the current MTW flexibilities were considered.
Comprehensive Resident Self Sufficiency Services	FY 2005	FY 2014	PHA continues to provide comprehensive resident self-sufficiency services that utilize MTW Block Grant funds. However, no MTW programmatic waivers are required. These activities are now referenced in Chapter V under the Single Fund Flexibility section.
90 Day Voucher Reissuance Policy	FY 2005	FY 2014	PHA elected to discontinue this policy based on an assessment that it would not contribute to PHA's utilization goals.
Accessible Unit Retrofitting and Development	FY 2010	FY 2014	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.
Moving to Work Family Agreement Addendum	FY 2004	FY 2016	PHA elected not to utilize this Agreement and instead provides a Family Responsibilities form to each household at each regular recertification.
Minimum threshold for utility allowance reimbursements	FY 2009	FY 2016	PHA elected not to establish a minimum threshold of \$20 for payment of utility allowance payments.
Adult Day Care	FY 2011	FY 2017	PHA transitioned the program to a qualified third party provider, and does not provide MTW funding or utilize MTW waivers to support the activity.

V. Sources and Uses of MTW Funds

A. Actual Sources and Uses of MTW Funds

i. Actual Sources of MTW Funds in the Plan Year

As required, PHA submits unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the HUD Financial Assessment System. For informational purposes, the FDS for FY 2020 is shown below.

SOURCES		
FDS Line Item	FDS Line Item Name	Actual
70500 (70300+70400)	Total Tenant Revenue	\$29,220,990
70600	HUD PHA Operating Grants	\$370,829,870
70610	Capital Grants	\$64,072,855
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$1,784,305
71600	Gain or Loss on Sale of Capital Assets	\$10,076,337
71200+71300+71310+71400+71500	Other Income	\$5,477,757
70000	Total Revenue	\$481,462,114

ii. Actual Uses of MTW Funds in the Plan Year

USES		
FDS Line Item	FDS Line Item Name	Actual
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$43,252,069
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$0
92500(92100+92200+92300+92400)	Total Tenant Services	\$1,813,519
93000(93100+93200+93300+93400+93600+93800)	Total Utilities	\$20,030,672
93500+93700	Labor	\$37,785,900
94000(94100+94500+94200+94300)	Total Ordinary Maintenance	\$11,036,459
95000(95100+95200+95300+95500)	Total Protective Services	\$6,499,416
96100(96110+96120+96130+96140)	Total Insurance Premiums	\$7,856,780
96000(96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$57,706,362
96700(96710+96720+96730)	Total Interest Expense and Amortization Cost	\$42,303
97100+97200	Total Extraordinary Maintenance	\$2,893,415
97300+97350	Housing Assistance Payments + HAP Portability-In	\$166,021,601
97400	Depreciation Expenses	\$0
97500+97600+97700+97800	All Other Expenses - Capital & Development	\$53,231,660
90000	Total Expenses	\$408,170,156
Sources greater than / (less than) Uses		\$73,291,958

iii. Describe Actual Use of MTW Single Fund Flexibility

Sources of Funds:

During FY 2020, most of PHA's funding came from HUD in the form of Housing Choice Voucher Funds, Public Housing Operating Subsidy, Capital Fund grants and Family Self Sufficiency grants totaling \$434.9 million. PHA also received \$29.2 million in tenant revenues, and \$10.1 million in the sale of lands and scattered sites properties.

Uses of Funds:

- PHA continues to increase affordable housing opportunities for low income families by providing over \$166 million in housing assistance payments (HAP) for the tenant based and project-based programs under the Housing Choice Voucher (HCV) program. PHA also provided \$16.1 million for operating cost associated with the mixed finance communities.
- PHA expended \$43.3 million in Administrative Expenses, which includes MTW initiated family programs, management efficiencies, staff training and development, and customer relations management improvement.
- Maintenance Expenses for PHA's developments and scattered sites totaled \$11.0 million, and included contracts for Landscape & Grounds, Heating and Cooling, and other contracts to ensure routine and emergency issues are addressed timely.
- PHA invested \$6.5 million in Protective Services to ensure continued quality of life for our residents.
- PHA expended about \$1 million on family self-sufficiency programs, which includes the Job Plus, ROSS and FSS grant funded programs.
- PHA completed new construction of a family rental development at Blumberg Senior as part of the Sharswood transformation. The development is a long-term project-based assistance offering 83 vouchers, and utilizing the "transfer of assistance" provisions of the Rental Assistance Demonstration Program.
- PHA commenced construction of Susquehanna Square in October 2019. The development is a long-term project-based assistance offering 37 vouchers, and utilizing the "transfer of assistance" provisions of the Rental Assistance Demonstration Program.
- Within the Sharswood/Blumberg target area, PHA undertook a wide range of additional activities to help transform the area into a community of choice including completing

the third phase (3rd and 4th floors) of rehabilitation on the previously shuttered Vaux School.

