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## PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES

Thursday, February 17, 2022, 3 p.m.

The regularly scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was conducted via a virtual platform, due to COVID-19 public health concerns and in accordance with PHA’s By-Laws that provide for remote participation, while respecting the goals and requirements of the Sunshine Act. The protocols for public participation, including opportunities to submit written or verbal comments and questions, were posted on the PHA website as of April 8, 2020, with directions for real-time public audio access for this meeting provided thereafter, as well.

The Chair, Lynette Brown-Sow, welcomed the meeting participants and brought the meeting to order at approximately 3:03 p.m. She proceeded to do a roll call of the Commissioners and all the Commissioners participated: Chair Brown-Sow, Vice-Chair Wetzel, and Commissioners Callahan, Camarda, Coney, Mayo, Purnell, Shahid, Wetzel, and Wise. The President & CEO (“CEO”) and the General Counsel and Board Secretary, Laurence M. Redican, also participated.

Following a moment of silence, as requested by the Chair, and the review by the CEO of the public participation guidelines for this meeting, the CEO made the following announcements:

- 1) Regarding fire safety, PHA is conducting inspections on every smoke and carbon monoxide detector in the housing stock it currently maintains. Stickers will be placed on the smoke detectors to ensure they are not removed or tampered with and resident cooperation is greatly appreciated, and consistent with their responsibilities under their leases.
- 2) The William Penn Foundation Board of Directors has approved a grant to PHA to partner with Mighty Writers to provide children from PHA families with a no-cost, full-day summer camp opportunity. The total grant amount will be \$300,000.00, spread over two years.
- 3) For the Resident Spotlight, Housing Choice Voucher participant Ameerah Holland was recognized, in absentia. She is currently employed by former Office of General Counsel attorney, Wendi Barish, who is now a judge in the Court of Common Pleas. Judge Barish hired Ms. Holland to be a “Tipstaff.” She found out about the opportunity from being active at the Workforce Center. This Tipstaff position allows her to observe other judges as well as report the experience with the other chamber staff.

The Chair then asked whether there were any changes to the minutes of the Board meeting from January 2022, as submitted. Hearing none, the minutes were approved.

Four (4) resolutions were presented, reviewed, and unanimously approved.

**Resolution No. 12195**, attached in Appendix 1, was presented by Janea Jordon, Executive Vice President - Office of Audit and Compliance, for the re-appointment of Chenora Burkett to the Audit Committee for a two-year term, as recommended by the Audit Committee. The resolution was reviewed by the Audit Committee whose chair, Commissioner Purnell, moved for its approval. Following a second, discussion, and the opportunity for public comment (an opportunity offered for all the

resolutions and there was none for any of them), the motion was unanimously approved, by roll call.

**Resolution No. 12196** attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM"), to authorize PHA to contract with ACW Abstract, LLC, Surety Title Company, LLC and Keystone Agency, Inc. for Real Estate Related Services, in a total aggregate amount not to exceed one million dollars (\$1,000,000.00). This resolution was reviewed by the Finance Committee and Commissioner Callahan, as its chair, moved for its adoption. After a second, and Commissioner Callahan noting that the committee had reviewed and recommended the resolution, the motion was unanimously approved, by roll call.

**Resolution No. 12197**, attached in Appendix 1, was presented by Debra Shore, Senior Counsel – Risk Management, to authorize PHA to execute insurance contracts based on insurance quotations procured by Conner Strong & Buckelew under its existing contract with PHA. The types of insurance to be procured include: General Liability insurance; Public Officials and Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity and Crime insurance; Fiduciary Liability insurance; Auto Liability insurance; Auto Physical Damage insurance; Mold Liability insurance; Pesticide Liability insurance; and Cyber Security and Liability insurance. The total amount to be expended under the contracts is not to exceed five million nine hundred eleven thousand six hundred seventy-seven dollars (\$5,911,677.00). The Finance Committee reviewed this resolution and its chair, Commissioner Callahan, moved for its approval. Following a second and Commissioner Callahan stating that the committee had met to review the resolution, which it recommended for approval, the resolution was unanimously approved, by roll call.

**Resolution No. 12198**, attached in Appendix 1, was presented by Celeste C. Fields, Senior Executive Vice President/Chief Administrative & Financial Officer, to authorize the adoption of the PHA's FY 2023 Comprehensive Operating and Capital Budgets. The FY 2023 Comprehensive Operating and Capital Budgets project revenues at \$659,732,516.00. Expenditures for FY 2023 are projected at \$659,732,516.00. Adjusted Net Income for FY 2023 is \$0, and the FY 2023 budget is balanced. The PowerPoint presented at the Board meeting is attached as Appendix 2. The Finance Committee also reviewed this resolution. Commissioner Callahan, chair of the Finance Committee moved for its approval. Following a second and discussion, including appreciation for the clarity of the presentation and the commitment that it reflects to preserving and expanding affordable housing, the resolution was unanimously approved, by roll call.

It was noted that no public comments were received this month for any of the resolutions nor for the **Public Comment period**.

There being no further business, upon a motion and a second, the meeting ended at approximately 3:45 p.m.

Respectfully submitted,



*Laurence M. Redican*  
General Counsel  
Philadelphia Housing Authority

**APPENDIX 1**

**THE PHILADELPHIA HOUSING AUTHORITY  
MEETING OF THE BOARD OF COMMISSIONERS  
2013 RIDGE AVE.  
PHILADELPHIA, PA 19121<sup>1</sup>  
THURSDAY, FEBRUARY 17, 2022  
AGENDA**

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- A. Call to Order** – Lynette Brown-Sow, Chair
- B. Remarks** – Kelvin A. Jeremiah, President & CEO
- C. Approval of the Minutes** of the Board Meeting held January 20,2022, as distributed
- D. New Business**
  - 1. RESOLUTION RE-APPOINTING CHENORA BURKETT TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

Janea Jordon
  - 2. RESOLUTION AUTHORIZING CONTRACTS FOR REAL ESTATE RELATED SERVICES WITH ACW ABSTRACT, LLC; SURETY TITLE COMPANY, LLC; AND KEYSTONE AGENCY, INC.**

Dave Walsh
  - 3. RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE**

Debra Shore
  - 4. RESOLUTION APPROVING THE FISCAL YEAR (FY) 2023 OPERATING AND CAPITAL BUDGETS**

Celeste Fields
- E. Public Comment Period**

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<sup>1</sup> This meeting is being conducted virtually, pursuant to the procedures on PHA’s website at [www.pha.phila.gov](http://www.pha.phila.gov) due to safety and health concerns for our residents, staff, the Board, and the public raised by the COVID-19 pandemic.

**RESOLUTION NO. 12195**

**RESOLUTION RE-APPOINTING CHENORA BURKETT TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") created an Audit Committee, by Resolution No. 11571 ("Audit Resolution") on November 30, 2012, the charter of which was most recently amended by Resolution No. 11785 on May 21, 2015, which states as follows, with regard to membership:

**Section II. Membership**

The Committee shall consist of seven (7) members; five (5) voting members, and two (2) non- voting members, serving as advisors to the Committee. The Committee's voting members shall elect the Committee's Chair and Vice Chair. The Chair shall be a member of the Audit Committee who is also a member of PHA's Board of Commissioners. At least four (4) independent members shall be selected from outside of PHA (PHA employees are excluded from being an independent member). PHA's Executive Vice President ("EVP") of the Office of Audit and Compliance and PHA's Senior Executive Vice President of Finance - Chief Financial Officer shall comprise the remaining advisory members of the Committee.

**Section III. Independent Members**


The Board shall select the Independent Members, who shall serve for a two-year period that may be renewed by the Board from time to time.... the Board will attempt to select as an Independent Member a person who meets the definition of an "audit committee financial expert" with the following attributes:

- An understanding of financial statements and generally accepted accounting principles.
- An ability to assess the general application of such principles in connection with the accounting for estimates, accruals and reserves.
- Experience in preparing, auditing, analyzing or evaluating financial statements that present a level of complexity of accounting issues generally comparable to what could be raised by PHA's financial statements or experience actively supervising one or more persons engaged in such activities.
- An understanding of internal controls and procedures for financial reporting.
- An understanding of audit committee functions.
- An understanding of public housing programs, including federal, state and local public housing rules, regulations, budget and finance.

**WHEREAS**, Chenora Burkett ably serves on the Audit Committee, with her initial two-year term starting upon her appointment on February 15, 2018, pursuant to Board Resolution No. 11976, which was continued for another term on February 20, 2020 by Board Resolution No. 12080, so that it will expire on February 20, 2022; and

**WHEREAS**, the Audit Committee recommends her re-appointment;

**BE IT RESOLVED**, that the PHA Board of Commissioners does hereby approve and consent to the re-appointment of Chenora Burkett as an independent member of PHA's Audit Committee, for a two-year term, pursuant to the terms and conditions of the Audit Charter.

