PHILADELPHIA HOUSING AUTHORITY
MOVING TO WORK ANNUAL PLAN
FISCAL YEAR 2024
(APRIL 1, 2023 TO MARCH 31, 2024)

DRAFT FOR PUBLIC COMMENT
OCTOBER 28, 2022

PHILADELPHIA HOUSING AUTHORITY
MOVING TO WORK ANNUAL PLAN – FISCAL YEAR 2024

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I. INTRODUCTION

This Annual Plan provides information on activities planned by the Philadelphia Housing Authority (PHA) under the Moving To Work Demonstration Program (MTW) for PHA Fiscal Year 2024, i.e. the period from **April 1, 2023 to March 31, 2024**.

PHA has been an MTW agency since April 2001, operating under an MTW Agreement with the U.S. Department of Housing and Urban Development (HUD). The MTW Agreement, as amended, describes the authority and flexibility granted to PHA under the MTW program along with the requirements for participation. PHA's MTW Agreement with HUD extends through 2028.

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

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

The FY 2024 Annual Plan incorporates HUD's current reporting requirements as detailed in the HUD Form 50900, which was updated in 2021. Over the course of PHA's participation in the MTW program, the Annual Plan elements have been restructured and modified as needed to comply with HUD's evolving program requirements.

MTW Long-Term Goals and Objectives

PHA established five (5) broad objectives in its first MTW Annual Plan:

- Reform the existing Housing Choice Voucher and Public Housing Programs to improve and increase the supply of quality affordable housing throughout the City of Philadelphia.

- Revitalize neighborhoods where MTW and MTW-eligible residents reside.

- Develop an MTW Family Program to furnish comprehensive family self-sufficiency services to eligible MTW families.

- Establish a Quality of Life Program to promote a living environment that fosters community values, encourages resident participation and positive peer group pressure, and reinforces the responsibilities of public housing residents, voucher participants, voucher landlords, and PHA to one another and to the broader community.

- Establish efficient operating procedures and implement cost-saving strategies.

Under the direction of President and Chief Executive Officer, Kelvin A. Jeremiah, PHA has continued and expanded the use of MTW flexibility in promoting PHA's long-term strategic objectives as described in the Strategic Directions Plan first discussed in the FY 2015 Annual Plan. PHA's MTW activities continue to be guided by twelve priority areas identified in the Strategic Directions Plan, which build on the original MTW objectives.

PHA and the City of Philadelphia collaborated on the development of an Assessment of Fair Housing (AFH) Plan, which was accepted by HUD in February 2017, as well as on the AFH update conducted in FY 2023. The AFH Plan calls for a balanced approach to fair housing planning, one that encompasses: preservation of existing affordable housing resources; development of new affordable housing throughout the City including in low poverty areas; investments in distressed areas to remove barriers and expand opportunities related to education, job creation and transportation; expansion of PHA's HCV Mobility program to support movement of voucher holders to high opportunity areas in Philadelphia and beyond the city boundaries; enhancements to ongoing fair housing outreach, education and enforcement efforts; implementation of an ongoing local and regional dialogue and planning on fair housing issues; and, ongoing efforts to ensure that all citizens have open and fair access to information on housing programs and services. AFH goals and strategies are reflected in PHA's FY 2024 MTW Annual Plan.

Short Term FY 2024 MTW Goals and Objectives

Over the coming year, PHA will continue and expand on its efforts to substantially transform PHA properties and programs, and to support the revitalization of Philadelphia's neighborhoods, by leveraging MTW funding and utilizing flexibility provided by the MTW Agreement in virtually every area of agency operations including conversions of public housing to project-based assistance under the Rental Assistance Demonstration program. PHA's primary goals include preserving and/or redeveloping its existing affordable housing portfolio through asset repositioning, including public housing and Low Income Housing Tax Credit (LIHTC) units, and expanding the supply of new affordable housing units through innovative partnerships and the use of all available financing tools.

PHA will implement a coordinated, comprehensive program of capital improvements, housing and neighborhood development activities, maintenance and management initiatives, and resident supportive services in FY 2024. As PHA's funding for the period is unknown as of the publication date of the MTW Annual Plan, the activities described may be modified based on actual funding levels.

Affordable Housing Preservation and Development Highlights

In FY 2024, PHA will utilize MTW funding and programmatic flexibility to accelerate and expand an ambitious development program in support of its overarching goals to preserve and expand the supply of affordable housing in Philadelphia. PHA's approach incorporates three broad, interrelated strategies:

- ***Repositioning Public Housing*** – The majority of public housing in Philadelphia is now more than a half century old and requires substantial new investments or complete redevelopment. The scale of this preservation and redevelopment effort is daunting and is currently estimated to cost approximately $2.3 billion to complete. Over time, PHA is working to reposition its entire public housing portfolio to project-based assistance in order to secure the funding needed to preserve and/or redevelop aging housing sites, as well as to provide a more secure and stable funding platform that is capable of sustaining affordable housing over the long-term.

- ***Developing New Affordable Housing*** – Increasing the supply of affordable housing is of critical importance to the future of Philadelphia in light of rapidly increasing housing costs, neighborhood gentrification and other market factors that have created enormous housing cost burdens, increased evictions and exacerbated homelessness among low-income families and individuals. Through creative use of the financing tools discussed below, PHA is focused on expanding affordable housing production wherever feasible as part of public housing redevelopment, neighborhood-wide transformation or other partner or PHA-sponsored projects.

- ***Expanding Long-Term Rental Assistance*** – Over the past ten years, PHA has continued to increase funding dedicated for long-term operating subsidy to newly developed or existing housing developments. While not a substitute for increasing the actual supply of housing, long-term rental assistance provided through the Unit Based Voucher program (see below) is a critically important component of PHA's efforts to reduce housing cost burdens for low-income renters.

In support of these interrelated strategies, PHA creatively utilizes MTW Block Grant funding to fund and/or leverage other funding and all available financing and programmatic tools including:

- ***HUD's Rental Assistance Demonstration (RAD*) Program -** RAD is a major component of PHA's efforts to reposition public housing and convert it to Section 8 project-based assistance. Under RAD, the right of existing residents to return to newly constructed or rehabilitated housing is guaranteed and one-for-one replacement of all public housing units is required. The RAD program also incorporates two important features which PHA utilizes to expand the supply of affordable housing: 1) "Faircloth to RAD" through which PHA is able to tap into unused public housing Annual Contributions Contract (ACC) authority, develop new public housing units using that authority and then convert the public housing to project-based assistance; and 2) "Transfer of assistance" through which PHA is able to transfer subsidies from long-term, vacant and distressed public housing scattered site units to newly developed projects covered by project-based assistance contracts.

- ***Low Income Housing Tax Credits (LIHTC)*** and other tax credit programs authorized by the federal or state government which support private investments to finance RAD and/or other development activities conducted by PHA and its development partners.

- ***Special Grant Programs*** such as HUD's Choice Neighborhoods Planning and Implementation grants which provide funding to support the transformation of public housing developments into newly revitalized mixed-income communities with supportive services and neighborhood amenities.

- ***PHA's Unit Based Leasing and Development (UBV) Program***, which provides long-term operating funding to newly developed or existing housing developments. UBV funding ensures that rents are affordable for low-income families by capping tenants rent at 30% or less of adjusted household income. The UBV program subsidizes the difference between tenant rents and actual rental costs, which provides a stable and reliable source of funding to building owners. Many UBV developments are owned by mission-driven, neighborhood-based and other organizations that focus on special needs populations and provide on-site or nearby supportive services to tenants.

- ***Tenant Protection Vouchers*** provide replacement housing vouchers that can be project-based in connection with HUD Section 18 dispositions of public housing.

Subject to approval by the PHA Board of Commissioners, PHA selects projects for the RAD and UBV programs through competitive procurements and plans to issue additional Requests for Proposals and select additional developer proposals in FY 2024 and subsequent years. Summary highlights of PHA's planned affordable housing preservation and development initiatives are included below.

Site/Program	Description	FY 2024 Planned Activity
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. Funded in part by a $30 million HUD grant, the Plan calls for development of 1,203 units of mixed-income housing, including affordable rentals and homeownership units. In addition to this housing activity, construction and occupancy of the new PHA Headquarters Building was completed in January 2019, and PHA launched a new Youth and Family Center on the ground floor in October 2022. The nearby Vaux Community Building has been substantially rehabilitated and is now the site of PHA's Workforce Center, a Section 3 Resource Center, a neighborhood high school, a CVS training facility, resident business incubator and other community services.	By the start of FY 2024, PHA projects that all planned rental housing and a majority of planned homeownership units will be either completed or under construction. To support these activities, PHA may apply for additional Choice Neighborhoods pursuant to HUD's recent Notice of Funding Opportunity. PHA will also continue to support after school and supportive service programming for low-income youth attending the new Big Picture Philadelphia High School in the Vaux Community Building. PHA is currently seeking partners to provide additional health services and anticipates finalizing a new partnership to expand health services in FY 2024.

Site/Program	Description	FY 2024 Planned Activity
Fairhill Apartments	PHA is undertaking the complete redevelopment of the Fairhill Apartments public housing development in multiple on and off-site phases. The redevelopment plan calls for one-for-one replacement of the existing 264 housing units plus 100 additional units; reconfiguration of streets; demolition of low-rise buildings; rehabilitation of two tower buildings as senior housing; development of replacement family units on and off-site; and, rehabilitation of a nearby City-owned Community Center.	In FY 2024, PHA plans to close and start construction on the first phase of construction; to complete planning for the second phase; to acquire and commence rehabilitation of the City-owned Hartranft community center; and to acquire public and privately owned off-site parcels in the neighborhood for future construction.
West Park Apartments	PHA is undertaking the complete redevelopment of the 11-acre, 327-unit West Park Apartments public housing development into a mixed-income, mixed use neighborhood of choice. A preliminary development partner has been selected. Current plans call for building a total of 1,000 units, including renovation of three existing tower buildings, plus development of ground floor commercial spaces. Extensive site reconfiguration and infrastructure improvements will be done.	PHA will continue to plan for the redevelopment financing and design with the potential for a first phase construction start in FY 2024.
Bartram Village	PHA worked with the community to develop a HUD Choice Neighborhoods Transformation Plan for the 500-unit Bartram Village public housing development and the surrounding Kingsessing area. HUD accepted the Plan in April 2020. Implementation of "action activities" funded under the CNI Planning Grant is ongoing. PHA has entered into a predevelopment agreement with Pennrose Properties to evaluate the redevelopment of Bartram Village.	PHA anticipates that the first phase of redevelopment at Bartram will commence in FY 2024, subject to receipt of a 9% Low Income Housing Tax Credit award. PHA intends to apply for a CNI Implementation grant in the future.
Harrison Plaza	PHA is nearing completion of the redevelopment and conversion under the RAD program of the existing Harrison Plaza tower into a senior preference building.	As part of its asset repositioning strategy, PHA is finalizing plans to rehabilitate and convert the remaining low-rise buildings/units at the site to RAD and/or to develop an alternative comprehensive redevelopment plan.
Norris/North Central	Working with the City of Philadelphia, residents and community partners, PHA has completed the Choice Neighborhoods-funded Transformation Plan for Norris/North Central. Overall, the Plan has resulted in extensive community improvements and construction of 272 affordable rental and 30 homeownership	In FY 2024, PHA will continue to firm up plans to develop a remaining parcel of the former Norris Homes into a mixed use development and/or homeownership, possibly in partnership with a third party

Site/Program	Description	FY 2024 Planned Activity
	units. All homeownership units have been sold.	developer. PHA will also continue as People Lead for Choice endowment-funded service activities that benefit residents.
Citywide Asset Repositioning	This activity supports PHA's overall objective to ensure the long-term preservation of conventional public housing, PAPMC-managed public housing and scattered site public housing while protecting the rights of current and future residents.	In FY 2024, PHA will continue to develop feasible asset repositioning strategies to preserve public housing over the long-term through the RAD program, Section 18 dispositions combined with Tenant Protection Voucher and/or RAD/Section 18 blends as appropriate.
Rental Assistance Demonstration	Through RAD, PHA is able to convert public housing assistance to project-based assistance and to expand assistance through Faircloth to RAD. Overall, PHA projects that 2,301 units at existing public housing sites, new transfer of assistance and Faircloth to RAD sites will have closed under the RAD program by the end of FY 2023 (*Table 15*).	In FY 2024, PHA plans to undertake RAD conversion of an additional 2,545 public housing units (including scattered site units that are currently vacant and uninhabitable) (*Table 14*).
Public Housing Development	Working with partners, PHA continues to support the development of new public housing units. Some or all of these newly developed units may convert to project-based assistance through Faircloth to RAD at the time of completion or later.	In FY 2024, PHA will continue to collaborate with partners to develop ten (10) new public housing developments with a total of 429 units (*Table 1*).
UBV	The UBV program provides long-term, project-based rental assistance for low-income households. UBV developments include both new and existing buildings, and many serve special needs populations and provide supportive services.	PHA plans to enter into UBV contracts for an additional 873 units in FY 2024, which includes planned RAD conversions and other development initiatives (*Table 3*). On an ongoing basis, PHA plans to provide UBV subsidies to 4,476 affordable housing units (*Table 4*). In addition to utilizing MTW Block Grant funding, PHA incorporates MTW flexibility in admissions, continued occupancy and other areas.

Other MTW Highlights for FY 2024

- ***Workforce Development, Youth Development & Other Supportive Services*** – In FY 2024, PHA will continue to provide services to support the full range of families' needs, from early childhood development to supportive services for the elderly. PHA will work directly with residents through the Resident Programs and Partnerships (RPP) Division and their Workforce Center, Section 3 Resource Center and Job Bank. In FY 2024, PHA also anticipates serving PHA families with children and expecting parents at the Youth and Family Center, a drop-in center offering a weekly schedule of partner programs and events. PHA will continue to collaborate with long-term partners, including the William Penn Foundation and Temple University, and leverage MTW funding flexibility to expand the programming and support available to PHA families. A summary of PHA's MTW and Non-MTW funded resident services programs is included in the Annual Plan (*Table 11*).

- ***Sponsor-Based Shared Housing Pilot*** – In FY 2024, PHA will continue providing housing opportunities for homeless individuals and other hard to serve special populations, building on and enhancing the ongoing collaboration between the City and PHA to reduce homelessness through the "Blueprint to End Homelessness" initiative. PHA will also offer housing options to eligible low-income students in partnership with the Community College of Philadelphia (CCP). In FY 2024, PHA anticipates that this pilot program will provide 41 housing opportunities, which includes 35 units made available through the partnership with the City and six (6) units through the CCP partnership.

- ***HCV Mobility Program*** – The overall goal of PHA's Mobility Program is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City of Philadelphia. Due to the program's success, PHA will use MTW funding to continue and expand the pilot program. Mobility Counselors will continue to provide a broad range of supportive services and housing counseling to voucher-holders and conduct landlord outreach in order to promote the successful transition of families to higher opportunity areas.

- ***Homeownership*** – Through the MTW Opening Doors to Affordable Homeownership Program (ODAHP), PHA consolidates the existing Section 5h and HCV Homeownership programs with new homeownership initiatives that provide additional financing support for first-time homeowners. Soft-second mortgage and down payment assistance will be offered to eligible participants, in addition to homeownership counseling and support. In FY 2024, PHA will continue its partnership with Jumpstart Philly, where local developers receive training and financial support to renovate scattered site Public Housing units. This partnership will encourage equitable development and provide additional homeownership opportunities for low-income families. Overall, PHA projects that 60 low-income households will become first time homebuyers in FY 2024.

- ***Second Chance Initiative*** – PHA will expand the Second Chance program in FY 2024, making 20 additional vouchers available to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and Mayor's Office of Reintegration Services (RISE) Program. PHA anticipates that up to 30 returning citizens will receive housing assistance and supportive services through the program in FY 2024. PHA will also continue to provide for extensions to

the two-year program term for STAR/RISE participants impacted by the economic and health emergencies caused by the COVID-19 pandemic.

- ***Family Self-Sufficiency*** – In FY 2024, PHA will modify the local MTW Family Self-Sufficiency (FSS) program to revise the current escrow model and provide additional financial incentives for participants and graduates. To encourage broader participation in FSS, PHA will implement a revised escrow model, in which monthly escrow credits are determined by earned income, rather than the change in their Total Tenant Payment (TTP). In FY 2023, PHA anticipates adding 100 new families to the MTW FSS program, bringing the total number of families served to 500. To incentivize completion of interim goals, PHA will provide financial incentives for participants who meet interim goals related to education and job training. PHA will also provide financial incentives to graduating families to encourage homeownership and transition to self-sufficiency.

- ***Rent Simplification and Program Streamlining Initiatives*** – PHA will continue to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency. In FY 2024, PHA plans to re-instate MTW policies related to interim recertifications, which were waived during the COVID-19 pandemic. Specifically, PHA will re-instate the limit on interim rent reductions for families who are not elderly or disabled. PHA may also implement approved changes to the verification and calculation of earned income for Public Housing participants.

- ***Emergency Waivers*** **–** In FY 2024, PHA may utilize approved flexibilities provided under the Emergency Waivers activity in order to respond to residents' needs, alleviate administrative burden on staff, and address challenges by waiving requirements and/or adopting alternative requirements.

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

Background on the MTW Annual Plan

As part of each year's MTW planning process, PHA provides opportunities for residents, PHA staff and the broader community to review the proposed goals, objectives and activities, and to offer feedback. PHA conducted a Resident Roundtable meeting with resident leadership to discuss its contents and provide opportunities for resident input. PHA posted the draft Plan on its website and provided a thirty-day public comment period to allow for resident and general public review. PHA also conducted a public hearing and obtained Board of Commissioners approval prior to submission of the Plan to HUD. See Section VI and Appendix A for additional information.

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

i. Planned New Public Housing Units

PHA plans to add 429 units at ten (10) developments to its public housing inventory in FY 2024 as summarized in Table 1. Note that some of the developments listed below were included in PHA's prior Annual Plans. Financial closings have occurred for the listed sites; however, construction is anticipated to be completed by the close of FY 2024. PHA competitively selected the developments to receive public housing operating subsidy through a Request for Proposals (RFP) under PHA's Unit Based Development and Leasing (UBV) program. All planned public housing developments will be undertaken by third party developer partners. The actual number of new public housing units may vary depending on several variables including changes to financing plans and construction schedules, receipt of Low Income Housing Tax Credits, HUD processing timetables and other factors. PHA will continue to comply with all applicable environmental requirements and coordinate environmental review activities with the HUD Field Office for these developments. PHA may issue a new Request for Proposals (RFP) during FY 2024 and may select additional developments for receipt of public housing Annual Contributions Contract(s) as a result of that or prior RFP(s), subject to approval of the PHA Board of Commissioners. As noted above, due to changes in development plans and schedules, planned developments shown in Table 1 may also appear in prior or subsequent Annual Plans.