Table 21 provides a summary of PHA’s MTW and Non-MTW funded resident services, including partner provided services, along with the participation levels in FY 2020.

Table 21: Residents Service Program Summary for FY 2020

Program/Partner	Program Description	Target Population	Funding Source	Residents Served in FY 2020
<i>Adult Education and Training</i>				
ABE/GED Program	Adult Basic Education and General Equivalency Diploma education in the required domains.	Residents 18 to 55	MTW	40
Community Partners Job Training – AAA and CCP	Occupational Skills training (CDL and Nurse Aide) in career areas with reasonable growth potential and connection to employment.	Residents 18 to 55	MTW	40
ReBuild Training Program	Construction and Finishing Trades Training Program	PHA Residents and Community Residents	City of Philadelphia	10
Temple University North Philadelphia Workforce Initiative - Training Programs	Electrical Training Program Property Maintenance Training Program	PHA Residents	Lenfest Foundation - Temple University	35
PHA Workforce Center	Drop in Center - Employment “One Stop” providing connections to jobs and training opportunities.	PHA Residents	MTW	120 visits per month
PHA’s Intro to Construction Skilled Training Program – Trades for a Difference	Training program introducing young adults to the trades. Trainees use PHA worksites to practice skills	PHA Residents 18-25	MTW	15
Section 3 Job Bank	Ensure that economic opportunities, are provided to PHA residents through workshops, info sessions and job matches.	Residents 18 to 55	Section 3 vendors	17 residents employed
<i>Youth Programs</i>				
PowerCorps PHL	Landscape Training for young adults	Youth Ages 18-24	Partnership	25
Afterschool Programs at 11 sites	On site programs which meet the standard of providing (1) homework assistance, (2) project based learning, (3) community service, and (4) physical/ body kinesthetic activities	Youth Ages 6 - 18	MTW	220
PHA Summer Camps at 11 sites	Summer enrichment activities to prevent academic regression.	Youth Ages 6 - 13	MTW	280 enrolled

Program/Partner	Program Description	Target Population	Funding Source	Residents Served in FY 2020
Mighty Writers Out of School Programs	Provides literacy programming and activities at two sites	Youth ages 3-18	Partnership	Approximately 100 PHA residents enrolled. Additional 100 community youth served.
Youth Summer Jobs Program – Summer WorkReady	Six weeks of summer employment for youth. Youth are placed at PHA sites.	Teens	Philadelphia Youth Network WorkReady program and nonprofit partners	23 students placed at PHA
Parent Child Plus Program	Provides literacy exposure to children ages 1-3 through home visits and support to enrollment into Headstart or Pre-K programs.	Residents 1-3yo and their families	PHA non-federal funds and Greenlight Foundation	150 families enrolled. 83% children enrolled in Pre-k
<i>Meal Programs</i>				
Summer Food Program at 13 sites	Breakfast and lunch served on site to provide appropriate nutrition during the summer.	Youth ages 5 - 18	MTW/PA Department of Education	38,000 meals served
Senior Meal Programs - Congregate Hall Philadelphia Corp of Aging (3 sites)	Meal program, which not only enable residents to have appropriate nutrition, but also best practice fellowship to support aging in place.	Residents 62 and over	HUD	16,422 meals served @ Congregate Hall 19,000 meals served @ 3 sites through PCA
LYFT/Shoprite	Transportation at discounted rates to North Philadelphia Grocery stores	Families	Partnership	100
<i>Financial Management</i>				
Financial Literacy – homeownership track	Course on credit and money management to enable residents to purchase homes.	Residents 18 to 55	MTW	750
FSS COMPASS/ Clarifi	Assessment of individual and family needs, enrollment in FSS, followed by referrals and tracking.	Residents 18 to 55	HUD	711
Home Ownership Program	Housing counseling and assistance with home purchase process. This includes 5H, HCV, and Section 32.	Residents 18 to 55	MTW, Other	1050 attended workshops 83 sales
Assets for Independence	Savings match program to support residents meet their educational goals	Residents 18-55	Department of HHS & PHA non-federal funds	20 reached savings goal and received match
<i>Place Based HUD Initiatives</i>				
Jobs Plus Pilot Program	Place-based employment program designed to increase the earnings and employment of working-age residents	Residents 18 to 62	HUD	337 enrolled