I hereby certify that this was  
APPROVED BY THE BOARD ON 2/18/2022  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12196**

**RESOLUTION AUTHORIZING CONTRACTS FOR REAL ESTATE RELATED SERVICES WITH ACW ABSTRACT, LLC; SURETY TITLE COMPANY, LLC; AND KEYSTONE AGENCY, INC.**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for real estate related services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

**WHEREAS**, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

**WHEREAS**, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to ACW Abstract, LLC, Surety Title Company, LLC and Keystone Agency, Inc.; and

**WHEREAS**, work is to be assigned to each of the three (3) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contracts at any time during the course of these contracts at the discretion of the contracting officer; and

**WHEREAS**, it is recommended that the aggregate amount to be expended under the three (3) contracts, combined, shall not exceed one million dollars (\$1,000,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is four hundred thousand dollars (\$400,000.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is two hundred thousand dollars (\$200,000.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is two hundred thousand dollars (\$200,000.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is two hundred thousand dollars (\$200,000.00);

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with ACW Abstract, LLC; Surety Title Company, LLC; and Keystone Agency, Inc. for a total aggregate amount not to exceed one million dollars (\$1,000,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.



I hereby certify that this was  
APPROVED BY THE BOARD ON 2/18/2022  
*[Signature]*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12197**

**RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has a continuing need for General Liability insurance; Public Officials and Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance, Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage insurance; Mold Liability insurance; Pesticide Liability insurance; Cyber Security and Liability insurance; and such other policies as may be deemed necessary by the President & CEO; and

**WHEREAS**, PHA entered into a contract with Conner Strong & Buckelew ("Conner Strong") on November 29, 2017, for the provision of qualified professional insurance brokerage and consulting services; and

**WHEREAS**, at PHA's request, Conner Strong has solicited insurance quotations from various insurers for insurance needs covered under this resolution; and

**WHEREAS**, based on Conner Strong's recommendations, PHA reviewed and selected the policies and actions set forth on the attachment to this resolution, as providing appropriate coverage and being in the best interest of PHA; and

**WHEREAS**, each insurance policy has a deductible and PHA is required to pay up to the amount of the deductible for each claim on the policy and such deductible payments are not included in the premium amounts set forth herein; and

**WHEREAS**, it is recommended that the insurance contracts, as set forth on the attachment to this resolution, be acquired in the total premium amount not to exceed five million nine hundred eleven thousand six hundred seventy-seven dollars (\$5,911,677.00).

**BE IT RESOLVED**, that the President & CEO or his authorized designee is hereby authorized to execute insurance contracts with various insurers, as procured by Conner Strong, for General Liability insurance; Public Officials & Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance; Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage Insurance; Mold Liability insurance; Pesticide Liability insurance and Cyber Security and Liability insurance, as set forth in the attachment to this resolution, in a total amount not to exceed five million nine hundred eleven thousand six hundred seventy-seven dollars (\$5,911,677.00), and to expend any amounts required to be paid as deductibles and fees under the policies, subject to availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts.



I hereby certify that this was  
APPROVED BY THE BOARD ON 2/18/2022  
*[Signature]*  
ATTORNEY FOR PHA

**ATTACHMENT TO RESOLUTION REGARDING INSURANCE CONTRACTS**

<b>COVERAGE</b>	<b>INSURER</b>	<b>LIMIT</b>	<b>DEDUCTIBLE</b>	<b>NEW 2022 PREMIUM</b>
Commercial Property	HAPI	\$100,000,000	\$50,000	\$2,056,288
Boiler & Machinery	Hartford Steam Boiler	\$50,000,000	\$10,000	\$42,783
General Liability	HARRG	\$15,000,000	\$50,000	\$1,127,336
Mold	HARRG	\$500,000	\$50,000	\$84,192
Pesticide	HARRG	\$1,000,000	\$25,000	\$3,949
Public Officials	HARRG	\$2,000,000	\$50,000	\$168,640
Employment Practices	HARRG	\$2,000,000	\$50,000	\$799,054
Law Enforcement	HARRG	\$1,000,000	\$25,000	\$86,342
Employees Benefits	HARRG	\$1,000,000	\$25,000	\$20,000
Fidelity & Crime	Travelers	\$3,000,000*	\$100,000	\$32,585
Fiduciary	Euclid	\$15,000,000	\$25,000	\$49,215
Auto Liability	HARRG	\$2,000,000	\$0	\$866,968
Auto Physical Damage	Travelers	Actual Cash Value	\$1,000	\$495,508
Cyber Security	Zurich	\$3,000,000	\$25,000	\$78,817
<b>TOTAL</b>			\$5,425,408	\$5,911,677

Note: Conner Strong & Buckelew is the broker for most PHA policies. Premium payments are made to Conner Strong for the Fidelity & Crime, Fiduciary, and Cyber insurance policies. Other premium payments are made directly to the insurers involved.

**RESOLUTION NO. 12198**

**RESOLUTION APPROVING THE FISCAL YEAR (FY) 2023 OPERATING AND CAPITAL BUDGETS**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") Board of Commissioners approved and adopted Resolution No.11525, dated April 26, 2012, which authorized the implementation of the PHA Budget Policies and Procedures Manual; and

**WHEREAS**, the PHA Budget Policies and Procedures Manual outlines the policies, procedures and practices required to produce the PHA's Annual Operating and Capital Budgets and to assure consistency, accuracy, and tracking of PHA's allocation of resources; and

**WHEREAS**, PHA has developed balanced FY 2023 Operating and Capital Budgets for the Low- Income Public Housing ("LIPH"), Housing Choice Vouchers ("HCV") and the Capital Fund ("CFP") Program; and

**WHEREAS**, the U.S. Department of Housing and Urban Development ("HUD") requires a certification from the Chair of the Board of Commissioners: as to the Board's approval of the budget; that all statutory and regulatory requirements have been met; and that the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents; and

**WHEREAS**, the Charter of the Finance Committee, as adopted by the Philadelphia Housing Authority ("PHA") Board of Commissioners on May 21, 2015, by Resolution No. 11777, states that the Committee's responsibilities include the following: "Review the financial aspects of major proposed transactions, new programs and services, as well as proposals to discontinue programs or services, and make action recommendations to the Board, as appropriate; monitor the financial performance of PHA as a whole against approved budgets, long-term trends, and industry benchmarks; and require and monitor corrective actions to bring the organization into compliance with its budget and other financial targets;" and

**WHEREAS**, the Finance Committee has reviewed and approved the FY 2023 Operating and Capital Budgets, in substantially the form presented at the Board meeting of February 17, 2022, previously presented to the Board, and to be attached to the minutes of this Board meeting; and

**WHEREAS**, PHA certifies that all statutory and regulatory requirements have been met and the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents;

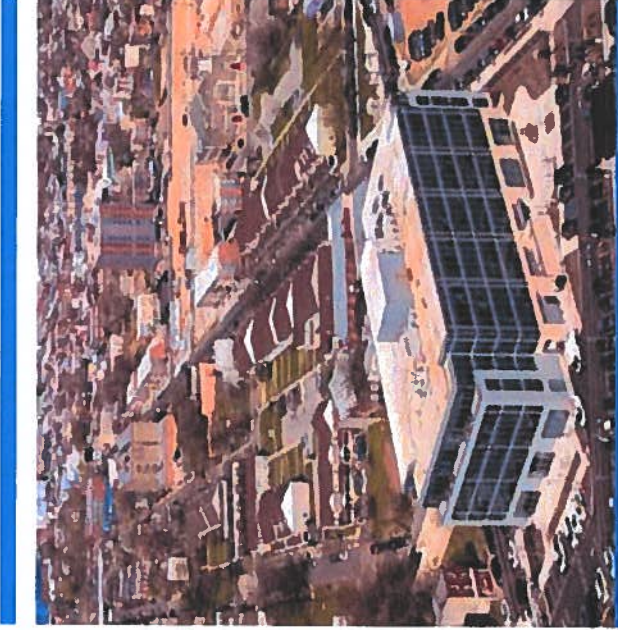
**BE IT RESOLVED** that the PHA Board of Commissioners hereby approves the FY 2023 Operating and Capital Budgets, in substantially the form presented at the Board meeting of February 17, 2022, previously presented to the Board and the Finance Committee, and to be attached to the minutes of that Board meeting, and authorizes the Chair of the Board of Commissioners to complete and submit to HUD any required certification as to Board approval of the FY 2023 budget, as well as any previously Board-approved budgets from the past two (2) years.

I hereby certify that this was  
APPROVED BY THE BOARD ON 2/18/2022  
  
ATTORNEY FOR PHA



**APPENDIX 2**

***Budget Resolution PPT Presentation***



# FISCAL YEAR 2023 ANNUAL COMPREHENSIVE BUDGET

APRIL 1, 2022 – MARCH 31, 2023

Kelvin A. Jeremiah, President & CEO

Celeste C. Fields, Chief Administrative & Financial Officer

Kevin B. Shields, Director of Budget

# OVERVIEW

The Philadelphia Housing Authority (PHA) provides affordable housing for more than 32,000 low-income households, including seniors, people with disabilities and families with children. More than 90% of households served by PHA qualify as "extremely low-income", with household incomes less than 30% of Area Median Income.