Prior to occupancy, some or all of the projects listed below may be converted to Project Based Voucher assistance pursuant to the Rental Assistance Demonstration (RAD) "transfer of assistance" or "Faircloth to RAD" provisions and, thus, may also be listed in Tables 14 or 15. In addition to the new public housing units detailed on Table 1, PHA and/or its development partners plan to develop other public housing units to be converted to Project Based Voucher assistance through the "Faircloth to RAD" initiative over the course of FY 2024 and future years. Further information on PHA's planned Faircloth to RAD activities is included in the Rental Assistance Demonstration discussion below.

Table 1: Planned New Public Housing Units in FY 2024

	Bedroom Size								# Section 504	
AMP Name/#*	**0/1**	**2**	**3**	**4**	**5**	**6+**	**Total ACC Units****	**Population Type**	**Accessible Units (Mobility)**	**Hearing/ Vision**
Allegheny West Plaza	45						45	Senior 62+	12	
Be a Gem Crossing	7	23	11				41	Family/ General	6	
Compassion Senior Living	38						38	Senior	9	3
Father Augustus Tolton Place (Eastwick Senior)	45						45	Senior/Disabled	6	
Mamie Nichols Phase II (Arlene Thorpe Townhomes)	7	7	1				15	Family	6	

AMP Name/#*	Bedroom Size						Total ACC Units**	Population Type	# Section 504	
	0/1	2	3	4	5	6+			Accessible Units (Mobility)	Hearing/ Vision
Mill Redevelopment A & Indiana	3	26	7				36	Family	7	
New Courtland at St. Barts II	48						48	Senior/Disabled	8	
Rafael Porrata Doria Place	30						30	Senior 55+/ Disabled	15	15
Sharswood Phase III	9	35	41	16			101	Family	17	15
West Mill Place	11	11	8				30	Family, Other	4	26
						Total	**429**			

**AMP numbers have not yet been assigned.*
***Refers to total public housing units. Actual total unit count may vary and include other types of units including, but not limited to, market rate, LIHTC only, and Project Based Vouchers.*

ii. Planned Public Housing Units to Be Removed

In FY 2024, PHA plans to demolish and/or dispose of a projected 3,003 units as summarized in Table 2. The planned demolition and disposition initiatives are related to PHA's revitalization program and ongoing portfolio assessment and repositioning efforts including conversion of public housing units to project-based assistance under the RAD program. Table 2 does not include the new public housing units shown in Table 1 that may be converted to project-based assistance through RAD. While Table 2 provides an estimate of the number of units to be removed from the public housing inventory during the Plan Year, the actual number may vary depending on the timetables for HUD and City of Philadelphia approvals, project financing, RAD closings and other factors. Due to variances in development schedules and changes in development priorities, units listed in Table 2 may include units listed in prior year Annual Plans for which demolition and/or disposition has not yet occurred.

Table 2: Planned Public Housing Units to Be Removed in FY 2024

AMP	Development Name	# of Units to be Removed	Explanation for Removal
PA2-031	Bartram Village Phase 1	75	Conversion of existing public housing development
PA2-055	Fairhill Apartments	110	Conversion of existing public housing development
PA2-013	Wilson Park	729	Conversion of existing public housing development
PA2-039	West Park Apartments	110	Conversion of existing public housing development
PA2-015	Harrison Plaza Low Rise	188	Conversion of existing public housing development
PA2-114	Gladys B. Jacobs	80	Conversion of existing public housing development
PA2-062	Cassie Holley	72	Conversion of existing public housing development
PA2-137	Cambridge I	44	Conversion of existing PAPMC public housing development
PA2-129	Cambridge II	40	Conversion of existing PAPMC public housing development

AMP	Development Name	# of Units to be Removed	Explanation for Removal
PA2-147	Cambridge III	40	Conversion of existing PAPMC public housing development
PA2-132	Suffolk Manor	137	Conversion of existing PAPMC public housing development
PA2-138	Mt. Olivet	161	Conversion of existing PAPMC public housing development
PA2-139	GGFE I	245	Conversion of existing PAPMC public housing development
PA2-143	GGFE II	184	Conversion of existing PAPMC public housing development
PA2-133	Richard Allen III	178	Conversion of existing PAPMC public housing development
PA2-126	Eight Diamonds	152	Conversion of existing AME public housing development
PA2-901	Scattered Sites Haddington	28	RAD Transfer of Assistance
		2	Disposition or Demolition of Scattered Site properties
PA2-902	Scattered Sites Mantua	11	RAD Transfer of Assistance
		10	Disposition or Demolition of Scattered Site properties
PA2-903	Scattered Sites Kingsessing	12	RAD Transfer of Assistance
		2	Disposition or Demolition of Scattered Site properties
PA2-904	Scattered Sites Germantown	11	RAD Transfer of Assistance
		8	Disposition or Demolition of Scattered Site properties
PA2-905	Scattered Sites Fairhill Square	10	RAD Transfer of Assistance
		221	Disposition or Demolition of Scattered Site properties
PA2-906	Scattered Sites Francisville	2	RAD Transfer of Assistance
		4	Disposition or Demolition of Scattered Site properties
PA2-907	Scattered Sites Ludlow	10	RAD Transfer of Assistance
		14	Disposition or Demolition of Scattered Site properties
PA2-908	Scattered Sites Susquehanna	23	RAD Transfer of Assistance
		2	Disposition or Demolition of Scattered Site properties
PA2-909	Scattered Sites Strawberry Mansion	7	RAD Transfer of Assistance
		12	Disposition or Demolition of Scattered Site properties
PA2-910	Scattered Sites Oxford Jefferson	22	RAD Transfer of Assistance
		47	Disposition or Demolition of Scattered Site properties
TOTAL		**3,003**	

**Timing for removal of units related to RAD conversions may vary and extend beyond the Fiscal Year.*

PHA has received approval from HUD to dispose of one (1) administrative building property that is in excess of its needs due to the construction of the Agency's consolidated headquarters:

- 1800 S. 32nd Street

PHA intends to proceed with the disposition of the above-listed property in FY 2024 subject to HUD approvals. Also in FY 2024, PHA may submit applications to HUD for demolition and/or disposition of two (2) additional administrative buildings:

- 3100 Penrose Ferry Rd
- 2012 Chestnut Street

PHA may sell or lease the administrative properties based on an assessment of which option will generate the greatest benefit to PHA. PHA may sell these properties at fair market value or at less than fair market value if the future use of the property will be affordable housing. PHA believes that the dispositions are in the best interest of PHA, its residents, and the City of Philadelphia. Finally, PHA intends to submit a disposition application to transfer property in North Philadelphia (PA2-905) to various nonprofits, land trusts and other entities for the development and preservation of affordable housing. PHA will also submit demolition applications for properties in North Philadelphia (PA2-907) for development activities in the area of PHA's Fairhill development and for properties in Sharswood (PA2-910) in connection with redevelopment efforts in the Sharswood neighborhood.

iii. Planned New Project-Based Vouchers

PHA provides project-based voucher subsidies to non-profit sponsors and other private property owners through its UBV Program. Table 3 provides details on new UBV developments that PHA plans to commit to subsidize with vouchers during the Plan Year. This includes RAD conversion developments that PHA projects to be newly placed under commitment or contract in FY 2024. Overall, PHA projects that 873 additional units will be placed under commitment or contract in FY 2024. PHA may issue a new Request for Proposals (RFP) during FY 2024 and may select additional developments for receipt of unit-based vouchers as a result of that or prior RFP(s), subject to approval of the PHA Board of Commissioners. Actual contract/leasing figures may vary based on multiple factors, including contract terminations or suspensions, new and additional projects approved by the PHA Board during the Plan year, HUD RAD processing timetables and other considerations. Due to changes in development plans and schedules, planned developments shown in Table 3 may also appear in prior or subsequent Annual Plans.

Table 3: New Housing Choice Vouchers to be Project-Based in FY 2024

Property Name	# of Vouchers to be Project-Based	RAD?	Description of Project
Amor	8	No	New construction in the Hunting Park neighborhood sponsored by Esperanza.
Compassion Senior Living	38	Yes	New construction in the Cobbs Creek neighborhood for seniors. Sponsored by Compassion Senior Living. Supportive services provided.

Property Name	# of Vouchers to be Project-Based	RAD?	Description of Project
Father Augustus Tolton (Eastwick)	45	Yes	New construction in the Eastwick neighborhood for seniors. Sponsored by Catholic Housing and Community Services.
Harlan Street	22	No	New construction in the Sharswood neighborhood sponsored by Michaels Development.
Janney Apartment	29	Yes	New construction in the Richmond neighborhood sponsored by Human Good.
Liddonfield	150	No	New construction for seniors in Northeast Philadelphia sponsored by New Courtland. Supportive services are provided.
New Courtland at Henry Ave	40	Yes	Rehabilitation of Henry Ave tower for seniors sponsored by New Courtland. Supportive services to be provided.
Old First House	34	Yes	New construction of permanent supportive housing for formerly homeless individuals. Sponsored by Community Ventures.
Parkview- Fairhill Apartments Initial Phase	131	Yes	Partial conversion of existing public housing development sponsored by PHA.
Queen Row	43	Yes	Conversion of existing public housing development sponsored by PHA.
Sharswood Hunt II	30	Yes	New construction in the Sharswood neighborhood sponsored by Hunt. Supportive Services to be provided.
Sharswood Hunt III	101	Yes	New construction in the Sharswood neighborhood sponsored by Hunt.
Sharswood Phase 4a	58	Yes	New construction in the Sharswood neighborhood sponsored by PHA.
Strawberry Mansion Village	34	No	New construction in the Strawberry Mansion neighborhood sponsored by Pennrose. Supportive services to be provided.
West Park Apartments Initial Phase	110	Yes	Partial conversion of existing public housing development sponsored by PHA.
	873	**Planned Total Vouchers to be Newly Project-Based**	

iv. Planned Existing Project Based Vouchers

In addition to planned new project-based vouchers, PHA will continue to provide operating support for a large portfolio of existing units under contract in the UBV Program. Table 4 provides details on those UBV developments that are currently committed and/or under contract, and that PHA projects will be under contract throughout FY 2024. As noted, there are 4,476 units in this category. Actual figures may vary depending on several factors including contract terminations, unit additions and subtractions.

Table 4: Existing Project-Based Vouchers in FY 2024

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
1315 North 8th Street	25	Leased/Issued	Yes	New construction targeted for youths aging out of foster care in the West Poplar neighborhood (homeless) sponsored by Project HOME. Supportive services are provided.
2415 N Broad St	88	Leased/Issued	Yes	New construction in North Philadelphia serving homeless individuals, sponsored by Project Home. Supportive services are provided.
27th & Susquehanna	78	Leased/Issued	Yes	New construction in Strawberry Mansion for low-income families sponsored by Susquehanna Net Zero Housing LP.
4050 Apts	20	Leased/Issued	No	New construction for income-eligible artists in West Philadelphia sponsored by People's Emergency Center. Supportive services are provided.
46th St	4	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
4th & Diamond	32	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
7th & Ritner	0	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided. Development was sold since last Plan.
810 Arch St	70	Leased/Issued	No	New construction development for Homelessness in Center City Philadelphia sponsored by Project Home. Supportive services are provided.
Academy Rd	18	Leased/Issued	No	Existing site for low-income families in Roxborough section of Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Anna's House	12	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
Arch V Temple	49	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Arch VI Temple	40	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Arch VII LIH Walnut	14	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Art Apartments	30	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Pine Lake Management Associates, LP.
Ascension Manor	3	Leased/Issued	No	Existing site for low-income seniors in North Philadelphia sponsored by Liberty Resources. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Belmont I	25	Leased/Issued	No	New construction site for the disabled in West Philadelphia sponsored by Inglis House. Supportive services are provided.
Belmont II	15	Leased/Issued	No	New construction site for the disabled in West Philadelphia sponsored by Inglis House. Supportive services are provided.
Benner/Frankford	8	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Bernice Elza	6	Leased/Issued	No	New construction development for homeless emancipated teens in West Philadelphia sponsored by Peoples Emergency Center. Supportive services are provided.
Bethesda Project Bainbridge	20	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by Bethesda Project. Supportive services are provided.
Bethesda Project South	4	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by Bethesda Project. Supportive services are provided.
Bethesda Project Spruce	13	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by Bethesda Project. Supportive services are provided.
Bigham Place	7	Leased/Issued	No	New construction development for homeless families in Mantua sponsored by People's Emergency Center. Supportive services are provided.
Blakiston St	7	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Blumberg	6	Leased/Issued	No	New construction for low-income families in North Phila sponsored by Philadelphia Housing Authority.
Blumberg 83 Phase III	83	Leased/Issued	Yes	New construction in Blumberg/Sharswood neighborhood serving low-income families sponsored by PHA.
Blumberg Phase I	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 Phase I	6	Leased/Issued	No	New construction in Sharswood neighborhood serving low-income families including 51 RAD and 6 other project-based vouchers sponsored by PHA.
Blumberg Senior	94	Leased/Issued	Yes	Substantial rehab of an existing site for seniors sponsored by PHA. Supportive services are provided.
Boriquen	17	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Boriquen Associates II Limited. Supportive services are provided.
Brentwood Parkside	22	Leased/Issued	No	Existing site for very low-income seniors and families in West Philadelphia sponsored by

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
				Mission First Housing Group. Supportive services are provided.
Cantrell Place	40	Leased/Issued	Yes	Substantial rehabilitation development in South Philadelphia for seniors, sponsored by Presbys Inspired Life. Supportive services are provided.
Casas En La Plaza	29	Leased/Issued	Yes	Rehabilitation of existing family units in North Central Philadelphia, sponsored by Norris Square Community Alliance.
Centennial Village	23	Leased/Issued	No	New construction for low-income families, seniors, disabled in West Philadelphia sponsored by Community Ventures. Supportive services are provided.
Chatham Court Apts	18	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Ingerman. Supportive services are provided.
Chestnut St	6	Leased/Issued	No	Existing site for low-income families in the West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Cloisters III	18	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Cloisters III Housing Partnership. Supportive services are provided.
CNI Norris/North Central Phase III	28	Leased/Issued	Yes	New construction replacement of existing family public housing site sponsored by PHA.
Conklin St	3	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Courtyard at Riverview	470	Leased/Issued	Yes	Rehabilitation of existing housing serving low-income families and seniors, sponsored by Michaels Organization.
Dignity Boss	8	Leased/Issued	No	Existing site for women and children domestic violence victims in Germantown/Mt Airy sponsored by Community For Dignity & Fairness. Supportive services are provided.
Dignity Nedro	4	Leased/Issued	No	Existing site for women and children domestic violence victims in Northwest Philadelphia sponsored by Community For Dignity & Fairness. Supportive services are provided.
Dignity-1	10	Leased/Issued	No	Existing site for women and children domestic violence victims in Germantown, sponsored by Community For Dignity & Fairness Supportive services are provided.
Dignity-15	4	Leased/Issued	No	Existing site for women and children domestic violence victims in Germantown, sponsored by Community For Dignity & Fairness Supportive services are provided.
Dignity-21	11	Leased/Issued	No	Existing site for women and children domestic violence victims in Germantown, sponsored by Community For Dignity & Fairness Supportive services are provided.
Dignity-33	16	Leased/Issued	No	Existing site for women and children domestic violence victims in Germantown, sponsored by