Program/Partner	Program Description	Target Population	Funding Source	Residents Served in FY 2020
ROSS Program	Assessment of individual and family needs, followed by referrals and tracking.	Residents 18 to 55	HUD	203 assessments completed across 6 developments
CNI Bartram Planning	Support to the Bartram Community in beginning to think about growth and development in their community	Community	HUD	Bartram Residents and Southwest Community
CNI Norris Program	Place-based case management for families who moved out of the Norris community. Support returning back to the community.	Entire family	HUD	280 assessments completed
SOAR – grant ends 9/19/20	Support with FAFSA applications and enrollment into post-secondary schools	Residents in High school	HUD	229 enrolled
<i>Scholarships and Assistance</i>				
PhillySEEDS	Competitive scholarship awards based on academic achievement.	Youth/Adults 18 to 55	Section 3 Vendors	70
PhillySEEDS	Homeownership cost assistance	Residents	Section 3 Vendors	43
PhillySEEDS	Security deposit assistance	Residents	Section 3 Vendors	31

B. Local Asset Management Plan

i. Did the MTW PHA allocate costs within statute in the Plan Year?

No

ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?

Yes

iii. Did the MTW PHA provide a LAMP in the appendix?

Yes

iv. If the MTW PHA has provided a LAMP in the appendix, provide a brief update on implementation of the LAMP. Please provide any actual changes, or state that the MTW PHA did not make any changes in the Plan Year.

No changes made in the Plan Year.

VI. Administrative

A. Reviews, Audits, and Inspections

Table 22 below includes general descriptions and statuses of HUD reviews, audits and/or physical inspection issues for which PHA was required to take action to address deficiencies and/or recommendations in FY 2020.

Table 22: Status of HUD Reviews, Audits & Inspections

Review	Summary Description	Status
HUD Follow Up Maintenance Monitoring Review	HUD Maintenance Monitoring Review report was submitted to PHA in April 2016. PHA submitted responses and corresponded with HUD in 2016. HUD closed out three of eight required actions in December 2016. The HUD Field Office has indicated that PHA's response to the remaining five required actions are acceptable. Before formally closing out the review, HUD will review PHA's implementation of these actions during the next Maintenance Review.	Open
HUD PIH Compliance Monitoring Review	HUD assessment of PHA's programs, including compliance with HUD program requirements and regulations for the period from April 1, 2016 to March 31, 2017. The HUD review team requested, and PHA responded to, 32 items. One finding currently remains open concerning lead management, and PHA is working with HUD close the finding out. In FY 2020, HUD requested additional information in April and August 2019. PHA provided responses in May and October 2019, and is awaiting HUD's response.	Open
HUD Office of Inspector General (OIG) HUD Funds Audit	The survey portion of this audit was initiated by OIG in January 2017. PHA was verbally notified in February 2019 that two items from the survey would be opened for audit. PHA provided an email response to OIG in March 2019. An exit conference to review draft report was held in September 2019. PHA received the final report on April 20, 2020, after the reporting period. It is currently under discussion with the regional office, pending their management decision.	Open
HUD Office of Inspector General (OIG) Audit of HUD Oversight of Lead Based Paint in Public Housing and HCV	HUD OIG is conducting an audit of HUD's oversight of lead-based paint in public housing and HCV housing. In 2017, PHA provided survey and case information requested by the OIG in various submissions. PHA received follow up correspondence from HUD in June 2019, and submitted a response in July 2019.	Open
HUD Management Decision Letter: Audit Report: PA002-2018	One (1) finding was noted on the Management Decision Letter issued by HUD. The associated findings resulted from the Independent Audit for FY 2018, received in March 2019. PHA submitted a response to HUD in April 2019. The HUD close out was received in May 2019.	Closed
HUD Management Decision Letter: Audit Report: PA002-2019	One (1) finding was noted on the Management Decision Letter issued by HUD. The associated findings resulted from the Independent Audit for FY 2019. PHA submitted a response to HUD, and the HUD close out was received in February 2020.	Closed