PHA has been a participant in the Moving to Work (MTW) program since 2001 and has been extended through FY2028. As PHA continues to expand its use of MTW flexibility in promoting PHA's long-term strategic objective, PHA has sharpened its focus on improving performance in core business operational areas including property management, maintenance services and resident services. PHA's Plan emphasizes the need to strengthen people, property and partnerships.

PHA's two primary housing programs are Public Housing and the Housing Choice Voucher (HCV) Program. PHA relies on the US Department of Housing and Urban Development (HUD) to fund these programs.

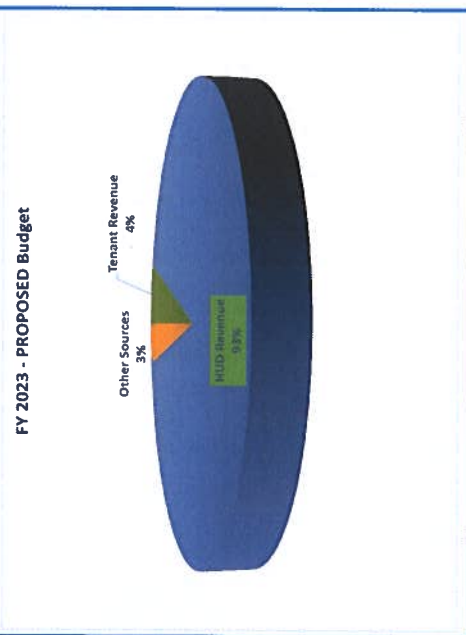
More than 93% of PHA's funding is from annual Congressional appropriations to three HUD funding sources:

1. Public Housing Operating Fund,
2. Public Housing Capital Fund,
3. HCV Housing Assistance Payments Fund; and
4. Family Self-Sufficiency Grants.

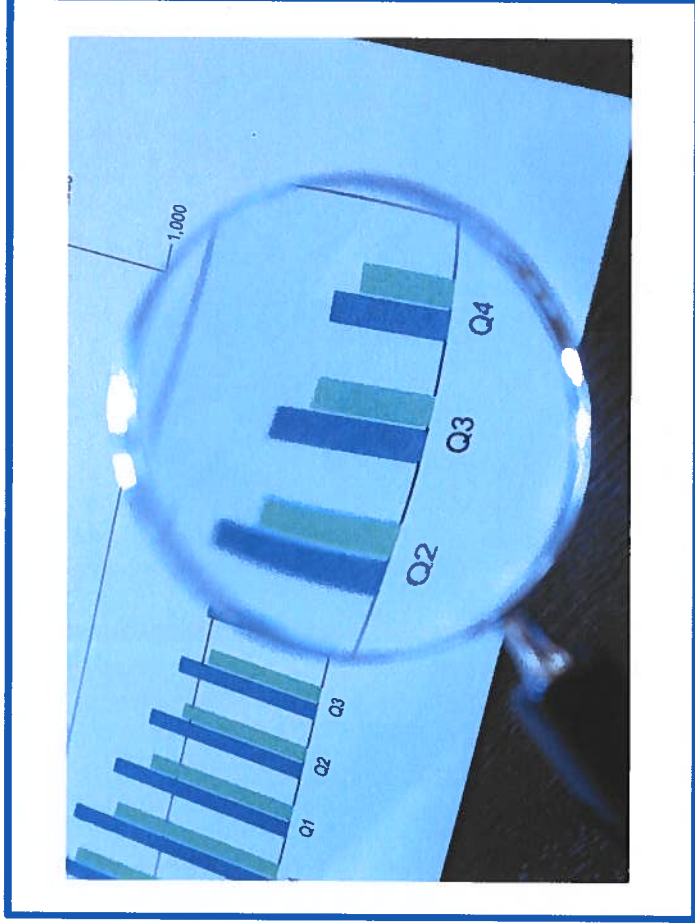
Program	MTW Low-Income Housing Program (LIHP) 95%	MTW Capital Housing Program (CHP) 100%	MTW Moving Choice Voucher Program (MCV) 100%	MTW Neighborhood Partnerships (NHP) Grants	MTW Family Self-Sufficiency (FSS) Grants	Total
TOTAL	\$866.71	\$317.64	\$191.64	\$129.73	\$509.27	\$2,025.03
MTW CHOICE NEIGHBORHOOD INITIATIVE - SHALISWOOD	\$183.71	\$0.00	\$19.73	\$18.00	\$0.00	\$321.44
MTW RESIDENT PROGRAMS AND PARTNERSHIPS (RPH) GRANTS	\$2.04	\$0.00	\$1.89	\$1.89	\$0.00	\$5.82
MTW - HOUSING CHOICE VOUCHER PROGRAM (HCV)	\$13.81	\$4.21	\$18.02	\$18.02	\$0.00	\$54.06
MTW HOUSING CHOICE VOUCHER PROGRAM (HCV) 10%	\$30.31	\$20.45	\$20.45	\$20.45	\$0.00	\$91.66
MTW CAPITAL FUND (PH) 5%	\$81.31	\$81.31	\$81.31	\$81.31	\$0.00	\$325.24
MTW LOW-INCOME PUBLIC HOUSING PROGRAM (LIHP) 5%	\$157.08	\$157.08	\$157.08	\$157.08	\$0.00	\$628.32

Category	2023 Proposed Budget	2022 Approved Budget	FY 2022 Over/Under FY 2022 Budget	FY 2022 Over/Under FY 2022 Target
MTW Low-Income Housing Program (LIHP) 95%	\$866.71	\$842.21	\$24.50	2.9%
MTW Capital Housing Program (CHP) 100%	\$317.64	\$317.64	\$0.00	0.0%
MTW Moving Choice Voucher Program (MCV) 100%	\$191.64	\$191.64	\$0.00	0.0%
MTW Neighborhood Partnerships (NHP) Grants	\$129.73	\$129.73	\$0.00	0.0%
MTW Family Self-Sufficiency (FSS) Grants	\$509.27	\$509.27	\$0.00	0.0%
<b>Total</b>	<b>\$2,025.03</b>	<b>\$1,990.49</b>	<b>\$34.54</b>	<b>1.7%</b>



# BUDGET PRESENTATION



The FY 2023 Comprehensive Budget is presented in a Sources and Uses format. Depreciation and amortization are not included in this presentation. As a result, the financial information presented in this Budget is not intended to comply with Generally Accepted Accounting Principles.

To provide meaningful comparisons to the FY 2023 budget, figures from the approved FY 2022 Board Approved Budget are included in the Summary Budget Overview Schedules.

# BUDGET ASSUMPTIONS

The following budget has been developed based on new FY2023 commitments and assumptions approved by the President & CEO. No new hires, including the filing of vacant positions, will be included in the Budget without the approval of the President & CEO. PHA receives over 93% of its funding from HUD. All funding is based on estimates of the last three fiscal years. The following assumptions have been made:



95% proration for the Public Housing (PH) Operating Fund Program



100% proration for the Housing Choice Voucher Program (HCV)



85% proration for Administrative Fees Earned



Capital funds are based off the 2021 actual Capital funds appropriated



Cost of living increases are set at 3% for non-represented

# FY2023 COMPREHENSIVE BUDGET BY PROGRAM

The FY 2023 Comprehensive Budget is presented in a Sources and Uses format. Depreciation and amortization are not included in this presentation. As a result, the financial information presented in this Budget is not intended to comply with Generally Accepted Accounting Principles.

To provide meaningful comparisons to the FY 2023 budget, figures from the approved FY 2022 Board Approved Budget are included in the Summary Budget Overview Schedules.