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
				Community For Dignity & Fairness Supportive services are provided.
Dignity-4	3	Leased/Issued	No	Existing site for women and children domestic violence victims in Germantown, sponsored by Community For Dignity & Fairness Supportive services are provided.
Ditman St	10	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Dunlap School	35	Leased/Issued	No	Existing site for seniors in North Philadelphia sponsored by Dunlap Management Partners LP. Supportive services are provided.
Edgewood Manor	33	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Edgewood Manor II Lap. Supportive services are provided.
Elders Place I	43	Leased/Issued	No	Existing senior site in Germantown sponsored by Penn Housing LLC. Supportive services are provided.
Elders Place II	38	Leased/Issued	No	Existing senior site in Germantown sponsored by Penn Housing LLC. Supportive services are provided.
Fattah Homes I	6	Leased/Issued	No	New construction development for homeless families with disability in West Philadelphia sponsored by Peoples Emergency Center. Supportive services are provided.
Fattah Homes II	6	Leased/Issued	No	New construction development for homeless families in Mantua sponsored by People's Emergency Center. Supportive services are provided.
Fourth St Access	24	Leased/Issued	No	Existing site for low-income families in North Philadelphia. Project sponsor is Mission First Housing Group. Supportive services are provided.
Francis House	10	Committed	No	New construction for seniors in Northeast Philadelphia sponsored by St Ignatius. Supportive services are provided.
Francisville East	10	Committed	No	Existing project in the Francisville area at 1703-20 Edwin Walk, 1747 Wyle St and 874 Perkiomen St for low-income seniors and families sponsored by Community Ventures.
Francisville Village	10	Committed	No	Existing project in the Francisville area at 1504-25 Poplar St for low-income families sponsored by Community Ventures.
Freedom Village	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Freedom Village LP.
Gaudenzia Shelton Court	13	Leased/Issued	No	Existing site for homeless low-income individuals in the East Oak Lane section of Philadelphia sponsored by Gaudenzia Foundation Inc. Supportive services are provided.
Gaudenzia Thompson St	6	Leased/Issued	No	Existing site for homeless low-income individuals in the North Central section of Philadelphia sponsored by Gaudenzia Foundation Inc. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Gordon St	21	Leased/Issued	No	New construction for low-income families sponsored by Philadelphia Housing Authority.
Haddington III	48	Leased/Issued	Yes	New construction in West Philadelphia for low-income families, sponsored by 1260 Housing Development Corp. Supportive services are provided.
Harrison Plaza Senior Tower	112	Leased/Issued	Yes	Conversion of tower in existing public housing development sponsored by PHA.
Help I	14	Leased/Issued	No	New construction development for veterans in West Philadelphia sponsored by HELP USA. Supportive services are provided.
Help II	50	Leased/Issued	No	New construction development for veterans in West Philadelphia sponsored by HELP USA. Supportive services are provided.
HELP IV	15	Leased/Issued	No	New construction development for veterans in West Philadelphia sponsored by HELP USA. Supportive services are provided.
HELP V	37	Leased/Issued	Yes	New construction in Northern Liberties section of Philadelphia serving veterans and senior veterans, sponsored by HELP USA. Supportive services are provided.
Hope Bridge Ogden	4	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Hope Bridge Vine St	20	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Imani Homes I	24	Leased/Issued	No	Existing site for homeless families in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Imani Homes II	6	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Imani Homes III	6	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Imani Homes IV	8	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Imani Homes V	11	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Impact Veterans	8	Leased/Issued	No	Existing site for Veteran Families in North Philadelphia sponsored by Impact Services. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
INB Mascher	12	Leased/Issued	No	New construction for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
Inglis House	17	Leased/Issued	No	Existing site for the disabled sponsored by Inglis House. Supportive services are provided.
Inglis House-Elmwood	40	Leased/Issued	No	Existing site for the disabled sponsored by Inglis House. Supportive services are provided.
Jackson St	2	Leased/Issued	No	Existing site for low-income families in the West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Jannie's Place	17	Leased/Issued	No	New construction development for homeless individuals and families in the Mantua neighborhood of West Philadelphia sponsored by People's Emergency Center. Supportive services are provided.
JBJ Homes	15	Leased/Issued	No	Existing site for homeless with special needs in the Fairmount area sponsored by Project Home. Supportive services are provided.
Kate's Place	35	Leased/Issued	No	Existing site for singles and people with disabilities in the Center City area sponsored by Peoples Emergency Center. Supportive services are provided.
Kendrick/Gillespie St	11	Leased/Issued	No	Existing site for low-income families in Holmesburg sponsored by Mission First Housing Group. Supportive services are provided.
Keystone St	6	Leased/Issued	No	Existing site for families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Kings Highway Phase II	31	Committed	No	Existing project in the Kensington area at 2004-06 Stella St, 2927-73 Frankford Ave and 3024-26 Frankford Ave for low-income families sponsored by Mission First.
Larchwood St	4	Leased/Issued	No	Existing site for low-income families in Spruce Hill section of Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Lehigh Park I	49	Leased/Issued	Yes	Rehabilitation of existing housing serving low-income families, sponsored by HACE. Supportive services are provided.
Lehigh Park II	25	Leased/Issued	No	Existing site for families, elderly or disabled sponsored by HACE. Supportive services are provided.
Liberty at Disston	5	Leased/Issued	No	Rehabilitation of nursing home in Northeast Philadelphia sponsored by Liberty Resources. Supportive services are provided.
Liberty Resource	2	Leased/Issued	No	Rehabilitation of development with a preference for disabled seniors in West Philadelphia sponsored by Liberty Resources. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Liberty Welsh	0	Leased/Issued	No	Rehabilitation of nursing home in Northeast Philadelphia sponsored by Liberty Resources. Supportive services are provided.
Lindley Court	11	Leased/Issued	No	Rehabilitation site in Logan for seniors sponsored by Presby Inspired Life. Supportive services are provided.
Los Balcones	21	Leased/Issued	No	Existing site for low-income women and families in North Philadelphia sponsored by Norris Square Association.
Martin St	7	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Monument Mews	60	Leased/Issued	No	New construction development for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Monument Village	11	Leased/Issued	No	Existing site for single women in West Philadelphia sponsored by Methodist Homes. Supportive services are provided.
Morton St	2	Leased/Issued	No	Existing site for low-income families in Germantown Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
MPB School Apartments	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Mission First Housing Group.
Mt Vernon II	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mt Vernon LP.
Mt. Vernon I	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mt Vernon LP.
New Courtland at Allegheny	40	Leased/Issued	No	New construction development for low-income seniors in North Philadelphia sponsored by New Courtland. Supportive services are provided.
New Courtland at Burholme	35	Committed	No	Existing project in the Northeast area at 7023 Rising Sun Ave for low-income seniors sponsored by New Courtland.
New Courtland at Cliveden	32	Leased/Issued	No	New construction development for low-income seniors in Germantown sponsored by New Courtland. Supportive services are provided.
New Courtland at St Barts	42	Leased/Issued	Yes	New construction in Northeast Philadelphia for seniors, sponsored by New Courtland. Supportive services are provided.
Norris Apartments Phase V	45	Leased/Issued	Yes	Choice Neighborhood RAD conversion sponsored by PHA.
Norris CNI Phase II	74	Leased/Issued	Yes	New construction family public housing replacement units sponsored by PHA.
Norris LP	51	Leased/Issued	Yes	Conversion of existing PAPMC public housing development sponsored by PHA.
NPCH - Community Building	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by NPCH Associates.

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Oakdale St	12	Leased/Issued	No	New construction site for low-income families sponsored by Philadelphia Housing Authority.
Osage Ave	0	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Parkside 10	41	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Parkside 11	8	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Paseo Verde	19	Leased/Issued	No	New construction development for very low-income families in North Philadelphia sponsored by Transit Village Affordable Housing LP.
Patriot House	15	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
Penrose	10	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
Plymouth Hall	53	Leased/Issued	Yes	Existing site for seniors in North Philadelphia, sponsored by PHA.
Powelton Heights	30	Leased/Issued	No	Existing site for seniors in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Preston St	7	Leased/Issued	No	Existing site for low-income families in the West Philadelphia area sponsored by Mission First Housing Group. Supportive services are provided.
Queen Lane	55	Leased/Issued	Yes	Conversion of existing PAPMC development sponsored by PHA.
Ray's Place	17	Leased/Issued	No	New construction development for homeless persons with a serious mental illness in North Philadelphia sponsored by Project Home. Supportive services are provided.
Reed St	8	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Regent Terrace	80	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Regent Terrace Housing Partnership.
Reynolds School	49	Leased/Issued	Yes	Adaptive reuse to convert elementary school into housing for homeless veterans sponsored by HELP USA. Supportive services are provided.
Rhawn and Academy	51	Committed	No	Existing project in the Northeast area at 714-718 Rhawn St and 11901-13 Academy Rd for disabled homeless or at risk of homelessness sponsored by Mission First.
Rhawn St	11	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Roberto Clemente House	38	Leased/Issued	Yes	Substantial rehabilitation development in North Philadelphia serving low-income families,

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
				sponsored by Nueva Esperanza. Supportive services are provided.
Sandy's/Catherine House	3	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
Sarah Allen Community Homes	1	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
Sarah Allen IV	2	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
Sarah Allen V	3	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
Sartain School	35	Leased/Issued	No	Existing site for seniors in North Philadelphia sponsored by Sartain School Venture.
School of Nursing – Project HOME	50	Committed	No	Rehabilitation of former nursing school building for homeless individuals sponsored by Project HOME. Supportive services to be provided
Sharswood Hunt Phase 1	30	Committed	Yes	New construction, mixed income development with 60 total units developed by Hunt-Pennrose as part of Sharswood CNI Plan
Sheff/Wingate St	8	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Sheila D Brown Women's Center	9	Leased/Issued	No	Existing site for women with behavioral disabilities in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
SIL Program	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	Leased/Issued	No	Existing site for diverse tenants in West Philadelphia sponsored by Ingerman.
South Phila Scattered	11	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group.
Spring Garden	9	Leased/Issued	No	Existing site for homeless families with disability in West Philadelphia sponsored by Peoples Emergency Center. Supportive services are provided.
Spruce St	3	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
St John Neumann	52	Leased/Issued	Yes	New construction in South Philadelphia serving seniors, sponsored by Archdiocese of Philadelphia. Supportive services are provided.
St. John Neumann Place	52	Committed	No	Existing project in the Greys Ferry area at 2600 Moore St for low-income elderly families sponsored by Catholic Housing and Community Services.

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Strawberry Mansion	55	Leased/Issued	Yes	New construction in North Philadelphia for low-income families, sponsored by PHA.
Susquehanna Apt	47	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Susquehanna Apts LP.
Susquehanna Square	37	Committed	Yes	New construction development in North Philadelphia serving low income families sponsored by Community Ventures.
Thompson St	20	Leased/Issued	No	Existing site for very low-income families in Center City and West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Tillmon Villanueva	38	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
Tioga Family Center	24	Leased/Issued	No	New construction development for homeless low-income individuals in North Philadelphia sponsored by Gaudenzia Foundation Inc. Supportive services are provided.
Tioga Gardens	17	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Tioga Gardens Associates.
Vernon House	68	Committed	No	Existing project in the Strawberry Mansion area at 3226 Clifford St for low-income elderly/disabled families sponsored by Pennrose Management.
Villas De Caribe	44	Committed	No	Existing project in the Fairhill area at 161-171 W Allegheny Ave for low-income families sponsored by HACE.
Villas De Hace	18	Committed	No	Existing project in the Ludlow area at 1426-44 N 6th St and 1429-31 N Marshall St for low-income families sponsored by HACE.
Walnut Park Plaza	224	Leased/Issued	No	Existing site for low-income seniors in West Philadelphia sponsored by Walnut Park Associates LLC.
Walnut Park Plaza (ADA)	3	Leased/Issued	No	Existing site for low-income seniors in West Philadelphia sponsored by Walnut Park Associates LLC.
Walnut St	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
WCRP TNI 1	12	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
WCRP TNI 2	9	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
WCRP-Grace	36	Leased/Issued	No	New construction development for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Witherspoon Senior Apts	40	Leased/Issued	Yes	New construction in West Philadelphia serving seniors, sponsored by Presbys Inspired Life. Supportive services are provided.
	4,476	**Total Existing Project-based Vouchers**		

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

In FY 2024, PHA's development initiatives will continue to be guided by development principles approved by the PHA Board in September 2012. The development principles provide the framework for future development activities undertaken with public and private partners; clarifies the selection and review processes; and provides guidance on PHA's commitment to Section 3 jobs, sustainable development, defensible space principles, and other important issues. In light of funding constraints, PHA's policy also emphasizes the importance of achieving maximum leverage with limited public funds.

PHA's development efforts also 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. PHA collaborated with the City in FY 2023 to update the analysis and goals included in the Assessment of Fair Housing Plan.

Working in collaboration with the City of Philadelphia, PHA will continue to further the shared goal of creating significant new affordable housing opportunities citywide. Table 5 provides a summary of other housing and neighborhood revitalization activities currently planned by PHA that are not specifically referenced elsewhere in this Plan, including initiatives in support of the City of Philadelphia's affordable rental and homeownership goals. Additional initiatives may be added during the Plan year, subject to Board approval and any applicable HUD approvals, which may include acquisitions, housing and/or commercial development and other activities in support of PHA's Strategic Directions Plan. In addition, Appendix C includes PHA's Asset Management Table, which is periodically updated to provide an overview of planned or potential development, disposition, refinancing, conversion and/or homeownership activities at PHA sites.

Table 5: Planned Other Changes to MTW Housing Stock Anticipated in the Plan Year

Site	Description of Project
Brooklyn Heights	PHA will continue to pursue the acquisition (PRA) of land in the Mill Creek neighborhood and is working to address complex title issues in order to develop approximately 32 units on the property.
Strawberry Mansion Acquisition/ Redevelopment	PHA will continue planning and preparing for several rental developments in the Strawberry Mansion section of the City which will include acquisition of publicly and privately owned parcels in the neighborhood. PHA is currently working with a development partner on a rental phase which will include approximately 70 rental units near the newly developed Gordon Apartments.

Site	Description of Project
Falls Ridge	PHA listed vacant land at the former Schuylkill Falls public housing development for sale at fair market value and accepted an offer proposing construction of approximately 150 market rate units on the vacant land. However, the selected developer was unable to finalize zoning approvals, therefore, PHA terminated this agreement. PHA intends to relist the property for fair market value.
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 is also planned to include 7,000 square ft. of commercial space. Discussions on the respective roles of the developer and PHA, project financing and the final development configuration are ongoing. Based on the outcomes of these discussions, PHA will apply to demolish and/or dispose of the property.
Vaux Community Building	PHA has completed the majority of the renovations to the building, which serves as a community center and focal point for the Sharswood/Blumberg neighborhood revitalization effort. Renovations to the auditorium are planned for the future, subject to funding availability.
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 partnership with various City Councilmembers and nonprofit affordable housing developers throughout the City, PHA plans to develop 240 vacant lots and shells into long-term affordable housing with a twenty-year restrictive covenant.
Various Sites - To be determined	PHA continues to actively pursue opportunities to expand affordable housing by utilizing HUD's Faircloth to RAD conversion program. Under this initiative, PHA may enter into partnerships and/or directly develop new public housing that will be converted to PBV assistance upon completion.
Walton School	PHA, either directly or with a third party developer partner, intends to rehabilitate this former school building into approximately 51 rental units for seniors.
Brewerytown Homeownership Initiative	PHA issued a Request for Proposals to develop affordable homeownership units on scattered sites that were part of a RAD conversion in the Brewerytown section of Philadelphia.
West Philadelphia Homeownership Initiative	PHA issued a Request for Proposals to develop affordable homeownership units on scattered sites that were part of a RAD conversion in the Western section of Philadelphia.
City Wide Homeownership Initiative	PHA intends to issue a Request for Proposals to develop affordable homeownership units on scattered sites that were part of a RAD conversion or within its existing portfolio in various sections of Philadelphia.
2112 Ridge	PHA intends to build a mixed-use building that will include affordable housing for the underserved homeless and housing insecure LGBTQIA young adult population along with ground floor retail.
Ridge Avenue Mixed Use	PHA intends to work with development partners to construct mixed-use buildings on vacant lots/buildings along the 2100 – 2300 blocks of Ridge Avenue.
AME Public Housing Sites	PHA will continue to work with project owner/sponsors of AME public housing sites to explore the feasibility of converting from public housing to project-based assistance through the RAD program to ensure long-term preservation of affordable housing units.
Spring Gardens Phase II	Spring Gardens II is an AME public housing site owned by a limited partnership with Michaels Development as the general partner. The development is nearing the end of its initial LIHTC compliance period. PHA is interested in acquiring ownership from Michaels Development. Following acquisition, PHA may convert the site to project-based assistance through the RAD program to ensure long-term preservation of affordable housing.
Philadelphia Nursing Home	The Philadelphia Nursing Home is a 402-bed long-term care nursing facility located at 2100 West Girard Avenue in the Sharswood neighborhood. The facility is owned by the Commonwealth of Pennsylvania and is currently leased to the City of Philadelphia. The City has announced its intention to close the nursing home and terminate the lease by the end of 2022 and to safely relocate existing residents to other nursing facilities. PHA is exploring the option to procure the site from the State and to then comprehensively redevelop it.
2820 Diamond Street	2820 Diamond Street is a new 33-unit housing development that is currently under construction by a private developer. PHA's affiliate (PHDC) is evaluating the feasibility of acquiring the development, which will be operated as mixed-income housing.

vi. General Description of All Planned Capital Expenditures During the Plan Year

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

PHA has prepared a Five Year Capital and Development Plan and maintains updated physical needs assessments for all PHA developments. Capital needs continue to dramatically exceed available funding.

Table 6 provides information on PHA's planned capital and development projects for which expenditures may be made during FY 2024. It includes projects funded from MTW Block Grant and other sources. PHA is required to submit this Annual Plan in advance of receipt of federal funding information for the fiscal year. In light of the uncertainty of future funding, the information on Table 6 is preliminary and subject to change based on actual funding and other factors. Actual obligations and expenditures may vary based on factors such as construction schedules, timing of HUD and local approvals, availability of leveraged funding and new and emerging repair needs. Note that capital projects are often implemented over multiple years and may involve multiple funding sources.

Table 6: Planned Capital Expenditures in FY 2024

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Johnson Homes	504 Site Modifications / Fair Hsg	$66,150
Capital Improvements	Richard Allen	504 Site Modifications / Fair Hsg	$11,025
Capital Improvements	Raymond Rosen	504 Site Modifications / Fair Hsg	$49,613
Capital Improvements	Wilson Park - Senior	504 Site Modifications / Fair Hsg	$63,945
Capital Improvements	Harrison Plaza	504 Site Modifications / Fair Hsg	$33,075
Capital Improvements	Arch Homes	504 Site Modifications / Fair Hsg	$8,820
Capital Improvements	Spring Garden Apts	504 Site Modifications / Fair Hsg	$8,820
Capital Improvements	Queen Lane Apts	504 Site Modifications / Fair Hsg	$6,064
Capital Improvements	Hill Creek	504 Site Modifications / Fair Hsg	$39,690
Capital Improvements	Abbottsford Homes	504 Site Modifications / Fair Hsg	$26,460
Capital Improvements	Bartram Village	504 Site Modifications / Fair Hsg	$11,025
Capital Improvements	Oxford Village	504 Site Modifications / Fair Hsg	$52,920
Capital Improvements	Whitehall Apts	504 Site Modifications / Fair Hsg	$10,474
Capital Improvements	Haddington Homes	504 Site Modifications / Fair Hsg	$25,358
Capital Improvements	Champlost Homes	504 Site Modifications / Fair Hsg	$16,538