PHA has instituted a policy whereby 100% of all deficiencies noted during REAC inspections, routine or otherwise, are tracked by way of creating a service order in the Customer Relationship Management system. Once created, these service orders can then be accessed and updated until work is complete. Addressing actual maintenance, the entire agency has placed a stronger emphasis on the creation of service orders to immediately address deficiencies, both inside and outside of units, found during annual or informal inspections and site visits. PHA believes that these measures will continue to have a positive impact on future REAC scores.

B. Evaluations

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

C. Certification of MTW Statutory Requirements

PHA certifies that, in Fiscal Year 2020, it continued to meet the three statutory objectives of the MTW program. The Board resolution containing the certification required by HUD is included as an Appendix.

VII. Appendices

A. Replacement Housing Factor Funds Appendix

REPLACEMENT HOUSING FACTOR FUNDS

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. HUD executed the RHF Amendment on February 26, 2014.

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

- RHF funds were included in the Sources and Uses tables of the FY 2020 Annual 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 of its 2nd Increment RHF funds prior to developing the public or affordable housing under the proportionality requirements of the RHF Amendment, Option 3.
- PHA will develop the number of affordable and/or public housing units required in accordance with the proportionality test under the RHF Amendment, Option 3
- As of 3/31/2020, all RFP grant funds have been expended. PHA has no remaining balances for RHP grants.

B. Limited English Proficiency Policy Information

LIMITED ENGLISH PROFICIENCY POLICY INFORMATION

PHA’s Board-approved Limited English Proficiency Policy (LEP) commits the agency to taking “...all reasonable steps to ensure that PHA’s programs, services, and activities are accessible to persons with Limited English Proficiency. This is consistent with PHA’s goal to provide equal housing opportunities for all qualified applicants and residents and its commitment to prohibiting discrimination on the basis of national origin, in PHA’s selection of families and provision of services.

PHA has designated an LEP Coordinator, and has posted its LEP Policy on the PHA website at this link: http://www.pha.phila.gov/media/164231/lep_policy_4_1_13.pdf

PHA’s website incorporates the Google Translate feature that allows users to translate any web page into an extensive menu of available languages. Further, as part of its commitment to promoting open access to PHA programs and services, PHA provides translations of other documents, telephone translations and in-person translation services upon request. Below is information on telephone and in-person translation services utilized in FY 2020.

Telephone Translation Services Provided in FY 2020

Language	Number of Calls	Minutes
Albanian	2	40
Amharic	1	13
French	1	26
Haitian Creole	1	1
Mandarin	2	10
Russian	28	159
Spanish	944	7,350
Total	979	7,599

In Person Translation Services Provided in FY 2020

Language	Requested	Serviced	Canceled
American Sign Language	14	4	10
Haitian Creole	11	8	3
Spanish	1	1	0
Total	26	13	13

Forms and Notices

PHA documents are translated on an ongoing basis in response to the needs and/or specific requests of applicants, HCV participants, public housing residents, vendors and the general public. PHA maintains a library of documents that have been translated into Spanish, the primary language spoken by non-English speakers that are served by PHA programs. PHA has

also translated the public housing lease, lease addenda and related notices along with various other materials into Russian and Mandarin. Periodically, HUD also makes available translated versions of standard HUD forms and other documents used in the Public Housing and HCV programs.

C. Local Asset Management Plan

No changes were made during the Plan Year to the Local Asset Management Plan (attached) that was submitted and approved as part of the FY 2020 MTW Annual Plan.

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 has implemented a local asset management plan for its Public Housing Program as described herein. In the implementation of the plan, PHA will continue to adopt cost accounting and financial reporting methods that comply with HUD and federal regulations 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 Property Managers assigned to each property. PHA Property 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 Public Safety, Maintenance, Development, ISM, Finance and Budget, Human Resources, Community Operations & Resident Development, Office of General Counsel, Supply Chain Management, and the Office of Audit and Compliance support PHA Property Managers. Property Managers have access to on-line detailed and summary management reports on budget status, waitlist management, key performance indicators to facilitate their monitoring and oversight of property level activities. PHA also conducts Performance Management meetings on a monthly basis, to allow for a thorough review of key performance indicators at the individual site and system-wide levels.