	FY 2023	MTW Low- Income Public Housing Program (LPH)	MTW Capital Fund Program	MTW Housing Choice Voucher Program (HCV)	NMTW - Housing Choice Voucher Program (HCV)	NMTW - Resident Programs and Partnerships (RPP) Grants	NMTW - Choice Neighborhood Initiative - Starswood	FY 2023 - PROPOSED Budget Total	FY 2022 - APPROVED Budget	% of Overall Budget	FY 2023 (Under/Over) Budget	% FY 2023 Over/Under FY 2022 Budget
<b>Sources</b>												
Revenue												
Tenant Revenue	\$29,333,580							\$29,333,580	\$29,017,296	4.45%	\$316,284	1.09%
Operating Subsidy	\$141,982,141			\$242,040,559	\$19,917,278			\$403,939,978	\$370,855,618	61.23%	\$33,084,360	8.92%
Capital Grants		\$61,307,484					\$19,730,467	\$81,037,951	\$81,267,639	12.28%	(\$229,688)	-0.28%
Resident Service Grants					\$2,041,652			\$2,041,652	\$1,687,975	0.31%	\$353,677	20.95%
Administrative Fees Earned				\$21,397,920	\$4,056,672			\$25,454,592	\$21,285,864	3.86%	\$4,168,728	19.58%
Interest Income	\$100,000			\$100,000				\$200,000	\$1,322,000	0.03%	(\$1,122,000)	-84.87%
Miscellaneous Income	\$10,109,912			\$100,000				\$10,209,912	\$9,100,000	1.55%	\$1,109,912	12.20%
Fraud Recovery	\$200,000			\$200,000				\$400,000	\$400,000	0.06%	\$0	0.00%
Shared Services Agreement Reimbursement	\$9,319,525							\$9,319,525	\$6,523,613	1.41%	\$2,795,912	42.86%
MTW - Operating Reserves	\$97,795,325							\$97,795,325	\$97,795,325	14.82%	\$0	100.00%
<b>Revenue Total</b>	<b>\$191,045,158</b>	<b>\$61,307,484</b>	<b>\$61,307,484</b>	<b>\$361,033,804</b>	<b>\$23,973,950</b>	<b>\$2,041,652</b>	<b>\$19,730,467</b>	<b>\$659,732,516</b>	<b>\$521,460,065</b>	<b>100.00%</b>	<b>\$138,272,511</b>	<b>26.52%</b>
<b>Uses</b>												
Operating Expense												
Administrative Expense	\$45,280,217			\$32,330,422	\$4,056,319			\$84,892,072	\$75,686,030	12.87%	\$9,206,042	12.16%
Utility Expense	\$23,273,797			\$147,454				\$23,421,251	\$23,369,373	3.58%	\$51,878	0.22%
Insurance Expense	\$17,209,458			\$55,897	\$1,353	\$6,154		\$17,518,769	\$12,056,278	2.66%	\$5,462,491	40.64%
Maintenance Expense	\$74,457,866			\$316,428				\$74,774,294	\$78,443,796	11.35%	(\$3,669,502)	-4.68%
Tenant Services Expense	\$817,373			\$6,499,789		\$2,035,499		\$9,402,661	\$7,079,241	1.51%	\$2,323,420	33.11%
Protective Services Expense	\$8,212,940			\$650,779				\$8,863,719	\$10,944,021	1.34%	(\$2,080,302)	-19.01%
General Expense										0.00%	\$0	100.00%
HCV Housing Assistance Payments (HAP)	\$18,738,064			\$176,000,000	\$19,917,278			\$197,917,278	\$176,854,266	30.00%	\$21,063,012	11.91%
Limited Partnership Subsidy Assistance									\$18,965,576	2.80%	(\$18,965,576)	-1.20%
HCV Portability Expense				\$400,000				\$400,000	\$401,000	0.06%	(\$1,000)	-0.25%
Allowance for Doubtful Accounts	\$624,443							\$624,443	\$580,347	0.09%	\$44,096	7.60%
Other General Expense	\$350,000							\$350,000	\$402,000	0.05%	(\$52,000)	-12.94%
General Expense Total	\$19,712,507			\$176,400,000	\$19,917,278			\$218,029,785	\$197,203,189	33.05%	\$20,826,597	10.56%
<b>Operating Expense Total</b>	<b>\$19,712,507</b>	<b>\$0</b>	<b>\$0</b>	<b>\$176,400,000</b>	<b>\$19,917,278</b>	<b>\$0</b>	<b>\$0</b>	<b>\$218,029,785</b>	<b>\$197,203,189</b>	<b>33.05%</b>	<b>\$20,826,597</b>	<b>10.56%</b>
<b>Non-Operating Expense</b>												
Capital												
Capital Improvements				\$140,419,131				\$140,419,131	\$103,666,132	32.57%	\$36,753,000	35.46%
Bond Debt Service Payment	\$55,462,646			\$2,704,238				\$58,166,884	\$9,425,500	0.41%	\$48,741,384	83.80%
Capital Total	\$55,462,646			\$140,419,131				\$195,885,520	\$113,091,632	32.98%	\$82,793,888	73.04%
Non-Routine / Equipment												
Equipment	\$2,081,000			\$2,625,245				\$4,706,245	\$3,186,446	0.71%	\$1,519,799	47.70%
Non-Routine / Equipment Total	\$2,081,000			\$2,625,245				\$4,706,245	\$3,186,446	0.71%	\$1,519,799	47.70%
<b>Non-Operating Expense Total</b>	<b>\$2,081,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,625,245</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,706,245</b>	<b>\$3,186,446</b>	<b>0.71%</b>	<b>\$1,519,799</b>	<b>47.70%</b>
<b>Total Operating / Non-Operating Expense</b>	<b>\$21,793,507</b>	<b>\$0</b>	<b>\$0</b>	<b>\$181,025,245</b>	<b>\$19,917,278</b>	<b>\$0</b>	<b>\$0</b>	<b>\$222,736,031</b>	<b>\$200,389,634</b>	<b>33.76%</b>	<b>\$22,346,397</b>	<b>11.15%</b>
<b>Net Income/(Loss)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$0)</b>	<b>\$0</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>0.00%</b>	<b>\$0</b>	<b>0.00%</b>

# FY2023 BUDGET HIGHLIGHTS

**\$116.7 million for Salaries and Benefits, a 2.5% increase over FY2022**

**\$197.9 million for Housing Assistance payments through the MTW Housing Choice Voucher (HCV) program, a 12% increase over FY2022**

**\$84.9 million for Administrative Expenses, a 12.16% increase over FY2022**

**\$23.4 million for Utility Expenses for FY2023, consistent with FY2022**

**\$17.5 million for Insurance Expenses, a 40.7% increase over FY2022, mainly to due to additional property insurance**

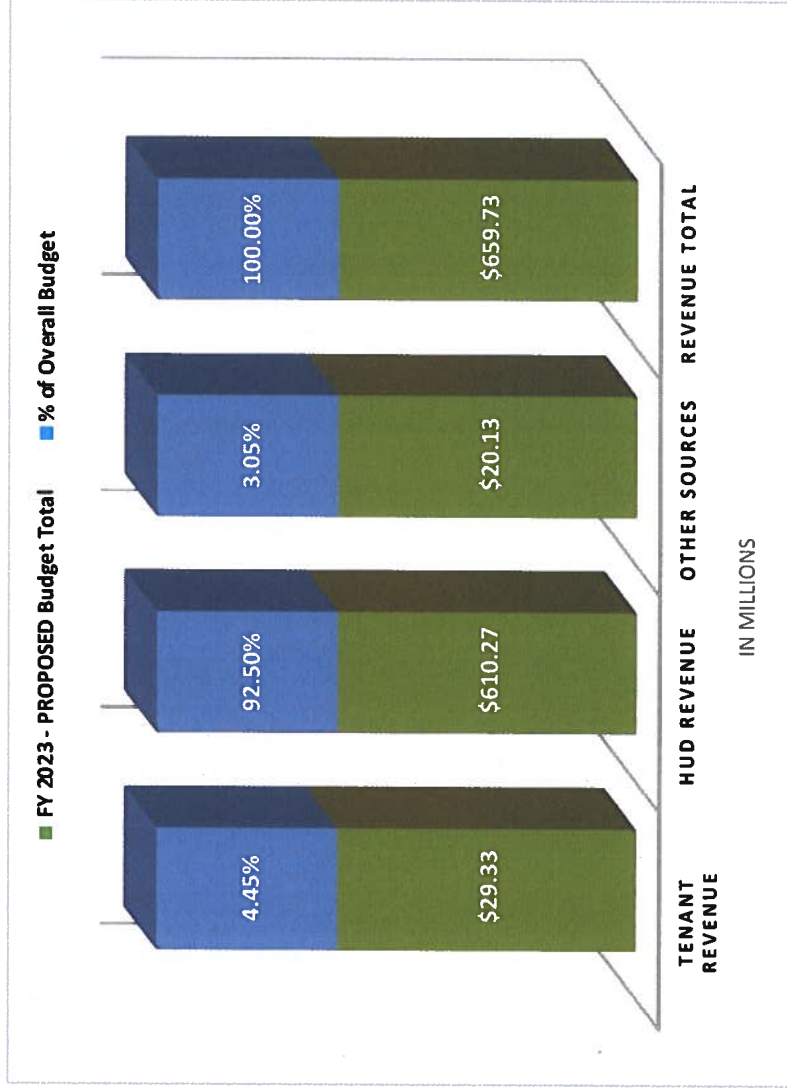
**\$217.6 million in Capital Improvements, Modernization, New Development, RAD and Energy Performance measurements for FY2023**

# FY2023 SOURCES OF FUNDING

Total Sources for FY2023 is **\$659.73** million, a **26.52%** increase over FY2022.

Operating Subsidies, Capital and Resident Services Grants from HUD make up **92.5%** of overall sources

Other sources, make up **3.05%** of total sources.





# FY2023 USES – OPERATING EXPENSES

Operating Expenses total **\$437.43**, or **66.30%** of the overall Uses for FY2022.