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Haverford Homes	504 Site Modifications / Fair Hsg	$2,205
Capital Improvements	Morton Homes	504 Site Modifications / Fair Hsg	$29,768
Capital Improvements	Parkview Apts	504 Site Modifications / Fair Hsg	$1,654
Capital Improvements	Katie B Jackson	504 Site Modifications / Fair Hsg	$11,025
Capital Improvements	College View	504 Site Modifications / Fair Hsg	$17,640
Capital Improvements	Cecil B Moore	504 Site Modifications / Fair Hsg	$5,513
Capital Improvements	Arlene Homes	504 Site Modifications / Fair Hsg	$5,513
Capital Improvements	Gladys B Jacobs	504 Site Modifications / Fair Hsg	$3,859
Capital Improvements	Haddington	504 Site Modifications / Fair Hsg	$66,150
Capital Improvements	Mantua	504 Site Modifications / Fair Hsg	$39,690
Capital Improvements	Kingsessing	504 Site Modifications / Fair Hsg	$93,713
Capital Improvements	Germantown/Hunting Park	504 Site Modifications / Fair Hsg	$99,225
Capital Improvements	Fairhill Square	504 Site Modifications / Fair Hsg	$93,713
Capital Improvements	Francisville	504 Site Modifications / Fair Hsg	$88,200
Capital Improvements	Ludlow	504 Site Modifications / Fair Hsg	$104,738
Capital Improvements	Susquehanna	504 Site Modifications / Fair Hsg	$38,588
Capital Improvements	Strawberry Mansion	504 Site Modifications / Fair Hsg	$92,610
Capital Improvements	Oxford Jefferson	504 Site Modifications / Fair Hsg	$49,613
Capital Improvements	Bentley Hall	Landscaping / fencing	$20,000
Capital Improvements	Cassie Holley	Community building: Repair walls and ceiling and paint the interior. Small kitchen upgrades	$22,000
Capital Improvements	Scattered Sites 901-910	Roofing	$2,253,481
Capital Improvements	PHA Wide- Equipment	Gator	$49,200
Capital Improvements	PHA Wide- Equipment	Gator snow package(plow and salt spreader)	$14,400
Capital Improvements	PHA Wide- Equipment	Gravely with lawn and snow attachments	$31,200
Capital Improvements	PHA Wide- Equipment	Push mowers	$11,328
Capital Improvements	Raymond Rosen	Sitework - Tree Removal	$40,000
Capital Improvements	Bartram Village	Sitework - Tree Removal	$25,000
Capital Improvements	Hill Creek	Sitework - Tree Removal	$50,000
Capital Improvements	Abbottsford	Sitework - Tree Removal	$50,000
Capital Improvements	Holmecrest	Sitework - Tree Removal	$60,000
Capital Improvements	Harrison Plaza	Sitework - Tree Removal	$40,000
Capital Improvements	Scattered Sites 901-910	Sitework - Tree Removal	$300,000
Capital Improvements	Harrison Plaza	Electrical/ Lighting	$40,000
Capital Improvements	Raymond Rosen	Electrical/ Lighting	$60,000
Capital Improvements	Spring Garden	Electrical/ Lighting	$60,000

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	PHA Wide	Electrical upgrades	$400,000
Capital Improvements	PHA Wide	Plumbing Upgrades	$700,000
Capital Improvements	PHA Wide	E-vac (1)	$67,348
Capital Improvements	Scattered Sites 901-910	Scattered Site Demolition	$200,000
Capital Improvements	Abbottsford Homes	Bed Bugs extermination	$115,758
Capital Improvements	Arch Homes	Bed Bugs extermination	$37,769
Capital Improvements	Arlene Homes	Bed Bugs extermination	$15,696
Capital Improvements	Bartram Village	Bed Bugs extermination	$245,250
Capital Improvements	Bentley Hall	Bed Bugs extermination	$49,050
Capital Improvements	Cassie L Holley	Bed Bugs extermination	$35,316
Capital Improvements	Cecil B Moore	Bed Bugs extermination	$14,715
Capital Improvements	Champlost Homes	Bed Bugs extermination	$50,031
Capital Improvements	College View	Bed Bugs extermination	$26,487
Capital Improvements	Emlen Arms	Bed Bugs extermination	$8,000
Capital Improvements	Wilson Park	Bed Bugs extermination	$35,000
ECM	Cecil B. Moore	EPC PHASE V	$462,000
ECM	Cassie L Holley	EPC PHASE V	$98,019
ECM	Richard Allen II	EPC PHASE V	$64,804
ECM	Raymond Rosen	EPC PHASE V	$238,479
ECM	Wilson Park	EPC PHASE V	$1,068,000
ECM	Spring Garden Apartments	EPC PHASE V	$9,488
ECM	Oxford Village	EPC PHASE V	$104,726
ECM	Whitehall Apartments	EPC PHASE V	$37,392
ECM	Katie B Jackson	EPC PHASE V	$144,100
ECM	Holmecrest Homes	EPC PHASE V	$786,000
ECM	Gladys B Jacob	EPC PHASE V	$144,100
ECM	Morton Homes	Insulation- Pipe	$1,754
ECM	Johnson Homes	Electrical- Motor Efficiency upgrades	$58,950
ECM	Parkview Apartments	Hybrid heating /DHW condensing water heater	$474,472
ECM	PHA Wide	BAS/SCADA	$200,797
Modernization	Scattered Sites Substantial Rehab	901-910	$6,500,000
New Development	Bartram Village	Bartram, Phase 2	$48,032,100
New Development	Fairhill Apts	Fairhill Phase III (off site)	$50,000,000
New Development	West Park Apts	Westpark Apts. PHASE 2	$43,600,000
New Development	Walton	School	$29,000,000

Project Type	Site Name	Project Description	Total Estimated Budget
New Development	Fairhill Apts	Fairhill Phase II (on site: South Side)	$87,700,000
New Development	Fairhill Apts	Fairhill Phase I (on site: North Side)	$87,700,000
New Development	Hartranft Community Center	Hartranft Community Center	$10,000,000
New Development	2112 Ridge	2112 Ridge	$12,000,000
New Development	PHA Logistics Center	PHA Warehouse	$11,900,000
		TOTAL	**$396,725,597**

Table 6A below is provided for informational purposes. It is a current list of additional planned capital projects and total budget estimates. This includes projects expected to be implemented in future years, but for which expenditures are not likely to begin in FY 2024. The listing of proposed projects and estimated budgets is preliminary and subject to change.

Table 6A: Additional Planned Capital Projects and Estimated Budget

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Wilson Park	Sitework - Brick Pointing survey	$200,000
Capital Improvements	Johnson Homes	504 Site Modifications / Fair Hsg	$142,388
Capital Improvements	Richard Allen	504 Site Modifications / Fair Hsg	$23,731
Capital Improvements	Raymond Rosen	504 Site Modifications / Fair Hsg	$106,791
Capital Improvements	Wilson Park - Senior	504 Site Modifications / Fair Hsg	$137,641
Capital Improvements	Harrison Plaza	504 Site Modifications / Fair Hsg	$71,194
Capital Improvements	Arch Homes	504 Site Modifications / Fair Hsg	$18,985
Capital Improvements	Spring Garden Apartments	504 Site Modifications / Fair Hsg	$18,985
Capital Improvements	Queen Lane Apartments	504 Site Modifications / Fair Hsg	$13,052
Capital Improvements	Hill Creek	504 Site Modifications / Fair Hsg	$85,433
Capital Improvements	Abbottsford Homes	504 Site Modifications / Fair Hsg	$56,955
Capital Improvements	Bartram Village	504 Site Modifications / Fair Hsg	$23,731
Capital Improvements	Oxford Village	504 Site Modifications / Fair Hsg	$113,910
Capital Improvements	Whitehall Apartments	504 Site Modifications / Fair Hsg	$22,544
Capital Improvements	Haddington Homes	504 Site Modifications / Fair Hsg	$54,582
Capital Improvements	Champlost Homes	504 Site Modifications / Fair Hsg	$35,597
Capital Improvements	Haverford Homes	504 Site Modifications / Fair Hsg	$4,746
Capital Improvements	Morton Homes	504 Site Modifications / Fair Hsg	$64,075
Capital Improvements	Parkview Apartments	504 Site Modifications / Fair Hsg	$3,559

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Katie B Jackson	504 Site Modifications / Fair Hsg	$23,731
Capital Improvements	College View	504 Site Modifications / Fair Hsg	$37,970
Capital Improvements	Cecil B Moore	504 Site Modifications / Fair Hsg	$11,866
Capital Improvements	Arlene Homes	504 Site Modifications / Fair Hsg	$11,866
Capital Improvements	Gladys B Jacobs	504 Site Modifications / Fair Hsg	$8,306
Capital Improvements	Haddington	504 Site Modifications / Fair Hsg	$142,388
Capital Improvements	Mantua	504 Site Modifications / Fair Hsg	$85,433
Capital Improvements	Kingsessing	504 Site Modifications / Fair Hsg	$201,716
Capital Improvements	Germantown/Hunting Park	504 Site Modifications / Fair Hsg	$213,582
Capital Improvements	Fairhill Square	504 Site Modifications / Fair Hsg	$201,716
Capital Improvements	Francisville	504 Site Modifications / Fair Hsg	$189,851
Capital Improvements	Ludlow	504 Site Modifications / Fair Hsg	$225,447
Capital Improvements	Susquehanna	504 Site Modifications / Fair Hsg	$83,060
Capital Improvements	Strawberry Mansion	504 Site Modifications / Fair Hsg	$199,344
Capital Improvements	Oxford Jefferson	504 Site Modifications / Fair Hsg	$106,791
Capital Improvements	Raymond Rosen	Sitework - Fencing	$45,000
Capital Improvements	Wilson Park	Sitework - Fencing	$45,000
Capital Improvements	Arch Homes	Sitework - Fencing	$45,000
Capital Improvements	Hill Creek	Sitework - Fencing	$45,000
Capital Improvements	Bartram Village	Sitework - Fencing	$45,000
Capital Improvements	Champlost Homes	Sitework - Fencing	$45,000
Capital Improvements	Arlene Homes	Sitework - Fencing	$45,000
Capital Improvements	Scattered Sites 901-910	Sitework - Tree Removal	$300,000
Capital Improvements	Hill Creek	Sitework - Tree Removal	$85,000
Capital Improvements	Bartram Village	Sitework - Tree Removal	$60,000
Capital Improvements	Wilson Park	Sitework - Tree Removal	$50,000
Capital Improvements	Raymond Rosen	Sitework - Tree Removal	$50,000
Capital Improvements	Richard Allen II	Sitework - Playground Replacement	$120,000
Capital Improvements	Bartram Village	Electrical Upgrades	$600,000
Capital Improvements	Wilson Park	Electrical upgrades	$80,000
Capital Improvements	PHA Wide-Equipment	Pipe inspection camera	$14,200
Capital Improvements	Cassie Holley	Landscaping	$15,000
Capital Improvements	Katie B Jackson	Landscaping	$40,000
Capital Improvements	Abbottsford Homes	Sitework - Playground Replacement	$95,000
Capital Improvements	Bentley Hall	Roof Repairs / Replacement	$1,000,000
Capital Improvements	Abbottsford Homes	Electrical/ Lighting	$30,000

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	PHA Wide	Electrical upgrades	$250,000
Capital Improvements	PHA Wide	Plumbing Upgrades	$700,000
Capital Improvements	Queen Lane	Concrete replacement	$40,000
Capital Improvements	Scattered Sites 901-910	Scattered Site Demolition	$200,000
Capital Improvements	Arlene Homes	Parging/ brick	$600,000
Capital Improvements	Abbottsford Homes	Bed Bugs extermination	$127,086
Capital Improvements	Arch Homes	Bed Bugs extermination	$41,465
Capital Improvements	Arlene Homes	Bed Bugs extermination	$17,232
Capital Improvements	Bartram Village	Bed Bugs extermination	$269,250
Capital Improvements	Bentley Hall	Bed Bugs extermination	$53,850
Capital Improvements	Cassie L Holley	Bed Bugs extermination	$38,772
Capital Improvements	Cecil B Moore	Bed Bugs extermination	$16,155
Capital Improvements	Champlost Homes	Bed Bugs extermination	$54,927
Capital Improvements	College View	Bed Bugs extermination	$29,079
Capital Improvements	Emlen Arms	Bed Bugs extermination	$78,358
Capital Improvements	Wilson Park	Bed Bugs extermination	$357,583
Capital Improvements	Fairhill Apartments	Bed Bugs extermination	$142,164
Capital Improvements	Gladys B Jacobs	Bed Bugs extermination	$43,080
Capital Improvements	Haddington Homes	Bed Bugs extermination	$80,775
Capital Improvements	Harrison Plaza	Bed Bugs extermination	$161,550
Capital Improvements	Haverford Homes	Bed Bugs extermination	$12,924
Capital Improvements	Hill Creek	Bed Bugs extermination	$182,552
Capital Improvements	Holmecrest Homes	Bed Bugs extermination	$45,234
Capital Improvements	Johnson Homes	Bed Bugs extermination	$287,559
Capital Improvements	Katie B Jackson	Bed Bugs extermination	$31,772
Capital Improvements	Morton Homes	Bed Bugs extermination	$134,625
Capital Improvements	Abbottsford Homes	Sitework - Tree Removal	$300,000
Capital Improvements	Small Engine equipment	72" ZERO TURN (Two)	$60,453
Capital Improvements	Small Engine equipment	three 60" ZERO TURN	$63,100
Capital Improvements	Small Engine equipment	Landscaping Snow package for Gator :salt spreader and plow(4)	$34,352
Capital Improvements	Small Engine equipment	Gator with snow package (4)	$139,197
Capital Improvements	Small Engine equipment	Gator w/o snow package (4)	$135,781
Capital Improvements	Small Engine equipment	Gravely Tractor, 44" Brush, 36" Finish Mower, 32" Snow Head, & 48" Blade (5)	$78,624
Capital Improvements	Small Engine equipment	E-vac (2)	$134,697
Capital Improvements	Oxford Village	Bed Bugs extermination	$98,100

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Parkview Apartments	Bed Bugs extermination	$10,301
Capital Improvements	Queen Row	Bed Bugs extermination	$21,092
Capital Improvements	Raymond Rosen	Bed Bugs extermination	$271,247
Capital Improvements	Richard Allen	Bed Bugs extermination	$73,575
Capital Improvements	Spring Garden Apartments	Bed Bugs extermination	$99,572
Capital Improvements	West Park Apartments	Bed Bugs extermination	$160,394
Capital Improvements	Westpark Plaza	Bed Bugs extermination	$32,373
Capital Improvements	Whitehall Apartments	Bed Bugs extermination	$123,606
Modernization	901-910	Scattered Sites Substantial Rehab	$32,500,000
New Development	Johnson	Johnson Homes Phase II (light rehab)	$87,000,000
New Development	Bartram Village	Bartram, Phase 3	$48,032,100
New Development	West Park Apts	Westpark Apts. PHASE 3	$43,600,000
New Development	Johnson	Johnson Homes Phase III (gut rehab/reconfiguration)	$31,200,000
New Development	Bartram Village	Bartram, Phase 4	$48,032,100
		TOTAL	**$301,991,822**

B. Leasing Information

PHA's Public Housing inventory includes units for families, seniors, and people with disabilities located at conventional and scattered site properties. It also includes properties managed by Alternatively Managed Entities (AMEs) and the Philadelphia Asset and Property Management Corporation (PAPMC). Some units in the inventory are not currently available for occupancy including units that: (i) have been approved for demolition or disposition, but the demolition or disposition has not yet taken place; (ii) have been scheduled for significant levels of modernization; (iii) are utilized for administrative or resident services purposes; or (iv) are eligible for other HUD-authorized exclusions. While PHA continues to work with partners to develop new public housing units, the overall size of the public housing inventory continues to decline (and the HCV inventory continues to increase) as units are converted to project-based assistance under RAD including through the Faircloth to RAD initiative.

The Housing Choice Voucher program inventory varies from year to year and includes MTW tenant-based vouchers as well as vouchers authorized by HUD for special purposes such as Veterans Affairs Supportive Housing, Family Unification, SRO Moderate Rehab, Mainstream, Foster Youth Independence and Emergency Housing Voucher programs. PHA utilizes vouchers to support the Unit Based Voucher program, through which PHA provides long-term subsidy contracts with non-profit and other sponsors. Periodically, HUD issues Enhanced Vouchers and Tenant Protection Vouchers (TPV) 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. Planned Number of Households Served

Table 7 provides information on households living in "MTW units" that PHA plans to serve during FY 2024. This includes all households residing in PHA public housing units as well as HCV MTW households. All of PHA's public housing units are "MTW units." The actual number of households served may vary from that listed on the tables. The conversion of public housing to project-based assistance under RAD began in FY 2017 and will continue in FY 2024 and beyond. RAD vouchers are included in the total "Federal MTW Voucher (HCV) Units to be Leased" shown in Table 7. The number of public housing and HCV families served may be affected by the RAD conversion schedule, new public housing unit development schedules, redevelopment activities and other factors.

Table 7: Planned Number of MTW Households Served in FY 2024

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
MTW Public Housing Units Leased	137,880	11,490
MTW Housing Choice Vouchers (HCV) Utilized*	226,752	18,896
Local, Non-Traditional: Tenant-Based	0	0
Local, Non-Traditional: Property-Based	492	41
Local, Non-Traditional: Homeownership	0	0
Planned Total Households Served	**365,124**	**30,427**

** Includes 1,853 RAD vouchers*

Table 7A: MTW Local, Non-Traditional Programs

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
Tenant-Based	N/A	0	0
Property-Based	Shared Housing/MTW 2020-2*	492	41
Homeownership	N/A	0	0

**Planned number of units and unit months are preliminary estimates for MTW Activity 2020-2 and assumes 41 units will be leased for the year.*

Although not required by HUD, PHA has included Table 7B, which identifies non-MTW households served through Special Purpose Voucher programs. PHA will apply MTW policies to Special Purpose vouchers including Mainstream vouchers unless inconsistent with Appropriations Act requirements or the requirements of the applicable NOFA. If a conflict occurs, the Appropriations Act and/or the funding notice govern.

Table 7B: Planned Number of Non-MTW Households Served in FY 2024

Non-MTW Program to be Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
Mainstream	5,340	445
FUP	900	75
VASH	9,960	830

Non-MTW Program to be Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
VASH Project Based	168	14
Moderate Rehab	1,164	97*
SRO	3,552	296
EHV	10,356	863
Foster Youth Independence (FYI)	900	75
Total Households Projected to be Served	**32,340**	**2,695**

**Planned number of unit months leased under Moderate Rehab has been reduced from FY 2023 to reflect that one site opted out of their HAP Contract.*

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Housing Choice Voucher	Leasing of HCV units in opportunity areas continues to be a high priority. PHA implemented the Housing Opportunity Program (HOP) in August 2013 to enhance its mobility initiatives. Mobility program staff will continue to conduct outreach and marketing and to provide voucher holders with housing counseling and training before, during, and after moves. PHA has established a target utilization of 87% for MTW vouchers for FY 2024. As of October 2022, PHA has approximately 1,000 new voucher holders engaged in housing search activities. In FY 2024, PHA will continue to implement a series of landlord incentives designed to increase the supply of units available for leasing. These incentives will include 1) signing bonuses for new units leased in the HCV Program; 2) Housing Opportunity Program (HOP) area signing bonus of $1,000 for owners who submit a RFTA and lease a new unit in an opportunity area (must have poverty rate of <20% and meet other criteria related to jobs, educational and other opportunities); and 3) payments of up to $2,500 for HCV owners to cover vacancy turnaround expenses above and beyond normal wear and tear and not covered by the security deposit.

C. Waiting List Information

PHA administers waiting lists in accordance with the HCV Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP) as applicable. Administration of site-based waiting lists for the Conventional and Scattered Site program areas is managed under the Public Housing Admissions Department to ensure consistent and efficient management of applicants on the various waitlists.