PHA Property 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. Property 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 costlier 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 follows:

I. AMP Definitions

An AMP will include any site that receives Operating Subsidies through HUD's Operating Fund Calculation. PHA currently has two types of PHA managed AMPs and PAPMC/AME managed AMPs.

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

PHA has distributed balance sheet accounts by AMPs as planned in the original Local Asset Management balance sheet accounts were analyzed and distributed to between the AMPs and the Indirect Cost Departments.

A. Cash & Investments

PHA maintains consolidated physical bank accounts, but for financial statement and general ledger presentation cash is distributed between all PHA AMPs and the Indirect Cost Departments. Direct cash and expenses are charged to the proper AMPs or Indirect Cost Departments general ledger account. At the end of the year, cash is adjusted to offset indirect cost allocations between the AMPs and the Indirect Cost Departments. The offsetting of the indirect cost allocations effectively adjusts the inter fund balances to zero except where the AMPs have a negative cash balance which is presented as an inter-fund to the Indirect Cost Departments. All remaining cash and investment balances are presented with the Indirect Cost Departments and reported in the MTW Column of the FDS.

Investment income will be allocated between the PHA Managed AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

B. Tenant Accounts Receivable and Allowance for Doubtful Accounts

Tenant accounts receivable balances and allowance for doubtful accounts are reported on an AMP basis for each of the PHA Managed AMPs. The ending balances are reconciled to the tenant supporting detail ledgers,

PAPMC/AME Managed AMPs tenant balances are not reported as AMPs in the FDS. Based on PHA's analysis of GASB pronouncements, these AMPs are presented as discrete component units. Tenant accounts receivable and allowance for doubtful accounts are included in the PHA Audited financial statements as a 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 / Worker's Compensation Cash and Liabilities

The PHASI and Worker's Compensation cash and liabilities will remain with the Indirect Cost Departments and reported in the MTW column of the FDS. 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. The expenses related to the PHASI liability and worker's compensation liability are charged to appropriate programs or AMPs. PHA has created a cash reserve for the PHASI liability. The cash reserve offsets PHA's liabilities so that the liability is fully funded. PHA utilizes the reserves to pay the liability as needed. PHA has a cash reserve that is held by the Worker's Compensation insurer.

E. Prepaid Insurance

The prepaid insurance balances for the PHA Managed AMPs will be distributed to AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

PAPMC/AME Managed AMPs will not be included in the AMPs Columns of the FDS. Prepaid insurance is included in the PHA Audited financial statements as a discretely presented component unit.

F. Materials Inventory and Allowance for Obsolete Inventory

PHA currently maintains all maintenance materials inventory centrally. AMPs and departments submit requests for inventory and materials are issued then expenses are charged to the appropriate AMP or program. Ending centralized materials inventory and allowance balances for the PHA Managed AMPs will be distributed to AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

PAPMC/AME Managed AMPs will not be included in the AMPs Columns of the FDS. Materials inventory is included in the PHA Audited financial statements as a discretely presented component unit.

G. Fixed Assets and Accumulated Depreciation

Fixed assets and accumulated depreciation will be reconciled to the PeopleSoft Asset Module and distributed to the appropriate PHA Managed AMPs and the Indirect Cost Departments. PHA's Asset Management (AM) Module 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 fixed assets transactions and records all monthly fixed asset entries. Fixed assets and accumulated depreciation are reported with the appropriate AMP or the MTW Column for assets held by the Indirect Cost Departments.

PAPMC/AME Managed AMPs will not be included in the AMPs Columns of the FDS. Fixed assets and accumulated depreciation are included in the PHA Audited financial statements as a discretely presented component unit.

H. Accounts Payable and Accrued Liabilities

Other accounts payable and accrued liabilities include all liabilities not specifically referred to in the following detailed liability categories. Other accounts payable and accrued liabilities will be 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 will be distributed to the Indirect Cost Departments.

I. Payroll Liabilities

All payroll tax and benefits liabilities will continue to be presented with the Indirect Cost Departments and reported in the MTW Column of the FDS. 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) will receive reimbursements from other programs where applicable. The expenses related to the payroll liabilities will continue to be charged to appropriate programs or AMPs.