- Administrative Expenses total **\$89.84** million or **12.87%** of overall uses,

- Utility Expenses total **\$23.42** million or **3.55%** of overall uses,

- Insurance Expenses total **\$17.52** million or **2.66%** of overall uses,

- Maintenance Expenses total **\$74.77** million or **1.33%** of overall uses,

- Protective Services Expenses total **\$8.86** million or **1.34%** of overall uses,

- Tenant Services total **\$9.93** million or **1.51%** of overall uses,

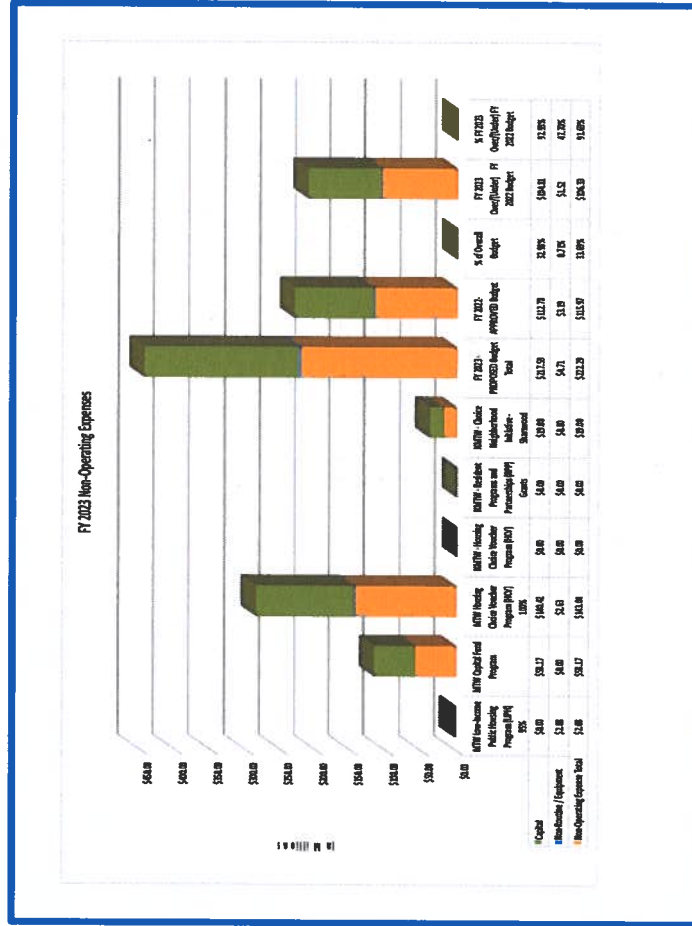
- General Expenses total **\$218.03** million or **33.05%** of overall uses. This includes Housing Assistance Payments (HAP) totaling **\$197.92** million and Limited Partnership Operating Subsidy totaling **\$19.74** million.



# FY2023 USES – NON-OPERATING EXPENSES

Non-Operating expenses total **\$222.29**, or **33.69%** of the overall uses for FY2023 and include the following:

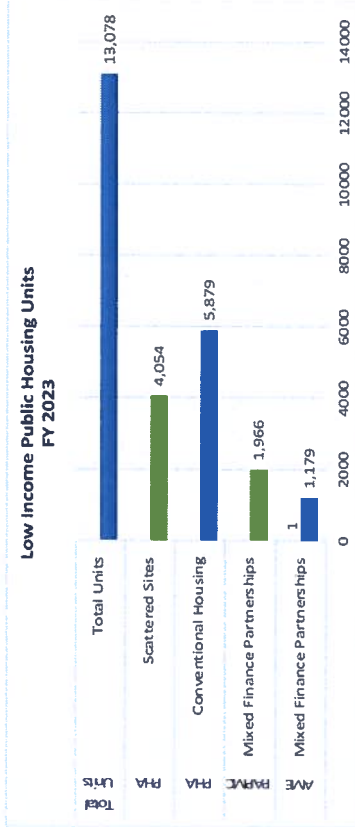
- Capital Activity for the preservation and development of affordable housing is budgeted at **\$214.88** million or **32.57%** of overall uses,
- Non-Routine and Equipment budgeted at **\$4.71** million or **.71%** of overall uses, and
- Capital Bond Debt Service Payments for Series A & D are budgeted at **\$2.70** million or **.41%** of overall uses.



# FY2023 LOW-INCOME PUBLIC HOUSING PROGRAM

PHA's Low Income Housing portfolio consist of **13,078** units of affordable housing throughout the City of Philadelphia. This includes approximately **3,145** low-income tax credit partnerships, in which PHA, through its affiliate PAPMC, manages **1,966** units and **1,179** are alternatively managed.

For FY 2023, the Low-Income Housing program has a projected budget of **\$194.1** million, an increase of **\$6.3** million or **3.4%** over FY 2022's approved budget.



MTW Low-Income Public Housing Program (LIPH)	FY 2023 - PROPOSED Budget	FY 2022 - APPROVED Budget	% of Overall Budget	FY 2023 Over/(Under) FY 2022 Budget	% FY 2023 Over/(Under) FY 2022 Budget
<b>Sources</b>					
<b>Revenue</b>					
Tenant Revenue	\$ 29,333,580	\$ 29,017,296	15.35%	\$ 316,284	1.09%
Operating Subsidy	\$ 141,982,141	\$ 139,224,843	74.32%	\$ 2,757,298	1.98%
Interest Income	\$ 100,000	\$ 800,000	0.05%	\$ (700,000)	-87.50%
Miscellaneous Income	\$ 10,109,912	\$ 9,000,000	5.29%	\$ 1,109,912	12.33%
Fraud Recovery	\$ 200,000	\$ 200,000	0.10%	\$ -	0.00%
Shared Services Agreement Reimbursement	\$ 9,319,525	\$ 6,523,613	4.88%	\$ 2,795,912	42.86%
<b>Revenue Total</b>	<b>\$ 191,045,158</b>	<b>\$ 184,765,752</b>	<b>100.00%</b>	<b>\$ 6,279,406</b>	<b>3.40%</b>
<b>Uses</b>					
<b>Operating Expense</b>					
Administrative Expense	\$ 45,280,217	\$ 39,135,594	23.70%	\$ 6,144,623	15.70%
Utility Expense	\$ 23,273,797	\$ 23,246,967	12.18%	\$ 26,830	0.12%
Insurance Expense	\$ 17,209,458	\$ 12,284,270	9.01%	\$ 4,925,188	40.09%
Maintenance Expense	\$ 74,457,866	\$ 77,788,874	38.97%	\$ (3,331,008)	-4.28%
Tenant Services Expense	\$ 817,373	\$ 852,865	0.43%	\$ (35,492)	-4.16%
Protective Services Expense	\$ 8,212,840	\$ 10,259,813	4.30%	\$ (2,046,874)	-19.95%
General Expense	\$ 19,712,507	\$ 19,945,923	10.32%	\$ (233,416)	-1.17%
<b>Operating Expense Total</b>	<b>\$ 188,964,158</b>	<b>\$ 183,514,306</b>	<b>98.91%</b>	<b>\$ 5,449,852</b>	<b>2.97%</b>
<b>Non-Operating Expense</b>					
Non-Routine / Equipment	\$ 2,081,000	\$ 1,251,446	1.09%	\$ 829,554	66.29%
Equipment	\$ 2,081,000	\$ 1,251,446	1.09%	\$ 829,554	66.29%
<b>Non-Operating Expense Total</b>	<b>\$ 2,081,000</b>	<b>\$ 1,251,446</b>	<b>2.18%</b>	<b>\$ 1,659,109</b>	<b>66.29%</b>
<b>Over/(Under) Budget</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ -</b>	<b>0.00%</b>

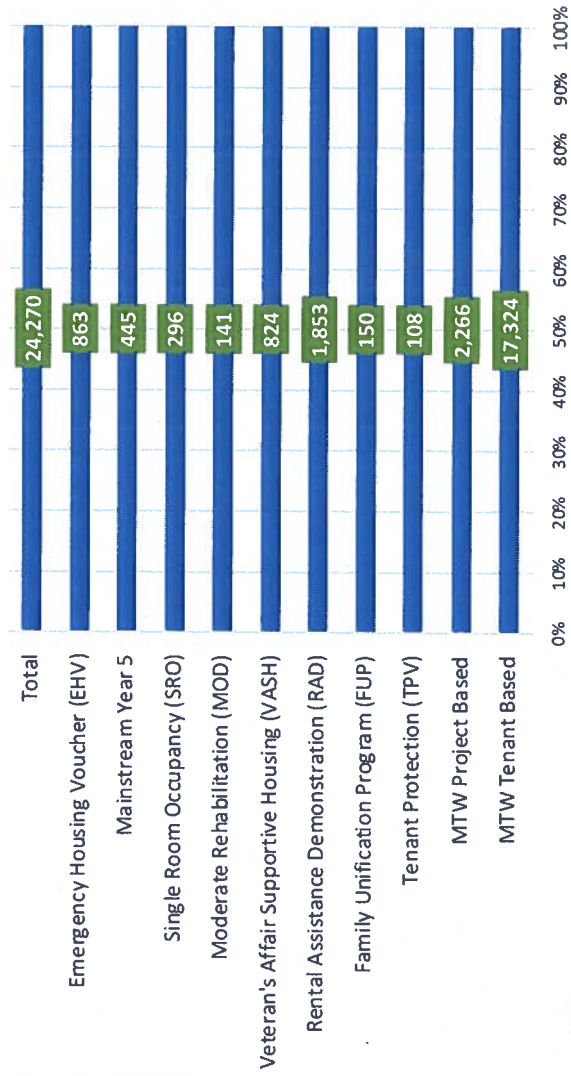
## FY2023 HOUSING CHOICE VOUCHER PROGRAM

PHA's Housing Choice Voucher provides rental subsidies to low-income families residing in housing owned by private, not-for-profit or public landlords.