PHA operates its waiting lists in a nondiscriminatory manner that seeks to avoid unintended discriminatory effects. PHA affirmatively markets its sites in a variety of venues and periodicals to ensure that the public is aware of the availability of PHA housing. PHA treats all applicants in a non-discriminatory manner. PHA also monitors its waiting lists to determine if there are significant changes in the percentage of protected classes and, if there were, would determine whether its affirmative marketing methods should be modified.

i. Waiting List Information Anticipated

Table 8 provides information on PHA's waiting lists in the format required by HUD.

Table 8: Waiting List Information Projected for Beginning of FY 2024*

Waiting List Name	Description	Number of Households on Waiting List***	Waiting List Open, Partially Open or Closed	Plans to Open the Wait List During the Plan Year
MTW Public Housing Units**	First Available and Site-Based	13,970	Partially Open	Yes, if needed
MTW Public Housing Units ***	Site-Based	41,445	Open	Yes
MTW Housing Choice Voucher Program****	Community-Wide	8,057	Closed	No
PBV/PHA Owned	Site-Based	22,154	Open	Yes

**Table reflects waiting list data as of August 2022. **PHA may open the scattered site site-based waiting lists in conjunction with implementation of modified admissions preferences if necessary to ensure a ready pool of qualified applicants. ***MTW public housing units that also have Low Income Housing Tax Credits and are managed by PAPMC. ****Includes all applications in any stage of processing, including applications that are pending withdrawal. PHA is planning to accept applications for HCV using a lottery system to create a new waiting list. The HCV waiting list reopening is currently scheduled to occur before the close of FY 2023.*

Notes on Waiting Lists

- As specified in the ACOP, PHA's Public Housing wait list combines site-based, first available, and centrally managed wait list features. Public Housing developments have site-based waiting lists that are centrally managed by the Public Housing Admissions Department. This change was made to ensure consistent and efficient management of applicants on the various waitlists. Applicants may select specific sites or "first available" unit citywide. Centrally managed waitlists, administered by the Admissions Department, also include applicants that require a wheelchair accessible unit and those with a preference designation such as the Blueprint program.

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

- The HCV wait list is closed except for applicants who qualify for admission under HUD's Special Purpose Voucher programs including VASH, FYI and Mainstream, as well as applicants referred to PHA from external agencies with whom PHA has a referral agreement as described in the Administrative Plan. Under the Unit Based Program, site-based waitlists are managed and maintained by individual owners. PHA approves the site-based waitlists and tenant selection plan for each Unit Based development.

- PHA will open the HCV waiting list in late FY 2023, following an extensive outreach process designed to provide community-wide notification of this opportunity. In accordance with PHA's Administrative Plan and published guidelines, applications will be accepted over a fixed period of time, following which a randomly generated waiting

list will be created that has sufficient applicants for at least a three-year period, i.e. approximately 10,000 applicants. All applicants will be notified following the lottery, as applicable, of their randomly generated waiting list number or of the fact that their name was not selected for inclusion on the waiting list. To minimize barriers and ensure accessibility, applications will be available in multiple languages and will be accepted using multiple formats including by telephone and online. PHA will provide additional information in the FY 2023 MTW Annual Report.

Describe any duplication of applicants across waiting lists:

Applicants may apply for more than one PHA program and appear on more than one waiting list.

ii. Planned Changes to Waiting List in FY 2024

Waiting List	**Description of Planned Changes to Waiting List**
Public Housing	• Site based waiting lists will be established for new public housing developments prior to initial occupancy in accordance with the PHA Admissions and Continued Occupancy Policy. • PHA may reopen scattered site public housing waiting lists as needed in connection with the roll-out of the limited pilot approved under MTW Activity 2021-1.
MTW Housing Choice Voucher Program	• Site based waiting lists will be established for new Unit Based Voucher developments, including new/converted RAD developments, in accordance with the PHA Administrative Plan. • See note above regarding opening of HCV waiting list planned for FY 2023.

III. PROPOSED MTW ACTIVITIES

There are no proposed new MTW Activities for the FY 2024 MTW Annual Plan.

IV. APPROVED MTW ACTIVITIES

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

A. Implemented Activities

ACTIVITY 2004-1: NEIGHBORHOOD DEVELOPMENT & REVITALIZATION INITIATIVES

Plan Year Approved, Implemented, Amended

- 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

Description/Update

PHA will continue to use 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, and other new development, 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.

- *MTW 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.

Planned Non-Significant Changes

No non-significant changes are planned. PHA may submit updated MTW TDC/HCCs for HUD approval as part of a future Plan or Plan Amendment.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

Metrics

CE #1: Agency Cost Savings *				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease)	TBD	$0	$0	Yes
**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).*				
CE #2: Staff Time Savings *				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**

Total time to complete the task in staff hours (decrease).	TBD	0	0	Yes

**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).*

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	0	Yes

**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

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2004-2: SERVICE-ENRICHED HOUSING FOR SENIORS & PEOPLE WITH DISABILITIES

Plan Year Approved, Implemented, Amended

- Nursing Home Transition
  - Approved FY 2010
  - Implemented FY 2010

- Definition of Elderly
  - Approved FY 2004
  - Implemented FY 2004

Description/Update

PHA will continue to collaborate 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 MTW program components:

- *Nursing Home Transition* – The Nursing Home Transition Initiative (NHTI) is a partnership with the Department of Human Services that assists persons transitioning out of nursing homes with accessing affordable housing. As part of NHTI, PHA administers state-supported vouchers and 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.

Under the Nursing Home Transition Initiative, PHA received referrals from the Department of Human Services to assist persons transitioning out of nursing homes with vouchers funded by the Pennsylvania Housing Finance Agency (PHFA). However, DHS ceased providing new applicant referrals as of June 30, 2020. Please note that PHA will continue to provide HCV subsidies to NHTI participants who were referred prior to June 30, 2020.

Public Housing partners with the Philadelphia Corporation for Aging (PCA) and will continue to receive new referrals for the Nursing Home Transition Initiative in FY 2024; their participation in this initiative was not impacted.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

PHA has updated the benchmarks for HC #5 and HC #7 to reflect the anticipated number of program participants in FY 2024.

Planned Significant Changes

No significant changes are planned.

Metrics:

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 – Nursing Home Transition (NHT)	40 – HCV 15 – PH (NHT)		
** Reflects the number of NHT participants assisted through the HCV and Public Housing programs.*				

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)	40 – HCV 15 – PH (NHT)		
** Reflects the number of NHT participants assisted through the HCV and Public Housing programs.*				

ACTIVITY 2004-3: SIMPLIFICATION AND STREAMLINING OF RENT AND RECERTIFICATION PROCESSES FOR PUBLIC HOUSING AND HCV

Plan Year Approved, Implemented, Amended

- Two and Three-Year Recertification/Limit on Interims
  - Approved FY 2004
  - Implemented FY 2004
  - Modified in 2017

- Ceiling Rents
  - Approved FY 2004
  - Implemented FY 2004

- Rent Calculation Method
  - Approved FY 2004
  - Implemented FY 2004
  - Modified 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

- Minimum HAP Payment
  - Approved FY 2019
  - Implemented FY 2019
  - Removed FY 2022

- Philadelphia Water Department's Tiered Assistance Program (TAP)
  - Approved FY 2019
  - Not yet implemented

Description/Update

PHA will continue to implement a series of MTW initiatives in the public housing and/or HCV programs designed to simplify rent calculation and recertification, streamline administrative processes, and reduce paperwork burdens on residents and staff. Simplification and streamlining policies may also be applied to Public Housing households who are living in housing operated by PAPMC, subject to investor approval as needed.

- *Two and Three-Year Recertification/Limit on Interims* – Public Housing and HCV, including UBV/RAD 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 programs. PHA applies the biennial and triennial recertification policy to VASH participants.

- *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-based rent. PHA uses ceiling rents when calculating rent for mixed families. Over-income households are defined as those with household income at or greater than 120% of Area Median Income and will be subject to an alternative rent, which will comply with forthcoming regulations and guidance on implementing provisions of HOTMA related to Public Housing income limit requirements. Additional details regarding this policy can be found in PHA's Admissions and Continued Occupancy Policy.

- *Rent Calculation Method* – PHA has established an alternative rent structure for the HCV (including UBV/RAD) and public housing programs to motivate residents to work and accumulate savings. In FY 2017, PHA began allowing households with assets of $50,000 or less to self-certify asset value and income from the assets. Asset income is excluded when the value of the household's asset is $50,000 or less. Asset income for household assets valued at greater than $50,000 is calculated by using the market value of the asset times the passbook savings rate. Also, in FY 2017, PHA began excluding all full-time student earned income for family members other than the head, spouse or co-head and PHA discontinued verification of full-time student earned income as 100% of the income is excluded.

- *Verification and Calculation of Earned Income* - PHA is authorized to implement a revised method for verifying and calculating earned income for Public Housing participants. Specifically, PHA will verify and calculate earned income using the last four consecutive quarters in EIV. In cases where earned income is not in EIV or the tenant disputes the earned income calculation, PHA will seek third party verification to verify and calculate income and/or reconcile the difference. PHA will continue to use third party verification for unemployment as well as other sources of income not contained in EIV. Where the working family deduction is concerned, family members who report employment income will self-certify the number of hours they work each week.

- *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.

- *Exception Payment Standards* - PHA is authorized to establish exception payment standards for individual units within a SAFMR zip code and remove the 120% limitation for units in neighborhoods undergoing significant revitalization where the SAFMR is not consistent with its property values and rents. In FY 2023, PHA also received approval to establish exception payments standards for specific areas of revitalization, identified by blocks, groups of blocks, or other geographic areas, also removing the 120% limitation for such areas. While all of the units in the zip code with the lower SAFMR may not be in the revitalized area, those that are, would be at a significant disadvantage for inclusion in the HCV program if existing SAFMRs and payment standards were applied. These changes will provide PHA with additional flexibility to establish exception payment standard areas and aligns with PHA's broader strategy to encourage voucher-holders to lease in areas of opportunity and decrease density in high poverty neighborhoods. Exception payment standards will be consistent with market conditions in the surrounding area and prevent financial hardship for those voucher-holders who choose to lease in these areas. As with all other HCV units, PHA will include documentation in the file that the rent is reasonable when setting payment standards outside of the allowable range without HUD approval.

- *Reasonable Rent*
  - PHA has 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. 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 public housing 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 also authorized to expand the utility allowance policy to require public housing and HCV tenants receiving either heat or electric utility allowances to enroll and participate in the PECO Customer Assistance Plan, LIHEAP and any other applicable programs that offer reduced rates, energy usage grants, or other financial incentives to low-income households.

  - 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 Utility Allowance (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.

  - PHA may further expand the utility allowance policy to require public housing and HCV tenants, whose incomes are at or below 150% of the Federal Poverty Level and who receive a utility allowance for water, to enroll and participate in the Philadelphia Water Department's Tiered Assistance Program (TAP). TAP provides customers with significant savings by offering a consistent bill based on their income. PHA will base the water utility allowance for eligible households on the amount charged under the TAP Program. Water charges range from 2% to 3% of gross income.

In FY 2024, PHA will continue to plan for implementation of the revised utility allowance policy for water. PHA will market the TAP program to encourage owners to participate and highlight recent Philadelphia Water Department changes which allow the owner and tenant to share payment responsibility for water, rather than requiring the owners to authorize tenants to place payment responsibility for water in the tenant's name.

PHA may implement its previously approved MTW policy regarding the verification and calculation of earned income in FY 2024. For public housing participants, PHA will use the last four (4) consecutive quarters in EIV to verify and calculate income.

To address the continued economic and financial impact of the COVID-19 pandemic on low-income families, PHA waived its MTW policy on interim recertification in FY 2021 and lifted the limit on the number of voluntary interim rent reductions. In FY 2024, PHA may re-instate the MTW policy and restrict interim rent reductions to one every six months (with the exception of elderly and disabled households).

PHA adopted Small Area Fair Market Rents (SAFMR) beginning in FY 2019. PHA will review and revise the groupings of SAFMR zip codes annually. These revisions are necessary to avoid negative financial impacts to both tenants and owners.

Planned Non-Significant Changes

In FY 2024, PHA will implement a policy to exclude 100% of income which a family receives from a guaranteed income program intended to support financial stability. Only guaranteed income programs reviewed and approved by PHA will be eligible for this exclusion. Such income is temporary and thus excluded. This policy will apply to both HCV and Public Housing programs.

Additionally, PHA will increase the verification discrepancy threshold to $5,000 in FY 2024. PHA will continue to identify income discrepancies and take action to process discrepancies which may result in interim or annual correction actions; however, the threshold for the discrepancy will be set at $5,000.

In FY 2024, PHA will make the following additional changes to verification policies for the HCV and Public Housing programs:

- Applicants and Participants: PHA will accept verification documents dated within 180 days of the date they are provided to PHA.
- Fixed Sources of Income: Verification documents for fixed income sources will be valid for the full calendar year in which the income is effective. For example, if a Social Security benefit letter is dated February 1, 2022, that benefit letter will be valid for any certification with an effective date in 2022.

Finally, in FY 2024, PHA will revise the HUD Verification Hierarchy for both HCV and Public Housing programs. Under the existing HUD Income Verification Hierarchy, PHA is required to request and to document attempts to obtain written third party verification, written third party forms, and oral verification prior to relying on a tenant declaration. PHA's modified Income Verification Hierarchy will allow PHA to rely on any of the third-party verification methods before accepting self-certification. This process will streamline the verification process and allow PHA to repurpose staff time on tasks outside of verification.

Level	Verification Technique	Ranking
1	Upfront Income Verification using HUD's EIV and IVT	Highest (Mandatory)
2	Upfront Income Verification using non-HUD system	Highest (Optional if available and procured by PHA)

Level	Verification Technique	Ranking

3	Written Third Party Verification;
	Written Third Party Verification Form; or
	Oral Third Party Verification
		High
		• Supplements EIV and UIV
		• Also used for:
		  ○ Non-EIV/UIV reported income sources
		  ○ Disputes of EIV reported information

4	Tenant Declaration	Low • To supplement EIV when EIV reported sources do not contain verification of the full retrospective period where applicable; or • When tenant cannot produce written third party verification documents.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

Planned Significant Changes

No significant changes are planned.

Metrics:

CE #2: Staff Time Savings *				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	56,110 hours (estimate)	29,000 hours		
**Includes HCV and PH.*				
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).	5%	5%		
** The error rate is a weighted average. 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.*				
CE #5: Increase in Agency Rental Revenue – Utility Allowance Policy *				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Rental revenue in dollars (increase).	$606,753	$816,504		
**Represents the savings generated by PHA on behalf of households who receive the CRP UA for gas heat.*				

ACTIVITY 2004-4: UNIT-BASED LEASING AND DEVELOPMENT PROGRAM

Plan Year Approved, Implemented, Amended

- Approved FY 2004
- Implemented FY 2004
- Modifications in FY 2017, FY 2019

Description/Update

Under PHA's Unit-Based Leasing and Development Program ("UBV" or the "Unit-Based Program"), PHA will continue to negotiate 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 comply with the alternate Site and Neighborhood Standards described at Attachment C, Section D (7)(c) to PHA's MTW Agreement.

- Rents 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) of PHA's MTW Agreement, 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) of PHA's MTW Agreement, 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. In February 2017, with the support of the local Veterans Administration, PHA requested HUD approval to enter into a HAP contract under the HUD VASH-PBV Program for an existing, 14-unit shared housing facility (Hancock Manor) operated by Impact Services. HUD accepted PHA's use of the existing MTW waiver related to shared living facilities in project-based developments for this VASH project. 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 with 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 refer families to PHA for eligibility screening.

- A family residing in a UBV unit funded with MTW HCV funds may terminate the lease at any time after the initial term. The family must give advance written notice to the owner in accordance with the lease and provide a copy of such notice to PHA. Once a family terminates the lease, the family will no longer be part of the HCV or UBV Program. Pursuant to PHA's MTW flexibility, 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.

- While PHA's standard initial lease term for public housing and HCV is two years, PHA may allow a shorter term for UBV transitional housing units in order to facilitate the movement of families through the housing continuum and to obtain "permanent" housing more rapidly.

- PHA applies 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 applies the following MTW initiatives to the UBV/RAD Program: Rent Simplification, two and three year recertifications, limit on interim recertifications, alternative rent structure and reasonable rent.

- PHA may utilize local forms, which reflect PHA's MTW UBV policies and procedures as an alternative to HUD standard forms. PHA will prepare and implement a local PB HAP contract, PB Tenancy Addendum and Statement of Family Responsibility Form to reflect

MTW policies including but not limited to, rent determination methods, recertification frequencies and right to move policies.

- PHA defines a UBV project as a single building, multiple contiguous or non-contiguous buildings, or multiple buildings on contiguous or non-contiguous parcels of land all with a single owner. A single family building is a building with no more than four dwelling units. PHA may elect to combine units that cumulatively meet the definition of a UBV project, but that are covered under more than one Housing Assistance Payments (HAP) Contracts, into a single HAP Contract. For such scattered site projects, PHA implements an alternative method to determine rent reasonableness whereby PHA bases 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.

In FY 2024, PHA plans to enter into UBV contracts for 15 multifamily housing developments with a total of 873 affordable rental units. Additionally, PHA may issue requests for proposals, conduct evaluations, and recommend additional units and developments for approval by the PHA Board.

See *Section II. General Operating Information* for listings of planned and current UBV developments.

Planned Non-Significant Changes

In FY 2024, PHA plans to begin the conversion of its Public Housing scattered sites units to the UBV program in order to protect the long-term viability of this portfolio. This conversion may occur through the Section 18 disposition, the RAD conversion process or a Section 18/RAD blend.

PHA will modify eligibility and rent policies for households occupying Public Housing scattered site units at the time they are converted through either Section 18 or RAD. Specifically, PHA will apply the following policies to mitigate financial burdens and prevent dislocation:

- At conversion, PHA will not re-screen households for eligibility in the HCV program. Current households will be grandfathered for application of any eligibility criteria to conditions that occurred prior to the conversion, but will be subject to on-going eligibility requirements of the UBV program. If the current household moves out after conversion, any family that leases the unit thereafter will be subject to UBV eligibility requirements at initial and during continued occupancy.

- PHA will place units under HAP contract for current households whose total tenant payment (TTP) exceeds the gross rent of the unit. Current households whose TTP exceeds the gross rent will be required to pay the gross rent or the maximum rent under LIHTC, if applicable, while leasing the converted unit. If the current household moves out after conversion, PHA will only lease the unit to a family who is eligible for housing assistance payments and whose total tenant payment (TTP) is below the gross rent for the unit.