Accrued salaries and wages liability will be distributed to/ between AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

J. Compensated Absences

Compensated absences liabilities will be distributed to/between the PHA Managed AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

No compensated absences liabilities will be distributed to the PAPMC / AME AMPs because PHA does not charge salaries to these AMPs.

K. Net Position

Invested in Capital Assets balances 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 is distributed.

The Public Housing Program Unrestricted Net Position for all AMPs will be zero because PHA will allocate revenue from the MTW Column to cover the difference between revenues and expenses generated by each AMP. The total Unrestricted Net Position of the Public Housing Program will be included with the MTW Column.

PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Invested in capital assets are included in the PHA Audited financial statements as a discretely presented component unit. PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Unrestricted net assets are included in the PHA Audited financial statements as a 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 AMPs Column of the FDS. Tenant revenue is included in the PHA Audited financial statements as a 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 AMPs Column of the FDS. Direct revenues are included in the PHA Audited financial statements as a 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 number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

D. HUD Operating Subsidy

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.

Operating Subsidy will be allocated to all PHA AMPs based on the difference between revenues, prior to operating subsidy, and expenses excluding depreciation expenses. The amount of Operating Subsidy allocated will be based on the individual AMPs need for subsidy so that revenues are equal to expenses.

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 based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation. PHA will establish separate account numbers for the MTW and 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'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 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 were used.

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 AMPs FDS column are PHA's payment of Operating Subsidies and any other direct expense paid by PHA. All other direct expenses are included in the PHA Audited financial statements as a 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

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 based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

C. 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 were used.

D. 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.

E. Indirect Expenses

PHA will be using an allocation to charge overhead from the Indirect Cost Departments (MTW Column) to all AMPs. Overhead costs will be allocated to the AMPs based the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

V. Capital Fund Program

All expenditures under the Capital Fund program are charged to the appropriate AMP or Indirect Cost Department. Revenues are applied to the appropriate AMP or Indirect Cost Department based on the actual expenditures. The expenditures related to the Indirect Cost Departments or MTW initiatives are reported in the MTW Column of the FDS.

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.

VI. Project Based Budgeting

PHA currently prepares project based operating budgets for all the Amps and departments. PHA adds all the budgets to the Automated Accounting System. The operating budgets are currently used in the procurement, accounts payable process and the preparation of monthly financial statements. 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.

D. Board Certification of Compliance with MTW Statutory Objectives

RESOLUTION NO. 12100

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ANNUAL MOVING TO WORK REPORT FOR FISCAL YEAR 2020 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND CERTIFYING THAT THE THREE STATUTORY REQUIREMENTS HAVE BEEN MET

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

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

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

WHEREAS, Attachment B of the MTW Agreement, HUD Form 50900 Section VI (C), requires a certification in the Annual Report that PHA has met the three MTW statutory requirements of: 1) ensuring that at least 75 percent of the households assisted by PHA are very low-income; 2) continuing to assist substantially the same total number of households as would have been assisted had PHA not participated in the MTW Demonstration; and 3) maintaining a comparable mix of households (by family size) served as would have been had PHA not participated in the MTW Demonstration; and

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

WHEREAS, PHA's fiscal year ended on March 31, 2020 and its Annual Report is due to HUD on or before June 30, 2020; and

WHEREAS, PHA has prepared its Annual MTW Report for Fiscal Year 2020, which is ready for timely submission to HUD and which contains all the required elements;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves PHA's Annual Report for the MTW Demonstration Program for Fiscal Year 2020 (period ending March 31, 2020), as distributed to the Board, for submission to HUD, and certifies that the report reflects that PHA has met the three MTW statutory requirements of: 1) ensuring that at least seventy-five (75) percent of the households assisted by PHA are very low-income families; 2) continuing to assist substantially the same total number of households as would have been assisted had PHA not participated in the MTW Demonstration; and 3) maintaining a comparable mix of households (by family size) served as would have been served had PHA not participated in the MTW Demonstration; and authorizes the President & CEO and/or his designee(s) to undertake all necessary actions including, but not limited to, responding to HUD comments and requests for additional information, in order to secure HUD approval for the MTW Annual Report.

I hereby certify that this was
APPROVED BY THE BOARD ON 6/18/2020

ATTORNEY FOR PHA