PHA administers **24,270** vouchers, while under PHA's MTW Agreement, the majority of PHA's HCV vouchers are eligible for funding and programmatic flexibility.

The program also supports family self-sufficiency and home ownership programs.

### Housing Choice Vouchers FY 2023



# FY2022 MTW HOUSING CHOICE VOUCHER PROGRAM

PHA's MTW Agreement, are eligible for funding and programmatic flexibility. This includes Tenant-Based, Project/Unit Based, Rental Housing Assistance Demonstration (RAD) and special purpose voucher under the Veterans Administration Supportive Housing (VASH) vouchers.

For FY 2023, the MTW Housing Choice Voucher program has a projected budget of **\$361.6** million, an increase of **\$112.1** million or **44.95%** over FY 2022's approved budget. This includes **\$97.8** million in MTW Reserves to fund upcoming capital activities.

MTW Housing Choice Voucher Program (HCV)	FY 2023 PROPOSED Budget	FY 2022 APPROVED Budget	% of Overall Budget	FY 2023 Over/(Under) Budget	% of Overall Budget	FY 2022 Over/(Under) Budget	% of Overall Budget
<b>SOURCES</b>							
Revenue							
Operating Subsidy	\$ 342,040,569	\$ 237,780,204	66.83%	\$ 104,260,365	6.26%	\$ 14,100,335	6.26%
Administrative Fees Earned	\$ 21,819,330	\$ 20,509,638	5.93%	\$ 1,309,692	0.37%	\$ -	0.00%
Interest Income	\$ 100,000	\$ 100,000	0.03%	\$ -	-0.00%	\$ (400,000)	-0.00%
Miscellaneous Income	\$ 200,000	\$ 200,000	0.06%	\$ -	0.00%	\$ -	0.00%
Fraud Recovery	\$ 97,795,325	\$ -	27.04%	\$ 97,795,325	100.00%	\$ -	0.00%
MTW - Operating Reserves	\$ 361,633,804	\$ 249,489,841	100.00%	\$ 112,143,963	44.95%	\$ -	0.00%
<b>Revenue Total</b>							
<b>USES</b>							
Operating Expense							
Administrative Expense	\$ 33,330,432	\$ 32,621,608	8.94%	\$ (708,824)	-0.19%	\$ (791,183)	-0.31%
Utility Expense	\$ 147,454	\$ 122,466	0.04%	\$ 24,988	0.01%	\$ 75,048	0.03%
Insurance Expense	\$ 244,557	\$ 106,673	0.07%	\$ 137,884	0.04%	\$ 129,676	0.05%
Travel Expense	\$ 6,490,789	\$ 4,554,077	1.25%	\$ 1,936,712	0.54%	\$ (331,131)	-0.09%
Protective Services Expense	\$ 650,279	\$ 684,208	0.18%	\$ (33,929)	-0.01%	\$ -	0.00%
General Expense	\$ 178,000,000	\$ 173,000,000	49.22%	\$ 5,000,000	1.38%	\$ -	0.00%
HCV Housing Assistance Payment	\$ 400,000	\$ 400,000	0.11%	\$ -	0.00%	\$ -	0.00%
HCV Portability Expense	\$ 176,400,000	\$ 176,400,000	49.33%	\$ -	-0.00%	\$ (2,000)	-0.00%
Other General Expense	\$ 218,359,429	\$ 212,142,381	58.91%	\$ 6,217,048	1.71%	\$ 4,998,000	2.00%
<b>Operating Expense Total</b>							
<b>Non-Operating Expense</b>							
Capital							
Capital Improvements	\$ 140,419,131	\$ 35,411,860	38.83%	\$ 105,007,270	29.63%	\$ 105,007,270	29.63%
Equipment / Equipment	\$ 2,625,245	\$ 1,915,000	0.73%	\$ 710,245	0.20%	\$ 690,245	0.19%
Non-Equipment / Equipment	\$ 1,433,044,376	\$ 37,346,860	39.56%	\$ 1,395,697,515	383.02%	\$ -	0.00%
<b>Non-Operating Expense Total</b>							
<b>Over/(Under) Budget</b>							

# FY2023 NON-MTW HOUSING CHOICE VOUCHER PROGRAM

This program includes Single Room Occupancy (SRO), Moderate Rehabilitation and Special Purpose Vouchers such as the Mainstream Year 5, Family Unification and Emergency Housing Voucher Programs.

For FY 2023, the Non-MTW Housing Choice Voucher program has a projected budget of \$23.9 million, an increase of \$19.7 million or 464.25% over FY 2022's approved budget. This is due to the addition of new special purpose vouchers.

NMTW - Housing Choice Voucher Program (HCV)	FY 2023 - PROPOSED Budget	FY 2022 - APPROVED Budget	% of Overall Budget	FY 2023 - Over/(Under) FY 2022 Budget	% FY 2023 Over/(Under) 2022 Budget
<b>Sources</b>					
Revenue					
Operating Subsidy	\$ 19,917,278	\$ 3,850,572	83.08%	\$ 16,066,706	417.26%
Administrative Fees Earned	\$ 4,056,672	\$ 376,226	16.92%	\$ 3,680,446	978.25%
Interest Income	\$ -	\$ 22,000	0.00%	\$ (22,000)	-100.00%
<b>Revenue Total</b>	<b>\$ 23,973,950</b>	<b>\$ 4,248,798</b>	<b>100.00%</b>	<b>\$19,725,153</b>	<b>464.25%</b>
<b>Uses</b>					
Operating Expense					
Administrative Expense	\$ 4,055,319	\$ 376,226	16.92%	\$ 3,679,093	977.89%
Insurance Expense	\$ 1,353	\$ 17,306	0.01%	\$ (15,953)	-92.18%
General Expense					
HCV Housing Assistance Payments (HAP)	\$ 19,917,278	\$ 3,854,266	83.08%	\$ 16,063,013	416.76%
HCV Portability Expense	\$ -	\$ 1,000	0.00%	\$ (1,000)	-100.00%
General Expense Total	\$ 19,917,278	\$ 3,855,266	83.08%	\$ 16,062,013	416.65%
<b>Operating Expense Total</b>	<b>\$ 23,973,950</b>	<b>\$ 4,248,798</b>	<b>183.08%</b>	<b>\$35,787,165</b>	<b>464.25%</b>
<b>Over/(Under) Budget</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ -</b>	<b>0.00%</b>

# FY2023 RESIDENT PROGRAMS AND PARTNERSHIPS

Resident Programs and Partnerships offers PHA residents a wide variety of training, services and programs to help them gain valuable skills and achieve self-sufficiency. PHA opened the Vaux Community Building, which houses the Workforce Development Center, Homeownership and Self-Sufficiency programs, health services, a Section 3 Resource Center and a high school. PHA plans to open a Youth & Family Center this fiscal year where families would have access to services ranging from pre-natal to post-secondary services and programs.

- There are three main sources of funds:
- Resident Opportunity for Self Sufficiency (ROSS)
- Family Self-Sufficiency (FSS)
- Jobs Plus

For FY2023, the Resident Programs and Partnerships program has a projected budget of **\$9.94 million**, an increase of **\$2.56 million** or **34.52%** over FY2022's approved budget.