- If, at conversion, the current household is considered over-housed under PHA's subsidy standards, the current household will be permitted to remain in the converted unit until an appropriately sized unit becomes available within converted project. Once an appropriately sized unit is available, the current household must move within a reasonable amount of time, as determined by PHA. Households who are admitted after the conversion will be subject to PHA's subsidy standards at initial occupancy.

- If, as a result of the conversion, the current household's monthly rent will increase by more than the greater of 10 percent or $25, the rent increase will be phased in over three (3) years. If a current household was paying ceiling rent immediately prior to conversion, PHA will use the ceiling rent amount to calculate the initial (Year 1) phase-in amount.

Please note that modified eligibility and rent policies detailed above will not apply to families who are admitted and move into these units after conversion.

Planned Changes to Metrics/Data Collection

Benchmarks have been updated to reflect projected UBV activity in FY 2024.

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	589 units		

**HUD requires this metric to track only newly constructed and/or rehabilitated units that were put under HAP Contract during the Plan year. This excludes planned RAD conversions of existing public housing including PAPMC-managed units; however, it does include any newly constructed or substantially rehabilitated RAD conversion units.*				
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	873 households		
** Represents units project-based voucher units newly under HAP or AHAP in FY 2024*				
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	2,330 households		
** Represents UBV units where supportive services are provided.*				

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2005-2: STREAMLINE THE ADMISSIONS AND TRANSFER PROCESS

Plan Year Approved, Implemented, Amended

- 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

Description/Update

PHA will continue to utilize MTW flexibility to implement policies designed to streamline the admissions and transfer policies for both Public Housing and HCV Programs:

- *MTW Transfers* - PHA may authorize a limited number of split-family transfers from Public Housing to the Housing Choice Voucher Program and vice versa. These transfers are referred to as MTW transfers. PHA provides for up to 50 Housing Choice Vouchers and 50 public housing units to be transferred back and forth between the Public Housing Program 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; however, PHA notifies the family that 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 public housing 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 public housing waiting lists and they will not be eligible for selection.

PHA may allocate homeownership vouchers for Public Housing residents who graduate from the Jobs Plus program and transfer these residents from the Public Housing to HCV Homeownership program. Graduates will be required to complete the homeownership-counseling courses and meet other eligibility requirements for receiving a homeownership voucher.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

Planned Significant Changes

No significant changes are planned.

Metrics:

HC #3: Decrease in Wait List Time – MTW Transfers				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average applicant time on wait list in months (decrease).	PH – 14 years in FY 2015 HCV – 4.5 years in FY 2015	PH < 1 year HCV < 1 year		
** Wait time for MTW transfers.*				

ACTIVITY 2005-3: PROGRAM EFFICIENCIES
(formerly HCV Program Efficiencies)

Plan Year Approved, Implemented, Amended

- 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

Description/Update

PHA will continue to utilize MTW flexibility to implement efficiencies designed to simplify processing and streamline administrative processes. This activity includes:

- *Restriction on Elective Moves* – Families participating in the HCV program 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 require that MTW voucher participants requesting to port-out provide a verified employment, education, safety, or medical/disability need to support their move to another jurisdiction.

- *Development of Local Forms* - PHA will prepare local forms, which reflect PHA's MTW policies and procedures, for use in the HCV and Public Housing programs.

As part of the Local Forms initiative, 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 also developed a local PBV HAP Contract and Tenancy Addendum, consistent with MTW policies approved under Activity 2004-3: Unit-Based Leasing and Development Program.

In FY 2024, PHA plans to implement a local tenant-based HAP contract and Tenancy Addendum. To streamline the leasing process, the local tenant-based HAP contract will be available on the owner portal, allowing owners to review and submit their signatures online.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

Planned Significant Changes

No significant changes are planned.

Metrics:

CE #2: Staff Time Savings *				
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		
Criteria for Portability Moves: Total time to complete the task in staff hours (decrease).	540 hours (based on FY 12 port activity)	264 hours		
**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.*				

ACTIVITY 2011-1: PARTNERSHIP PROGRAMS INITIATIVE

Plan Year Approved, Implemented, Modified

- 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)

Description/Update

PHA will continue to utilize 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.

In FY 2024, PHA projects that 429 additional public housing units will be developed by PHA development partners at 10 sites. See Table 1 for additional detail on planned developments and units. As noted in the Table 1 narrative, some or all of these developments/units may be converted to Project Based Assistance through the Faircloth to RAD initiative or the RAD transfer of assistance provisions. Five of the developments comprising 182 units were previously included in PHA's FY 2022 Annual Plan. The actual number of units that are developed and the development timetable may vary depending on final financing plans, construction schedules, HUD approval timetables and other factors. Due to changes to development financing and construction schedules, the projects listed in Table 1 include some projects that were listed in prior MTW Annual Plans, but which have not yet been completed.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

Benchmarks have been updated to reflect projected FY 2024 housing production under this activity.

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	429		
** 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 developers and/or 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 FY 2024 require MTW waivers at present other than the use of MTW Block Grant funds.*				
CE #4: Increase in Resources Leverage – ALL Planned FY 2023 Projects **				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Amount of funds leveraged in dollars (increase).	$0	$148.8 million		
*** Represents projected total development costs of each development project as reported by PHA development partners.*				

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2016-1: SECOND CHANCE INITIATIVE

Plan Year Approved, Implemented, Amended

- Approved FY 2016
- Implemented FY 2016
- Modified FY 2018
- Modified FY 2022

Description/Update

PHA will continue to utilize MTW flexibility 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 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. While the pilot allows for return of 20 qualified citizens, enrollment in this program is based on referrals from the MENTOR Program.

Planned Non-Significant Changes

Due to the success of the STAR and RISE programs in assisting returning citizens in their transition to self-sufficiency, PHA will allocate an additional 20 Housing Choice Vouchers, bringing the total allotment for this program to 30 in FY 2024. Additionally, PHA will continue to provide for extensions to the two-year term for the STAR/RISE programs in order to address the continued

economic impact of the COVID-19 pandemic. Extensions are granted on a case-by-case basis and evaluated based on the participant's individual circumstances which have been dictated by such declared emergency.

In FY 2024, PHA will re-evaluate the MENTOR partnership and determine if it will be renewed. To date, the MENTOR Program has not received 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. Should the MENTOR partnership be discontinued, PHA will work to identify other opportunities to serve this population.

Planned Changes to Metrics/Data Collection

The benchmarks for HC #5, SS #3, and SS #5 have been updated to reflected anticipated participation in FY 2024.

Planned Significant Changes

No significant changes are planned.

Metrics:

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	30		
**30 represent the STAR/RISE programs. Mentor program referrals cannot be forecasted.*				
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	18 60%		
Enrolled in a Job Training Program	0 participants 0% of participants	6 20%		
Enrolled in an Education Program	0 participants 0% of participants	6 20%		
**Represents participants in the STAR/RISE programs only. All participants in the STAR/RISE 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 #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	30		

SS #8: Households Transitioned to Self Sufficiency *

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0	2		

**For this program purpose, PHA defines "self-sufficiency" as successfully completing the program and transitioning to other affordable housing. Represents STAR/RISE participants only.*

ACTIVITY 2019-01: OPENING DOORS TO AFFORDABLE HOMEOWNERSHIP

Plan Year Approved, Implemented, Amended

- Approved FY 2019
- Implemented in FY 2019

Description/Update

PHA will continue to utilize 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 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.

In FY 2024, it is anticipated that 20 residents will purchase a home through the Public Housing mobility program, 10 residents will purchase their scattered site units under the 5h program, and 30 current voucher holders will utilize 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. To date, PHA has assisted over 1,000 residents to purchase their first homes. In addition to 5h and HCV homeownership opportunities, PHA anticipates construction of 20 homeownership units in the Sharswood community will be completed in FY 2024. PHA will continue to work with residents to complete homeownership-counseling courses in partnership with HUD-approved housing counseling agencies.

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 requirements, 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 will cover 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 will be utilized to calculate household adjusted income and tenant monthly payments. Households will be recertified on a biennial basis per PHA's

existing policy. 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 will be eligible for one-time down payment assistance up to a maximum of $15,000 per household. Participants receiving down payment assistance will not be 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 will not be 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 soft second mortgage amount, which will decrease 5% annually over the 20-year term.

- *Lease to purchase option:* PHA may implement lease to purchase options that can be implemented in private market rentals and scattered sites that are still part of PHA's public housing inventory. A portion of the tenant rent will be escrowed during the lease to purchase period and then applied to the down payment at the time of purchase. Lease to purchase participants will be recertified per PHA's existing policy.

- *Rehabilitation of Scattered Sites Units* – Leveraging the Federal Housing Administration's 203(k) Rehabilitation program, PHA may offer down payment and soft second mortgage assistance to PH residents and HCV participants who purchase and rehabilitate select scattered site units. With a Section 203(k) insured loan, PH residents and HCV participants will be able to finance the rehabilitation of the unit. PHA will qualify and connect residents with MBE/WBE contractors as well as resident-owned contracting companies to facilitate the rehabilitation. During the period of rehabilitation, HCV and PH participants will continue to receive assistance in their existing (non-homeownership) PH or HCV units until rehabilitation work is complete and the homeownership unit is ready for move-in.

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 mortgage 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 will authorize only the minimum amount needed to close the affordability gap based on individual household circumstances. PHA will calculate 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 will be calculated by PHA's Homeownership Opportunities Department staff based on a complete review of household finances. As part of this review, PHA staff will work to maximize household eligibility for any other non-PHA down-payment and/or closing cost assistance programs.

In FY 2024, PHA will continue to implement a partnership with JumpStart Philly to renovate 20 vacant and distressed scattered site units. To support equitable development efforts in Philadelphia, JumpStart Philly provides local aspiring developers with training, mentoring and financial support to renovate these scattered site units. Once complete, newly renovated units are sold to households who are at or below 80% AMI.

PHA budgets approximately $1.5 million in MTW Block Grant funds yearly to support the program. The number of households served will vary, 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.

In FY 2024, PHA will continue to review and assess the feasibility of implementing the Lease to Purchase flexibility pending the availability of potential LIHTC homeownership units.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

Planned Significant Changes

No significant changes are planned.

Metrics:

HC #6: Increase in Homeownership Opportunities				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome***	**Benchmark Achieved?**
Number of households that purchased a home as a result of this activity (increase).	0	60		
***** *Includes HCV participant and PH residents who were able to purchase a home through one or more of the assistance programs under this activity.*				

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	60		
***** *Includes HCV participant and PH residents who were able to purchase a home through one or more of the assistance programs under this activity.*				

ACTIVITY 2019-2: SHARSWOOD YOUTH & FAMILY ENRICHMENT SERVICES

Plan Year Approved, Implemented, Amended

- Approved FY 2019
- Implemented in FY 2019

Description/Update

PHA will continue to utilize 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, extracurricular, and enrichment programs as well as case management services for youth in grades 9-12 in coordination with a neighborhood school established in September 2017 serving youth in grades 9-12, which 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 education.

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. In FY 2019, PHA was designated by HUD as an EnVision Center. The new EnVision Center is located in the Vaux Community Building and includes services such as health and wellness, job training, high school education and after-school programs. The plan to establish a neighborhood school and to improve educational outcomes is an integral component 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.

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 the primary beneficiaries of the services provided by BPSP are members of PHA resident

households, including residents of public housing and the Housing Choice Voucher (HCV) program, other low-income neighborhood youth are also served. In FY 2024, PHA anticipates that the number of youth served will be 320, serving grades 9 to 12 with approximately 80 youth per grade.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

The benchmark for SS #5 has been adjusted to reflect anticipated enrollment at BPHS.

Planned Significant Changes

No significant changes are planned.

Metrics:

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	320		

** After-school programming and case management services are made available to both PHA residents and youth from the surrounding Sharswood/Blumberg neighborhood.*

ACTIVITY 2020-1: LOCAL FAMILY SELF-SUFFICIENCY PROGRAM FLEXIBILITY

Plan Year Approved, Implemented, Amended

- Approved FY 2020
- Implemented in FY 2020
- Modified in FY 2021
- Modified in FY 2024

Description/Update

PHA will continue to implement a local Family Self-Sufficiency (FSS) Program to encourage more families to participate in the program.

Under this MTW activity, PHA received approval to eliminate the regulatory requirement that FSS participants must have an interim or regular recertification within 120 days prior to enrollment in the FSS program. PHA utilized the last interim or regular recertification prior to enrollment as the basis for FSS escrow calculations. PHA had also redefined the employment obligation for FSS households whose head is elderly or disabled in order to allow any other adult in the household to seek and maintain suitable employment during the term of the contract and any extension thereof. Prior to the approval of this change, suitable employment had to be maintained by the head of household. PHA received approval from HUD and implemented these components of the FSS activity in FY 2020 and FY 2021; however, waivers for these program components are no longer necessary per the FSS Final Rule effective June 16, 2022.

In FY 2024, PHA anticipates that approximately 100 new families will enroll, resulting in a total enrollment of approximately 500 families into the MTW FSS Program. PHA plans to evaluate program operations in order to identify opportunities for improvement and may make modifications to operations and/or contractor support in FY 2024.

Planned Non-Significant Changes

In FY 2024, PHA will implement PHA Advantage, a new FSS program model which incorporates important changes to how participating families earn escrow. PHA will employ the updated program model to encourage broader participation in FSS and incentivize educational goals and greater engagement in case management, as the traditional FSS program model did not reward such goals and objectives through escrow.

The PHA Advantage FSS program will include the following components:

Revised Escrow Model

In FY 2024, PHA will implement a revised escrow model upon HUD approval. The current escrow model allows participants who enroll with little or no earned income to accumulate significant escrow savings over the course of their participation in FSS. However, participants who enroll

with moderate earned income often accumulate relatively smaller savings, a disincentive for families with working adults to join the FSS program.

In order to encourage families of all income levels to participate in the FSS program, PHA will establish an escrow model in which the monthly escrow amount is determined by the family's annual earned income, rather than the change in their Total Tenant Payment (TTP). As shown in the table below, the family will receive escrow according to income tiers; the family must earn at least $3,500 in order to begin escrowing savings.

Annual Earned Income		**Monthly Escrow Amount**
$0	$3,499	$0
$3,500	$6,499	$50
$6,500	$9,499	$75
$9,500	$12,499	$100
$12,500	$15,499	$125
$15,500	$18,499	$150
$18,500	$21,499	$175
$21,500	$24,499	$200
$24,500	$27,499	$225
$27,500	$30,499	$250
$30,500	$33,499	$275
$33,500	$36,499	$300
$36,500	$39,499	$325
$39,500	$42,499	$350
$42,500	$45,499	$375
$45,500	$48,499	$400
$48,500	$51,499	$425
$51,500	$54,499	$450
$54,500	$57,499	$475
$57,500	$60,499	$500
$60,500	$63,499	$525
$63,500	$66,499	$550
$66,500	$69,499	$575
$69,500	$72,499	$600
$72,500	$75,499	$625
$75,500	$78,499	$650
$78,500	and up	$675

If the family's earned income decreases below $3,500 during their participation, they will no longer receive escrow. However, if the family's earned income later increases and meets or exceeds $3,500, they will again receive escrow.

PHA may make modifications to factors in the revised escrow model such as earned income bands and escrow amount in future fiscal years in order to meet FSS program objectives.

Incentives

Upon HUD approval, PHA will establish incentives for participants who meet interim goals in order to encourage continued participation in the FSS program and commitment to ITSP goals. Incentives payments will be made with the final escrow disbursement; however interim incentives may be paid at the time the goal is achieved if and when the family provides justification of the need for the disbursement to support one of their FSS goals.

- $150 for completion of a GED or receipt of a high school diploma;
- $150 for completion of a job training or skills development program, approved by PHA or their designated FSS contractor.
- $250 for obtaining the skilled trade or job-specific certification, such as required for pharmacy assistants or construction trades and approved by PHA or their designated FSS contractor.
- $250 for an Associates Degrees (one-time limit per person); and,
- $500 for completion of a bachelor's or master's degree (one-time limit per person).

In addition to the interim incentives listed above, PHA will also provide an incentive of up to $2,000 to recent program graduates who purchase a home within two (2) years of completing the PHA Advantage FSS program. To qualify for this homeownership incentive, the graduate must complete a homeownership course and/or counseling approved by PHA. This incentive may be used for down payment and/or post-purchase expenses; PHA will provide this incentive to qualifying graduates in addition to their final escrow disbursement. Accordingly, PHA will not count the homeownership incentive against the cap on total escrow.

PHA will also establish an incentive payment of $5,000 for FSS graduates that choose to terminate their assistance in the Public Housing or HCV program within two (2) years of completing the FSS Program.

PHA will use FSS escrow forfeitures to fund the incentives described above, including interim incentives for current FSS participants as well as self-sufficiency and homeownership incentives for FSS graduates. PHA will continue to comply with the regulatory requirements for monthly reporting of FSS escrow forfeitures on Form HUD-52681-B.

Contract Term

PHA will also waive the regulatory requirement to initiate the five-year term of participation at the first recertification of income after execution of the Contract of Participation (CoP). Using its MTW flexibility, PHA will initiate the five-year term at the execution (effective date) of the CoP. The change in contract term is necessary to conform with other proposed changes which will allow participants to escrow upon execution of their CoP, rather than after their first recertification of income.

Transition

PHA will provide families currently participating in the FSS program the opportunity to benefit from the proposed changes above. Upon HUD approval, PHA will notify existing families of the program changes and offer the opportunity to sign a modified Contract of Participation (CoP), which includes the program components listed above, or to continue with their existing CoP. Existing participants interested in signing a modified CoP will be required to do so within 90 calendar days of receiving notice from PHA.

The revised escrow model and interim incentives described above will not be retroactive for existing FSS families who opt to sign a modified CoP. Further, the revised escrow and interim incentive policies will apply to all families who enroll in the FSS program after these changes are approved; families who enroll after the new policies are approved cannot elect to participate under the previous program policies.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

Planned Significant Changes

No significant changes are planned.

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		
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		
SS #3: Increase in Positive Outcomes in Employment Status*				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Unemployed	108 (72%)	310 (62%)		
Employed	42 (28%)	190 (38%)		
Enrolled in Education	0	30 (6%)		
Enrolled in Job Training	0	65 (13%)		
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%)	58 (11.6%)		
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	500		
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		

ACTIVITY 2020-2: SPONSOR-BASED SHARED HOUSING PILOT

Plan Year Approved, Implemented, Amended

- Approved FY 2020
- Implemented in FY 2020

Description/Update

Under this activity, PHA will continue to implement a new pilot program to expand housing options for homeless individuals and other hard to serve special populations, which builds on and enhances the ongoing collaboration between the City and PHA to reduce homelessness through the "Blueprint to End Homelessness" initiative.

The pilot program initially involved a shared housing model which included twenty-five (25) units in partnership with the City. PHA subsequently expanded the pilot program with the City to include an additional ten (10) units and entered into a new partnership with the Community College of Philadelphia (CCP) to serve up to sixteen (16) at-risk, low-income students, providing housing opportunities in scattered site units located within walking distance of CCP. Based on an evaluation of the program's effectiveness in reducing homelessness and providing stable housing for participants, PHA may elect to further expand the program and the number of units. The elements of the pilot program include:

- Utilizing 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. PHA will request HUD approval to classify the units covered under this pilot program 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. Participants will not be subject to public housing Community Service requirements. However, participants will be subject to admissions and continued occupancy policies established by the City or Sponsor Agency with whom PHA has entered a master lease agreement.

- Lease enforcement (up to and including evictions), house rules enforcement, rent collection and other property management activities will generally be the responsibility of the City or Sponsor Agency.

- 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 with quarterly reports that provide basic data on program participants including household income, dates of occupancy, supportive services provided, outcomes achieved and other required information.

Based on negotiations with the City and/or Sponsor Agency, PHA may elect to adopt an expanded role and assume responsibilities in addition to those that are described above.

In FY 2024, PHA will include 41 units in the pilot program, including 35 units with the City and six (6) units with CCP.

Planned Non-Significant Changes

In FY 2024, PHA will enter a master lease agreement to permit PAPMC to manage the six (6) units under the CCP partnership and sub-lease them to eligible CCP students. To support the stability and success of students in completing their CCP degree, PHA will also enter an agreement with the Drueding Center, a local non-profit with experience supporting families who are homeless or at-risk of homelessness, to provide case management and other services to CCP students residing in the partnership units.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

Planned Significant Changes

No significant changes are planned.

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	41		
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	41		

ACTIVITY 2021-1: LIMITED PILOT - MTW CONTINUED OCCUPANCY POLICY

Plan Year Approved, Implemented, Amended

- Approved FY 2021
- Implementation Planned for FY 2024

Description/Update

In FY 2021, PHA received HUD approval to implement a pilot program to require work-able adults residing in select PHA developments to work or participate in an education or job training program. Recognizing the health and financial impact of the COVID-19 pandemic on low-income families, PHA paused plans to implement the pilot program. In FY 2024, PHA will complete planning and implement this pilot program, with ample services and hardship protections to ensure that families have the capacity and support to comply with the new requirements.

This pilot program will not apply to current PHA residents or HCV participants. To support and provide incentives for employment and self-sufficiency, PHA plans to implement a pilot program that will establish an MTW continued occupancy policy applicable to new residents at a limited number of target developments and units. The pilot program policy will require all non-disabled adults age 18-54 in the household to complete at least 20 hours per week of employment – or participation in an approved education or job training program - as a condition of continued occupancy. If a 17 year old lives in the household and has dropped out of school, the 20-hour minimum requirement will also apply. Elderly and disabled adults, household members who become elderly or disabled and household members who are caretakers of elderly/disabled family members will be exempt from the continued occupancy requirement. To support residents in achieving compliance, households will be referred, and provided with supportive services as needed, to PHA's new Workforce Center, where they will be able to work with a PHA Navigator to identify and secure employment, training and supportive service placements and referrals and/or to a PHA partner agency.

The pilot program policies <u>will</u> apply only to households that are *newly admitted or transferred* after HUD approval of this MTW activity to: 1) Public Housing scattered site units; 2) PHA owned or controlled non-RAD PBV developments; and 3) Turnover units, and units available at initial occupancy for which there are no public housing conversion households with a right to return, in PHA-owned or controlled PBV RAD developments. Households who have a right to return to a RAD development will continue to be offered units before any new admission and will <u>not</u> be subject to the continued occupancy work requirement.

In tandem with the pilot program, PHA will establish an admissions and transfer preference applicable only to the above-listed target units and development. The admissions and transfer preference, which does not require MTW waivers from HUD, will be assigned to eligible applicant households where at least one adult is working 20+ hour per week. Eligible elderly (55+) and disabled applicants will also be assigned this preference.

PHA plans to review the results of the pilot program before making any decisions regarding expanding the policy to additional sites or units. PHA will provide information on any proposed changes to the policy in future MTW Annual Plans.

A household member who has a short-term medical issue or disability, or who is responsible for the care of a child under age six and is unable to secure appropriate childcare, which prevents the member from fulfilling the work (or education or job training program) requirement will be allowed to request a temporary hardship exemption subject to third party verification of the hardship.

Planned Non-Significant Changes

No significant changes are planned.

Planned Changes to Metrics/Data Collection

In FY 2024, PHA will remove the following metrics, as the intended impact is to increase employment and earnings among work-able families:

- **SS #5: Households Assisted by Services that Increase Self-Sufficiency.** Families working towards compliance will be referred to the PHA Workforce Center; however, they will not be required to utilize the supportive services in order to comply with the new work requirement. Accordingly, an increase participation in workforce related supportive services is not the intended outcome of this activity.

- **SS #6: Reducing Per Unit Subsidy Costs for Participating Households.** PHA does not anticipate that this requirement will reduce subsidy costs in the near-term, as working families are only required to report increases in earned income every two years. Reductions in subsidy may occur over the long-term, but are not the intended outcome of this activity.

- **SS #8: Households Transitioned to Self Sufficiency.** PHA does not anticipate or intend to encourage families to exit the HCV or Public Housing programs as a result of this activity.

PHA anticipates modest improvements in the earnings and employment rate of impacted families in the first year of implementation; however, PHA may modify these metrics in future fiscal years as many impacted families may not report new or increased income until their next biennial recertification.

Planned Significant Changes

No significant changes are planned.

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).	$27,399 (HCV) $30,953 (PH)	$28,769 (HCV) $32,501 (PH)		
** Includes non-elderly, non-disabled households only residing at developments subject to the work requirement.* *** Baseline derived from PHA-wide average.*				
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).	48% (HCV) 48% (PH)	50%		
Increase in Positive Outcomes in Employment Status – Unemployed (decrease).	52% (HCV) 52% (PH)	50%		
Enrolled in Education	8%	9%		
** Includes non-elderly, non-disabled households only residing at developments subject to the work requirement.* *** Baseline for employment derived from PHA-wide average; baseline for enrollment in education based on FSS participants*				

ACTIVITY 2022-1: EMERGENCY WAIVERS

Plan Year Approved, Implemented, Amended

- Approved FY 2022
- Implemented in FY 2022

Description/Update

PHA will use MTW flexibility to establish emergency waivers during economic and health related emergencies and natural disasters as declared by the Mayor or his/her designee. This activity allows PHA to waive and/or adopt alternative requirements should they be needed in order to relieve burdens on all stakeholders, including low-income families participating in PHA's Public Housing and HCV programs.

1. **Delayed Reexaminations:** PHA may waive the requirement to conduct a reexamination of family income and composition at least annually. Where reexaminations have been delayed, PHA will complete the reexamination no later than the anniversary month of the following year. The next reexamination will be scheduled on the same anniversary month using the applicable reexam frequency for the family. For example, if a biennial reexam was due on April 2022, PHA would complete the reexam by April 2023. The next scheduled biennial reexam would take place in April 2025. This waiver applies to the PH and HCV programs.

2. **Verification of Income:** PHA may waive the requirements of the verification hierarchy and continue to use Enterprise Income Verification (EIV) to confirm tenant income at both interim and regular recertifications, unless specifically waived by HUD. This waiver applies to the PH and HCV programs.

3. **Increase in Payment Standard:** PHA may waive the requirement to apply the increased payment standard back to the regular effective date for delayed regular reexaminations. Instead, during periods of declared emergencies, PHA will apply the increased payment standard at the next interim reexamination after the effective date of the increased payment standard. If PHA completes a reexam late, PHA will apply the payment standard in effect on the effective date of the delayed regular reexamination. This waiver applies to the HCV program.

4. **Delayed Regular HQS Inspections:** PHA may waive the requirement for completion of regular HQS inspections at least biennially. Where a regular HQS inspection has been delayed, PHA will complete the HQS inspection no later than the anniversary month of the following year. The next HQS inspection will be scheduled on the same anniversary month using the applicable inspection frequency for the unit. For example, if an HQS inspection was due on July 2020, PHA would complete the inspection by July 2021. The next scheduled annual HQS inspection would take place in July 2022. PHA will continue to request a self-certification from the owner that no life threatening conditions exist in the

unit. Additionally, PHA will continue to conduct complaint inspections. This waiver applies to the HCV program.

5. **Interim HQS Inspections:** PHA may waive the requirement to conduct re-inspections to confirm repair; however, PHA will require that the owner self-certify and provide documentation that a life-threatening deficiency has been corrected within 24 hours of notification and that a non-life-threatening deficiency has been corrected within 30 days of PHA notification. This waiver applies to the HCV program.

6. **HQS QC Inspections:** PHA may waive the requirement to conduct HQS quality control inspections and instead will suspend HQS quality control inspections until the emergency waiver has been lifted. This waiver applies to the HCV program.

7. **Homeownership HQS:** PHA may waive the requirement for the initial HQS inspection for homeownership units; however, an independent professional inspection will still be required. This waiver applies to the HCV Homeownership Program.

8. **Delayed PH Annual Self-Inspection:** PHA may waive the requirement to complete annual self-inspections of PH units. Where self-inspections are delayed, PHA will continue to respond to and address serious conditions that could jeopardize life or property. Additionally, if self-inspections are delayed, PHA will resume self-inspections once the waiver is lifted beginning with the units which were inspected on the oldest date. PHA has not yet implemented the waiver and continues to perform required self-inspections; however, PHA will reserve the right to apply this waiver in the upcoming fiscal year. This waiver applies to the PH program.

9. **FSS Contract of Participation:** PHA may waive the requirement regarding the maximum extension of an FSS Contract of Participation (COP). During periods of declared emergency, PHA may extend a family's COP, using the declared emergency as good cause of the need for extension. For households who were already in the two year extension period when the emergency was declared, PHA may extend their COP beyond the two year extension threshold. This waiver applies to the PH and HCV FSS program.

PHA will report on those emergency waivers implemented in the FY 2024 MTW Report in the event of a natural disaster, economic, or health related emergency.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

Planned Significant Changes

No significant changes are planned.

Metrics:

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline***	**Benchmark***	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	22,761 Hours	11,381 Hours		
***The baseline reflects the time expended on all PH and HCV regular reexaminations for a one year period. The benchmark reflects the time expended for one half the number of PH and HCV regular reexaminations in a one year period.*				

B. Activities Not Yet Implemented

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 FY 2014. PHA has not utilized this flexibility to date; however, it may be utilized, subject to HUD approval, in future transactions.

Timeline for Implementation

PHA will implement this activity if and when PHA needs MTW flexibility to supplement the current public housing operating subsidy levels, subject to prior HUD approval.

Explanation of Non-Significant Changes Since Approval

No changes have been made since approval.

C. Activities on Hold

Not applicable.

D. Closed Out Activities

The following table summarizes previously approved MTW activities that PHA has completed, discontinued, or determined that the activity no longer requires MTW authority to implement.

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 delivered more efficiently through third-party partners.
Scattered Site Income Tiering	FY 2011	FY 2011	PHA discontinued this activity 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 discontinued 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 discontinued 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	PHA determined that this activity does not require MTW flexibility to implement.
Blueprint	FY 2004	FY 2013	PHA continues to implement the Blueprint Program; however, a determination was made that the activity does not require MTW flexibility.
Transitional Housing Facilities	FY 2007	FY 2013	PHA determined that comparable activities are authorized under Partnership Initiative.
LIFE Program	FY 2007	FY 2013	PHA determined that this activity does not require MTW programmatic waivers or Block Grant funding.
Community Service Policy	FY 2011	FY 2013	PHA determined that this activity does not require MTW flexibility.
Expanding Use of LIHTC	FY 2011	FY 2013	PHA determined that the 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 limits, 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 utilizing MTW Block Grant funds. However, MTW programmatic waivers are not required. These activities are now

Activity	Plan Year	Close Out Year	Reason for Close Out
			referenced in Chapter V under the Single Fund Flexibility section.
90 Day Voucher Reissuance Policy	FY 2005	FY 2014	PHA discontinued 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 waivers
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.
$20 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. PLANNED APPLICATION OF MTW FUNDS

A. Planned Application of MTW Funds

Tables 9 and 10 below provide estimates of the sources and application of MTW funds for FY 2024. As PHA's funding levels for future periods are unknown at the present time, these tables provide preliminary projections and are subject to change based on the actual level of funding provided to PHA. The tables follow HUD's Financial Data Schedule (FDS) format and do not include information on Non-MTW funding sources or uses.

i. Estimated Sources of MTW Funds

Table 9: Estimated Sources of MTW Funding for FY 2024

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$27,469,109
70600	HUD PHA Operating Grants*	$426,505,846
70610	Capital Grants	$54,175,579
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$0
71100+72000	Interest Income	$200,000
71600	Gain or Loss on Sale of Capital Assets	$0
71200+71300+71310+71400+71500	Other Income	$8,500,000
70000	**Total Revenue**	**$516,850,534**

** This line item includes projected Public Housing Operating Fund and HAP revenue. Of the total amount listed, the Public Housing Operating Fund revenue is estimated at $135,810,245, HCV HAP revenue is estimated at $285,916,114, Mainstream estimated at $4,056,453, Foster to Youth Independence(FYI) at $723,024 and $12,262,396 for RAD Subsidies.*

ii. Estimated Application of MTW Funds

Table 10: Estimated Application of MTW Funding for FY 2024

FDS Line Item	FDS Line Item Name	Dollar Amount
91000(91100+91200+91400+91500+ 91600+91700+91800+91900)	Total Operating – Administrative	$67,526,293
91300+91310+92000	Management Fee Expense	$0
91810	Allocated Overhead	$0
92500(92100+92200+92300+92400)	Total Tenant Services	$7,568,621

FDS Line Item	FDS Line Item Name	Dollar Amount
93000 (93100+93600+93200+93300+ 93400+93800)	Total Utilities	$28,284,723
93500+93700	Labor	$143,831
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$68,280,506
95000 (95100+95200+95300+95500)	Total Protective Services	$8,048,914
96100 (96110+96120+96130+96140)	Total Insurance Premiums	$12,980,834
96000(96200+96210+96300+96400+ 96500+96600+96800)	Total Other General Expenses	$20,411,711
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$0
97100+97200	Total Extraordinary Maintenance	$2,001,424
97300+97350	HAP + HAP Portability-In	$173,000,000
97400	Depreciation Expense	$00
97500+97600+97700+97800 *	All Other Expense	$128,603,677
90000	**Total Expenses**	**$516,850,534**

**This line item represents capital and development activity expenses.*

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses

Not applicable.

iii. Description of Planned Application of MTW Funding Flexibility

Under the MTW Program, PHA is authorized to establish an MTW Block Grant budget and to apply fungibility across the Public Housing Operating Fund, Capital Fund and Housing Choice Voucher Program Housing Assistance Payments and Administrative fee funding sources. Activities that utilize Block Grant single fund flexibility, and that are not otherwise authorized pursuant to the Proposed and Approved MTW Activities sections of the Annual Plan, are summarized below:

- Capital Activities to support development activities, and maintenance and site improvements throughout PHA.

- Family Programs and Comprehensive Resident Supportive Service activities to support a wide range of public safety, program compliance, and training and education efforts for PHA residents including: youth development programs citywide; senior programs citywide; Pre-Apprenticeship Program; service coordination; job training and placement; educational partnership initiatives; affordable homeownership programs; Community Relations police units; Community Partners training and educational programs; and other

Economic Development and Self-Sufficiency program activities. See Table 11 below for a summary of resident services initiatives planned for FY 2024 including MTW and Non-MTW funded initiatives.

- Quality of Life Programs to support Lease Enforcement and Section 8 investigations programs.

- General Conditions to include functional enhancements and training on software systems, staff training, and energy management initiatives.

- Management directives associated with balancing and optimizing PHA's organization structure in line with HUD funding modifications related to the MTW agreement.