Uses	MTW Low-Income Public Housing Program (LIPH)	MTW Housing Choice Voucher Program (HCV)	NMTW - Resident Programs and Partnerships (RPP) Grants	NMTW - Resident Programs and Partnerships (RPP) Grants - Sharswood	NMTW - Choice Neighborhood Initiative	FY 2023 - PROPOSED Budget Total	FY 2022 - APPROVED Budget Total	% of Overall Budget	FY 2023 Over/(Under) FY 2022 Budget	% FY 2023 Over/(Under) FY 2022 Budget
<b>Tenant Services Expense</b>										
Salaries and Benefits		\$ 3,221,957	\$ 529,434	\$ 588,207	\$ 588,207	\$ 4,339,598	\$ 1,263,215	43.65%	\$ 3,076,383	243.54%
Tenant Services - Program Expense	\$ 255,072	\$ 2,689,330	\$ 1,506,065			\$ 4,450,467	\$ 5,824,633	44.77%	\$ (1,374,166)	-23.59%
Tenant Relocation Services	\$ 276,129	\$ 10,000				\$ 286,129	\$ 302,293	2.88%	\$ (16,164)	-5.35%
Tenant Services - Other Expense	\$ 286,172	\$ 578,501				\$ 864,673	\$ -	8.70%	\$ 864,673	100.00%
<b>Tenant Services Expense Total</b>	<b>\$ 817,373</b>	<b>\$ 6,499,789</b>	<b>\$ 2,035,499</b>	<b>\$ 588,207</b>	<b>\$ 9,940,867</b>	<b>\$ 7,390,141</b>	<b>\$ 2,550,727</b>	<b>100.00%</b>	<b>\$ 2,550,727</b>	<b>34.52%</b>
<b>Total FY2023 Budget - Tenant Services</b>	<b>\$ 817,373</b>	<b>\$ 6,499,789</b>	<b>\$ 2,035,499</b>	<b>\$ 588,207</b>	<b>\$ 9,940,867</b>	<b>\$ 7,390,141</b>	<b>\$ 2,550,727</b>	<b>100.00%</b>	<b>\$ 2,550,727</b>	<b>34.52%</b>

# FY2023 CAPITAL FUND PROGRAM

Source	MTW Capital Fund Program		MTW-Corridor Initiative - Sharpswood		FY 2023 - PROPOSED Budget		FY 2022 - APPROVED Budget		% of Overall Budget		FY 2023 - Over/(Under) Budget		% FY 2023 Over/(Under) Budget	
	Revenue	Expenses	Revenue	Expenses	Revenue	Expenses	Revenue	Expenses	Revenue	Expenses	Revenue	Expenses	Revenue	Expenses
Revenue	\$ 61,307,484		\$ 19,730,467	\$ 19,730,467	\$ 181,877,951	\$ 181,877,951	\$ 181,877,951	\$ 181,877,951	100.00%	100.00%	\$ -	\$ (279,580)	\$ -	-0.28%
Expenses		\$ 61,307,484		\$ 19,730,467		\$ 181,877,951		\$ 181,877,951		100.00%		\$ (279,580)		-0.28%
Operating Expense		\$ 55,897		\$ 850		\$ 56,747		\$ 35,165		0.03%		\$ 21,462		60.92%
Administrative Expense		\$ 3,069,704		\$ 141,410		\$ 3,225,114		\$ 3,352,603		3.88%		\$ (126,489)		-9.19%
Insurance Expense		\$ 3,069,704		\$ 141,410		\$ 3,225,114		\$ 3,352,603		3.88%		\$ (126,489)		-9.19%
Worker's Compensation		\$ 55,897		\$ 850		\$ 56,747		\$ 35,165		0.03%		\$ 21,462		60.92%
Insurance Expense Total		\$ 55,897		\$ 850		\$ 56,747		\$ 35,165		0.03%		\$ 21,462		60.92%
Tenant Services Expense		\$ 508,207		\$ 508,207		\$ 508,207		\$ -		0.28%		\$ 508,207		100.00%
Salaries and Benefits		\$ 508,207		\$ 508,207		\$ 508,207		\$ -		0.28%		\$ 508,207		100.00%
Tenant Services Expense Total		\$ 508,207		\$ 508,207		\$ 508,207		\$ -		0.28%		\$ 508,207		100.00%
Operating Expense Total		\$ 3,140,601		\$ 720,467		\$ 3,877,068		\$ 3,387,768		4.70%		\$ 263,200		7.89%
Non-Operating Expense		\$ 55,624,446		\$ 19,000,000		\$ 79,642,446		\$ 68,544,211		91.89%		\$ 6,208,235		9.17%
Capital Improvements		\$ 55,624,446		\$ 19,000,000		\$ 79,642,446		\$ 68,544,211		91.89%		\$ 6,208,235		9.17%
Bond Debt Service Payment		\$ 2,700,238		\$ -		\$ 2,700,238		\$ 9,425,500		3.34%		\$ (6,725,262)		-71.31%
Capital Total		\$ 58,324,684		\$ 19,000,000		\$ 77,342,684		\$ 77,969,711		98.22%		\$ (517,027)		-0.69%
Non-Operating Expense Total		\$ 58,324,684		\$ 19,000,000		\$ 77,342,684		\$ 77,969,711		98.22%		\$ (517,027)		-0.69%
Over/(Under) Budget		\$ -		\$ -		\$ -		\$ -		0.00%		\$ -		0.00%

PHA utilizes a combination of financing alternatives to leverage its capital assets towards the agency's strategic goals. Capital improvements are funded by grants received from the Department of Housing and Urban Development (HUD) as well as PHA's MTW Housing Choice Voucher program.



In addition to HUD funding, PHA received a Choice Neighborhood grant of \$30 million for the Blumberg/Sharpswood area and will use a variety of third-party financing methods, including bonds, low-income housing tax credits (LIHTC), and mortgages to supplement traditional funding sources for capital activities.




For FY2023, the Capital Fund program has a projected budget of \$81.04 million, a decrease of \$229.7 thousand or .28% under FY2022's approved budget.





# FY2023 PLANNED CAPITAL ACTIVITIES


PHA has a five-year capital plan (the Plan) for all Capital Activities. The Plan includes capital and development projects planned for the five-year period from FY 2022 through FY 2026. For FY2023, the below represents activities planned for this upcoming budget period. The work items and projects are organized into the five categories:



Capital Improvements



Energy Conservation Measures (ECM)



Modernization



New Development



Rental Assistance Demonstration (RAD)

Projects	Number of Units	Total Project Cost	NON-PHA Allocation	PHA Allocation	CFP	MTW	Blumberg/Sharswood CNI Grant
2023	1,322	\$ 474,226,090	\$ 259,463,697	\$ 210,762,393	\$ 47,250,328	\$ 141,111,463	\$ 19,000,000
Capital Improvements		\$ 15,562,311	\$ -	\$ 15,562,311	\$ 9,230,560	\$ -	\$ -
Energy Performance Modernization	94	\$ 3,925,033	\$ -	\$ 3,925,033	\$ -	\$ -	\$ -
New Development	1,228	\$ 445,738,746	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -
			\$ 250,463,697	\$ 191,275,049	\$ 38,019,768	\$ 141,111,463	\$ 19,000,000

# FY2023 PLANNED CAPITAL IMPROVEMENTS

PHA's planned capital improvements for FY2022 is \$15.6 million and includes the following:

504 Modifications will be performed on the following sites throughout the year. Reasonable modifications can include structural changes to interiors and exteriors of dwellings and to common and public use areas. Examples include the installation of a ramp into a building, lowering the entry threshold of a unit, or the installation of grab bars in a bathroom.

Site Improvements and Upgrades will be performed on the following sites throughout the year as part of PHA's preventive maintenance and upkeep at our conventional and scattered site developments.

504 Site Modifications / Fair Housing	FY 2023
504 Site Modifications / Fair Housing	\$ 2,612,750
Abbotsford Homes	\$ 75,200
Arch Homes	\$ 53,400
Arlene Homes	\$ 55,250
Barram Village	\$ 10,500
Cecil B. Moore	\$ 55,250
Champlost Homes	\$ 65,750
College View	\$ 66,800
Fairhill Apartments	\$ 50,000
Fairhill Square	\$ 139,250
Francisville	\$ 134,000
Gemantown/Hunting Park	\$ 144,500
Gladys B. Jacobs	\$ 3,675
Haddington Homes	\$ 69,150
Haddington SS	\$ 113,000
Harrison Plaza	\$ 81,500
Haverford Homes	\$ 2,100
Hill Creek	\$ 87,800
Johnson Homes	\$ 113,000
Kate B. Jackson	\$ 10,500
Kingspessing	\$ 139,250
Ludlow	\$ 149,750
Manna	\$ 87,800
Morton Homes	\$ 53,350
Oxford Jefferson	\$ 97,250
Oxford Village	\$ 100,400
Parkview Apartments	\$ 1,575
Queen Lane Apartments	\$ 55,775
Raymond Rosen	\$ 97,250
Richard Allen II	\$ 55,300
Spring Garden Apartments	\$ 38,400
Strawberry Mansion	\$ 138,200
Susquehanna	\$ 86,750
Whitehall Apartments	\$ 54,975
Wilson Park	\$ 105,900
<b>Total 504 Site Modifications / Fair Housing</b>	<b>\$ 2,612,750</b>

Site Improvements	FY 2023
General Building Repairs	\$ 8,054,376
Carpentry	\$ 1,080,000
College View	\$ 280,000
Scattered Sites 901-910	\$ 800,000
Electrical Upgrades	\$ 550,000
PHA-Wide	\$ 250,000
Spring Garden Apartments	\$ 300,000
Electrical/ Lighting	\$ 225,000
Haddington Homes	\$ 70,000
Richard Allen II	\$ 60,000
Whitehall Apartments	\$ 95,000
Facade Repairs	\$ 375,575
Arlene Homes	\$ 375,575
Heating Upgrades	\$ 100,000
Scattered Sites 901-910	\$ 100,000
Roof Repairs / Replacement	\$ 5,404,001
Benley Hall	\$ 1,000,000
Morton Homes	\$ 1,075,200
Scattered Sites 901-910	\$ 800,000
Scattered Sites 901-910	\$ 2,528,801
Window Replacement	\$ 300,000
Scattered Sites 901-910	\$ 300,000
HVAC	\$ 100,000
Heating Upgrades	\$ 100,000
Scattered Sites 901-910	\$ 100,000
Site Eductor	\$ 3,714,983
Concrete replacement	\$ 2,694,983
Champlost Homes	\$ 245,121
Hill Creek	\$ 1,350,000
Parkview Apartments	\$ 99,864
Wilson Park	\$ 1,000,000
Scattered Site Demolition	\$ 200,000
Scattered Sites 901-910	\$ 200,000
<b>Site Improvements</b>	<b>FY 2023</b>
Tree Removal	\$ 820,000
Barram Village	\$ 25,000

# FY2022 PLANNED ENERGY PERFORMANCE ACTIVITIES

Energy Performance Measurements		FY 2023
EPC PHASE V FY 2023		\$ 3,925,033
BAS/SCADA		\$ 200,797
PHA-Wide		\$ 200,797
Electrical- Motor Efficiency upgrades		\$ 58,950
Johnson Homes		\$ 58,950
Hybrid heating /DHW condensing water heater		\$ 474,472
Parkview Apartments		\$ 474,472
Insulation- Pipe		\$ 1,754
Morton Homes		\$ 1,754
Phase V heating upgrades		\$ 462,000
Cecil B. Moore		\$ 462,000
Energy efficient upgrades		\$ 2,727,060
Cassie L. Holley		\$ 98,019
Gladys B. Jacobs		\$ 144,100
Haverford Homes		\$ 31,952
Holmcrest Homes		\$ 786,000
Katie B. Jackson		\$ 144,100
Oxford Village		\$ 104,726
Raymond Rosen		\$ 238,479
Richard Allen II		\$ 64,804
Spring Garden Apartments		\$ 9,488
Whitehall Apartments		\$ 37,392
Wilson Park		\$ 1,068,000
<b>Grand Total</b>		<b>\$ 3,925,033</b>

PHA plans to continue to Phase IV of the \$50 million energy conservation project, which is projected to reduce energy consumption and (for the most part) generate long-range utility costs savings at PHA conventional sites.

For FY2023, PHA has budgeted \$3.9 million.

## FY2023 PLANNED MODERNIZATION ACTIVITIES

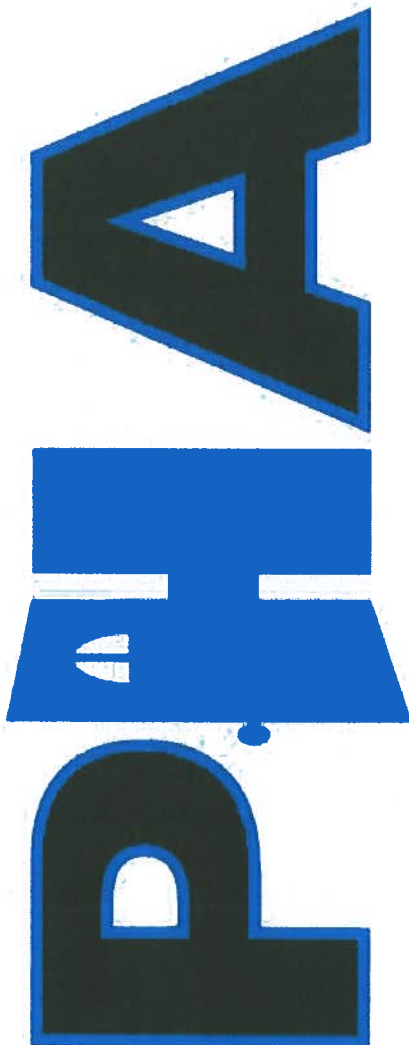
Modernization	Number of Units	Total Project Cost	NON-PHA Allocation	PHA Allocation
Harrison Low-Rise Rehabilitation PH I	94	\$ 9,000,000	\$ 9,000,000	

Plans to rehabilitate and convert 188 units at the Harrison low-rise development under the RAD program. This is a three-phase modernization. For FY2023, Phase I is budgeted at \$9 million using the building as debt.

# FY2023 PLANNED DEVELOPMENT AND RAD ACTIVITIES

New Development and Rental Assistance Demonstration (RAD)	Number of Units	Total Project Cost	NOA-PIA Allocation	PIA Allocation	CFP	MTW	Baltimore Shawswood CVI Grant
<b>New Development</b>	<b>123</b>	<b>\$4,573,746</b>	<b>\$2,943,697</b>	<b>\$1,630,049</b>	<b>\$3,019,766</b>	<b>\$1,411,145</b>	<b>\$1,608,621</b>
<b>ACC Partnership Deals</b>	<b>102</b>	<b>\$1,900,208</b>	<b>\$1,150,208</b>	<b>\$750,000</b>	<b>\$0</b>	<b>\$1,750,000</b>	<b>\$0</b>
A & Indiana Mill Redevelopment (Impact Services Corporation)	36	\$2,500,000	\$2,250,000	\$250,000	\$0	\$250,000	
AWF Plaza (Alphabery West Foundation)	45	\$1,500,000	\$1,250,000	\$250,000	\$0	\$250,000	
Bay Green Crossing - North 10 Philadelphia	41	\$2,750,000	\$2,250,000	\$500,000	\$0	\$500,000	
Baldwin Terrace-Doris Place (HACE)	30	\$6,855,208	\$6,355,208	\$500,000	\$0	\$500,000	
Hess Mill Phase (Gaudenzi)	30	\$1,300,000	\$1,050,000	\$250,000	\$0	\$250,000	
<b>New Construction / Substantial Rehabilitation</b>	<b>138</b>	<b>\$36,659,173</b>	<b>\$0</b>	<b>\$36,659,173</b>	<b>\$0</b>	<b>\$36,659,173</b>	<b>\$0</b>
Beyond Foster Care on Ridge Avenue	36	\$13,659,173	\$0	\$13,659,173	\$0	\$13,659,173	
Fairhill Acquisition	75	\$7,500,000	\$0	\$7,500,000	\$0	\$7,500,000	
Fairhill - Low-Rise Demolition	102	\$5,500,000	\$0	\$5,500,000	\$0	\$5,500,000	
Strawberry Mansion Phase III - Newark & Dover Acquisition		\$10,000,000	\$0	\$10,000,000	\$0	\$10,000,000	
<b>Rental Assistance Demonstration (RAD)</b>	<b>948</b>	<b>\$394,171,865</b>	<b>\$237,905,409</b>	<b>\$156,266,456</b>	<b>\$38,019,768</b>	<b>\$102,702,291</b>	<b>\$19,000,000</b>
Barron Village - Phase I	62	\$12,079,287	\$18,079,287	\$10,000,000	\$0	\$10,000,000	
Blumberg - Shawswood - Hahn Street	112	\$4,500,000	\$20,650,000	\$3,650,000	\$0	\$3,650,000	
Blumberg - Shawswood - PHA Rental Phase I (PH-43)	58	\$3,150,909	\$18,901,909	\$12,600,000	\$2,126,406	\$7,475,574	\$3,000,000
Blumberg - Shawswood - HUNT Phase II (PH-33)	59	\$7,836,796	\$20,383,201	\$7,253,595	\$0	\$4,253,595	\$3,000,000
Blumberg - Shawswood - HUNT Phase III (PH-53)	225	\$10,156,110	\$6,166,738	\$48,989,572	\$20,464,250	\$28,525,122	\$10,000,000
Blumberg - Shawswood - PHA Rental Phase II (PH-64)	65	\$56,000,000	\$16,400,000	\$19,600,000	\$0	\$16,600,000	\$3,000,000
Fairhill - PHASE I - Northside	133	\$59,000,000	\$32,000,000	\$27,000,000	\$10,000,000	\$17,000,000	
Strawberry Mansion - Wilbur Senior Housing	60	\$2,952,263	\$16,977,664	\$8,454,639	\$5,629,092	\$3,000,000	
Strawberry Mansion Phase II - Gordon Extension	69	\$28,400,000	\$16,400,000	\$12,000,000	\$0	\$12,000,000	
Westport Plaza Conversion	65	\$9,745,000	\$6,626,750	\$3,118,250	\$0	\$0	

Through a combination of MTW reserves, capital, tax credit and CNI Shawswood grants, PHA plans to add 1,224 units of affordable housing through conventional ACC partnerships and RAD programs. For FY2023, PHA has a projected budgeted \$191.3 million.



**PHILADELPHIA HOUSING AUTHORITY**

**OPENING DOORS TO OPPORTUNITIES**

**THANK YOU!**