Table 11: Resident Services Program Summary for FY 2024

Program/Partner	Program Description	Target Population	Funding Source	Projected Residents Served
PHA's Community Health Worker (CHW) Program	Temple will train CHWs to provide information on health, safety and wellness at 14 PHA sites.	All PHA residents	MTW, CNI	10 residents trained 400 served
ADULT EDUCATION AND TRAINING				
ABE/GED Program	Adult Basic Education and General Equivalency Diploma education in the required domains.	PHA residents ages 18 to 55	MTW	40
PHA Workforce Center Job Training Enrollments	Occupational Skills training (CDL, Nurse Aide, IT etc.) in career areas with reasonable growth potential and connection to employment.	PHA residents ages 18 to 55	MTW	250
Temple University North Philadelphia Workforce Initiative - Training Programs	CVS Customer Service and Pharmacy Tech Program Barbering Program	PHA residents	Lenfest Foundation - Temple University	50
PHA Workforce Center	Drop in Center - Employment "One Stop" providing connections jobs and training opportunities.	PHA residents	MTW	120 visits/contacts per month
PHA's P.O.W.E.R. Pre-Apprenticeship Training Program – Trades for a Difference	Training program that provides industry wide certifications while also introducing an entrepreneurial perspective to a career in the building trades.	PHA residents ages 18-25	MTW	30
Section 3 Job Bank	Ensure that economic opportunities are provided to PHA residents through workshops, info sessions and job matches.	PHA residents ages 18 to 55	Section 3 vendors	40 residents employed
Section 3 Resource Center	Ensure that economic opportunities are provided to PHA residents through workshops, info sessions and partner referrals.	PHA residents ages 18+	MTW/Section 3 vendors	600 residents participating in workshops and screening
Entrepreneurial Fellowship	Our six-month entrepreneurial fellowship is designed to provide extensive training as it relates to growing a small business. Fellows are provided with executive coaching and personalized pathways along with funding.	PHA residents ages 18+	MTW	25 fellows annually
YOUTH PROGRAMS				

Program/Partner	Program Description	Target Population	Funding Source	Projected Residents Served
PHA Youth & Family Center	Drop in center and weekly schedule of partner programming/events for any PHA and/or neighboring families with or expecting children	PHA families with children and expecting parents	MTW	100 visits/contacts per month
PowerCorps PHL	Landscape Training for young adults.	PHA youth ages 18-24	Partnership	25
Afterschool Programs at 10 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.	PHA youth ages 6 to 18	MTW	200
PHA Summer Camps at 10 sites	Summer enrichment activities to prevent academic regression.	PHA youth ages 6 to 13	MTW	220 enrolled
MightyWriters Out of School and Summer Programs	Provides literacy programming and activities, plus food and diaper distribution, at three sites.	PHA youth ages 3-18	Partnership William Penn Foundation	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.	PHA teens	Philadelphia Youth Network WorkReady program and non-profit partners	50 students placed at PHA
Kinship Care Program	Supportive services for grandparents raising grandchildren, foster children and/or other relations	Grandparents raising grandchildren at any public housing sites	William Penn Foundation	75 households
MEAL PROGRAMS				
Summer Food Program at 13 sites	Breakfast and lunch served on site to provide appropriate nutrition during the summer.	PHA youth ages 5 to 18	MTW/PA Department of Education	30,000 meals served
Senior Meal Programs - Congregate Hall Philadelphia Corp of Aging (3 sites)	Meal program, which not only enables residents to have appropriate nutrition, but also best practice fellowship to support aging in place.	PHA residents ages 62+	HUD	16,422 meals served @ Congregate Hall 19,000 meals served @ 3 sites through PCA
FINANCIAL MANAGEMENT				
Financial Literacy – homeownership track	Course on credit and money management to enable residents to purchase homes.	PHA residents	MTW	750
FSS	Assessment of individual and family needs, enrollment in FSS, followed by referrals and tracking.	PHA residents	HUD	500
Home Ownership Program	Housing counseling and assistance with home purchase process. This includes 5H, HCV, and Section 32.	PHA residents	MTW, Other	500 attended workshops 60 sales
Diversionary Eviction Prevention Program	Support residents at risk of eviction. Coordinators will provide coaching. Sole Strivers and Affordable Housing Centers of PA will provide credit checks, financial counseling and budgeting workshops.	PHA residents	MTW	150
PLACE BASED HUD INITIATIVES				

Program/Partner	Program Description	Target Population	Funding Source	Projected Residents Served
Jobs Plus Pilot Program	Place-based employment program designed to increase the earnings and employment of working-age residents.	PHA residents ages 18 to 62	HUD	300 enrolled
ROSS Program	Assessment of individual and family needs, followed by referrals and tracking.	PHA residents at ROSS target sites	HUD	300 assessments completed at 9 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 in the Norris-North Central community.	PHA Norris households	CNI Endowment	Outreach and engagement with 150 families
CNI Sharswood	Place-based case management for relocated and returning families who moved out of the Blumberg community.	PHA Sharswood households	HUD	Outreach and assessments completed for up to 400 families

B. Planned Application of PHA Unspent Operating Fund and HCV Funding

HUD requires that MTW agencies provide the information on Tables 12 and 13. This includes estimated reserve balances as of the beginning of FY 2024 and planned uses of reserves in FY 2024. The amounts, timetables and planned uses shown are preliminary and subject to modification.

Table 12: Planned Unspent Operating Fund and HCV Funding

Original Funding Source	Estimated Reserve Balance as of 04/01/2023	Planned Application of Reserves in FY 2024
HCV HAP*	$ 135,513,834	$ 107,507,611
HCV Admin Fee	$ 25,755,607	$ -
PH Operating Subsidy	$ 106,856,568	$ 78,433,982
TOTAL:	**$ 268,126,009**	**$ 185,941,593**

** Unspent HAP funding does not include amounts recognized as Special Purpose Vouchers reserves.*

Table 13: Description of Planned Expenditures of Unspent Operating Fund and HCV Funding

Item No	Planned Use	Estimated Amount	Funding Source	Projected Time Line
1	PHA Warehouse & Logistics Center	$ 15,121,500	PH Operating Subsidy	1 year
2	Environmental Clearance	$ 2,000,000	PH Operating Subsidy	1 year
3	Warnock III Rehabilitation and Office space conversion to 36 units	$ 24,884,039	PH Operating Subsidy	1 year

Item No	Planned Use	Estimated Amount	Funding Source	Projected Time Line
4	Roofing/ Replacement, Siding, Rotting Porch, Gutter Guards	$ 11,434,156	PH Operating Subsidy	1 year
5	Mechanical and Electrical Upgrades	$ 2,559,287	PH Operating Subsidy	1 year
6	Boiler Room Security Upgrades	$ 2,200,000	PH Operating Subsidy	1 year
7	Switch gear Fuse Protection Upgrades	$ 235,000	PH Operating Subsidy	1 year
8	Scattered Site Renovations	$ 20,000,000	PH Operating Subsidy	1 year
9	Blumberg/Sharswood Rental 6A	$ 26,299,111	HCV HAP*	1 year
10	Blumberg/Sharswood Hunt III	$ 28,525,122	HCV HAP*	1 year
11	Hartranft Community Center	$ 10,368,198	HCV HAP*	1 year
12	Blumberg/Sharswood Rental 4A	$ 13,498,944	HCV HAP*	1 year
13	Fairhill Apts Phase I	$ 17,000,000	HCV HAP*	1 year
14	Beyond Foster Care on Ridge Ave	$ 11,816,236	HCV HAP*	1 year
	TOTAL	**$ 185,941,593**		

C. Local Asset Management Plan

i.	*Is the MTW PHA allocating costs within statute?*	No
ii.	*Is the MTW PHA implementing a local asset management plan (LAMP)?*	Yes
iii.	*Has the MTW PHA provided a LAMP in the appendix?*	Yes

Description of Proposed Changes to the Local Asset Management Plan in the Plan Year

Pursuant to its MTW Agreement, PHA has developed a Local Asset Management Plan (LAMP) that describes the agency's cost allocation plan and other technical components of PHA's local asset management strategy. HUD approved PHA's initial LAMP as part of the MTW FY 2010 Annual Plan submission. When applicable, PHA will submit updates to the LAMP as part of the Annual Plan submission. No changes are proposed to the LAMP for FY 2024. A copy of the current LAMP is found in Appendix B.

D. Rental Assistance Demonstration (RAD) Participation

i. Description of RAD Participation

The conversion of public housing units to project-based assistance under the RAD program is an important component of PHA's housing preservation and expansion strategy. Through RAD conversion, PHA is able to access private equity (primarily through the Low Income Housing Tax Credit program) and other funds to invest in existing PHA developments as well as to leverage new funding to replace obsolete scattered site units and "transfer assistance" to other new developments. Table 14 below provides summary information on PHA's current plans to convert existing public housing units to project-based assistance through the RAD program, and to transfer public housing assistance from vacant, non-viable scattered site units to new developments that will be subsidized through long-term project-based assistance contracts in FY 2024. PHA also plans to utilize HUD's "Faircloth to RAD" initiative to expand the supply of affordable housing. Under this initiative, PHA is able to tap into unused public housing Annual Contributions Contract (ACC) authority, develop new public housing using that authority and then convert the public housing to Project Based Voucher assistance under the RAD program. Projects listed in Table 14 below may be pending Low Income Housing Tax Credit awards and/or other financing and, as a result, are subject to change.

For informational purposes, Table 15 includes those developments that PHA has converted through the RAD program, as well as the developments PHA expects to convert through the RAD program through the close of FY 2023, including transfer of assistance developments. Actual timetables for conversion and/or PHA's decision to proceed with conversion may vary from the information included below, depending on various factors including project feasibility determinations, project financing, timetables for HUD and other approvals and other factors.

The timetable for RAD conversions extends beyond FY 2024 and continues to be refined in consultation with HUD and PHA's resident leadership. The listed projects may be modified in the future and are subject to approval by HUD and the PHA Board of Commissioners. Due to variances in development plans and schedules, projects listed may appear in prior or future Annual Plans. PHA may apply for additional RAD conversions beyond those shown in Tables 14 and 15.

Table 14: RAD Closings Planned in FY 2024

AMP	Development Name	RAD Units	Description
PA2-031	Bartram Village Phase 1	75	Conversion of existing public housing development
PA2-055	Fairhill Apartments	110	Conversion of existing public housing development
PA2-013	Wilson Park	729	Conversion of existing public housing development
PA2-039	West Park Apartments	110	Conversion of existing public housing development
PA2-015	Harrison Plaza Low Rise	188	Conversion of existing public housing development
PA2-114	Gladys B. Jacobs	80	Conversion of existing public housing development
PA2-062	Cassie Holley	72	Conversion of existing public housing development
PA2-126	Eight Diamonds	152	Conversion of existing AME public housing development
PA2-137	Cambridge I	44	Conversion of existing PAPMC public housing development
PA2-129	Cambridge II	40	Conversion of existing PAPMC public housing development

AMP	Development Name	RAD Units	Description
PA2-147	Cambridge III	40	Conversion of existing PAPMC public housing development
PA2-132	Suffolk Manor	137	Conversion of existing PAPMC public housing development
PA2-138	Mt. Olivet	161	Conversion of existing PAPMC public housing development
PA2-139	GGFE I	245	Conversion of existing PAPMC public housing development
PA2-143	GGFE II	184	Conversion of existing PAPMC public housing development
PA2-133	Richard Allen III	178	Conversion of existing PAPMC public housing development
TOTAL		**2,545**	

Table 15: RAD Closings Completed or Projected to be Completed by End of FY 2023

Property Name	RAD Units	Description
Blumberg Phase I	51	Transfer of Assistance
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	49	Transfer of Assistance
Southwark Plaza (PA2-121)	470	Conversion of existing AME public housing
Strawberry Mansion	55	Transfer of Assistance
Haddington III	48	Transfer of Assistance
Roberto Clemente House	38	Transfer of Assistance
Norris Apartments II (CNI)	74	CNI RAD Conversion
Cantrell Place	40	Transfer of Assistance
Witherspoon Senior Apartments	40	Transfer of Assistance
1315 N. 8th Street	25	Transfer of Assistance
Blumberg Phase II-Senior Building	94	Conversion of existing public housing
Norris Square Community Alliance Scattered Sites	29	Transfer of Assistance
Plymouth Hall (PA2-079)	53	Conversion of existing public housing
Norris Apartments Phase III	28	CNI RAD Conversion
Blumberg 83	83	Transfer of Assistance
Susquehanna Square	37	Transfer of Assistance
Norris Apartments Phase V (CNI)	45	CNI RAD Conversion
Reynolds School	49	Transfer of Assistance
27th and Susquehanna	78	Transfer of Assistance
Sharswood I (Hunt)	30	Transfer of Assistance

Property Name	RAD Units	Description
Queen Lane LP	55	Conversion of existing PAPMC public housing
Norris LP	51	Conversion of existing PAPMC public housing
Harrison Plaza Tower	112	Conversion of tower building of existing public housing development
Sharswood II (Hunt)	30	Transfer of Assistance
Sharswood 4a	58	Transfer of Assistance
Janney Apartments	29	Transfer of Assistance
NewCourtland at St. Barts II	48	New construction development under Faircloth to RAD
Father Augustus Tolton Place (Eastwick Senior)	45	New construction development under Faircloth to RAD
Compassion Senior Living	38	New construction development under Faircloth to RAD
Sharswood Phase III	101	New construction development under Faircloth to RAD
Old First House	34	Transfer of Assistance
Sharswood Phase VI-A	65	Transfer of Assistance
TOTAL	**2,301**	

ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix?

Yes

iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?

PHA has submitted and obtained HUD approval for the RAD Significant Amendments listed on Table 16.

iv. RAD Significant Amendments

PHA is required to prepare a RAD Significant Amendment for each RAD project as part of the HUD approval process. The Significant Amendment process includes a public notice period, a public hearing and approval by the PHA Board of Commissioners prior to submission to HUD.

Table 16 provides summary information on all previously submitted RAD Significant Amendments, including the HUD approval date for each. Additional Significant Amendments for other planned RAD developments will be submitted in the future.

Table 16: Previously Submitted RAD Significant Amendments

No	Plan Year	Date Submitted to HUD	HUD Approval Date	Property		Number of RAD Units	Transfer of Assistance (Yes/No)
				Pre-Conversion	Post-Conversion		
1.	FY 2015	7/23/2015	7/27/2015	Phase 1 (Blumberg) (PA002000050)	Phase 1 (Blumberg) (PA002000050)	57[1]	Yes
2.	FY 2016	1/27/2016	3/9/2016	Southwark Plaza (PA002000121)	Southwark Plaza (PA002000121)	470	No
				Haddington SS (PA002000901)	NewCourtland at Allegheny II[2]	40	Yes
				Oxford Jefferson SS (PA002000910)	2415 North Broad Street	88	Yes
				Germantown SS (PA002000904)	Roberto Clemente Homes	38	Yes
				Kingsessing SS (PA002000903)	HELP Philadelphia V	37	Yes
3.	FY 2016	3/17/2016	3/30/2016	Ludlow SS PA002000907	Lehigh Park I	49	Yes
				Kingsessing SS PA002000903	Norris Square SS	29	Yes
				Scattered Sites (PA002000905, PA002000906, PA002000908,PA002000909, PA002000910)	Haddington III Preservation Initiative	48	Yes
				Scattered Sites (PA002000901, PA002000902, PA002000905,PA002000906, PA002000908, PA002000909, PA002000910)	St. John Neumann Place II	52	Yes
				Strawberry Mansion SS (PA002000909)	NewCourtland at St. Bartholomews	42	Yes
				Oxford Jefferson SS (PA00200910)	Strawberry Mansion	55	Yes
4.	FY 2017	1/14/2016	07/06/2016	MLK I (PA002000128)	MLK I (PA002000128)	49	No
				MLK III (PA002000136)	MLK III (PA002000136)	45	No
				Eight Diamonds (PA002000126)	Eight Diamonds (PA002000126)	152	No
				Spring Garden II (PA002000162)	Spring Garden II (PA002000162)	32	No
				Spring Garden Mixed Finance (PA002000127)	Spring Garden Mixed Finance (PA002000127)	86	No
5.	FY 2017	8/02/2016	9/06/2016	Norris Apartments II (PA002000014)	Norris Apartments II (PA002000014)	147	No
				Plymouth Hall (PA002000079)	Plymouth Hall (PA002000079)	53	No
6.	FY 2018	1/15/2017	4/23/2017	Westpark Plaza (PA002000093)	Westpark Plaza (PA002000093)	65	No
				Blumberg Senior (PA002000050)	Blumberg Senior (PA002000050)	94	No
7.	FY 2018	4/25/2017	6/14/2017	Scattered Sites	Cantrell Place	40	Yes

[1] *# of RAD units in the Blumberg Phase 1 RAD Significant Amendment exceeds # of RAD units in final HAP Contract.*
[2] *Pursuant to PHA letter to HUD dated 1/27/2016, NewCourtland at Allegheny II withdrew from further consideration as a RAD site and accordingly, PHA does not intend to proceed with the transfer of assistance of 40 units at NewCourtland at Allegheny II.*

No	Plan Year	Date Submitted to HUD	HUD Approval Date	Property		Number of RAD Units	Transfer of Assistance (Yes/No)
				Pre-Conversion	Post-Conversion		
				(PA002000904, PA002000906)			
				Scattered Sites (PA002000906, PA002000907, PA002000909)	Witherspoon	40	Yes
				Scattered Sites (PA002000905, PA002000910)	Reynolds School	64	Yes
				Scattered Sites (PA002000908)	Beury Building	50	Yes
				Scattered Sites (PA002000902)	1315 North 8th Street	25	Yes
8	FY 2019	01/12/2018	04/28/2018	Scattered Sites (PA002000909)	Harlan Street	22	Yes
				Scattered Sites (PA002000902,904,905,907,908,909)	Susquehanna Square	37	Yes
				Scattered Sites (PA002000901,902,903)	Walton School	44	Yes
				Scattered Sites (PA002000901,902,903,904,905,906,907,908,909)	Blumberg Phase III	83	Yes
9	FY 2020	01/14/2019	05/10/2019	Scattered Sites PA002000901,902,903, 905, 909)	Susquehanna Net Zero Housing, LP	78	Yes
10	FY 2020	05/24/2019	07/01/2019	Scattered Sites PA002000901,902, 905, 907,908,909)	Sharswood Phase I	30	Yes
11	FY 2020	10/23/2019	11/18/2019	Norris Apartments LP PA002000175	Norris Apartments LP	51	No
				Queen Lane Apartments LP PA002000179	Queen Lane Apartments LP	55	No
				Queen Row PA002000178	Queen Row	43	No
12	FY 2021	01/15/2020	03/24/2020	West Park Apartments PA002000039	West Park TBD	327	Yes
				Fairhill Apartments PA002000055	Fairhill TBD	264	Yes
				Harrison Plaza (Tower only) PA002000015	Harrison Tower	112	No
				School of Nursing	School of Nursing[3]	50	Yes
13	FY 2022	01/15/2021	04/16/2021	Scattered Sites PA002000903, 904, 907	Hunt Sharswood Phase II	30	Yes
				Scattered Sites PA002000901,902, 903, 905, 907, 908, 909, 910	Hunt Sharswood Phase III	95	Yes
				Scattered Sites PA002000901, 908	Henry Avenue Tower	40	Yes
14	FY 2022	04/21/2021	06/10/2021	Scattered Sites PA002000908, 909, 910	PHA Sharswood Phase IV-A	58	Yes
				Casa Indiana PA002000185	Casa Indiana	50	No

[3] *School of Nursing and Harlan Street projects have been withdrawn from consideration as RAD TOA conversion projects..*

No	Plan Year	Date Submitted to HUD	HUD Approval Date	Property		Number of RAD Units	Transfer of Assistance (Yes/No)
				Pre-Conversion	Post-Conversion		
15	FY2022	12/23/2021	02/11/2022	Harrison Low Rise PA002000015	Harrison Low-Rise	188	No
16	FY 2023	12/30/2021	04/28/2022	Scattered Sites PA002000901,902, 903, 904, 905, 907, 908, 909, 910	PHA Sharswood Phase VI-A	65	Yes
				Faircloth to RAD	Walton School	51	-
				Faircloth to RAD	Hunt Sharswood Phase III	101	-
17	FY 2023	05/23/2022	06/28/2022	Scattered Sites PA002000903, 904, 905, 906, 907, 908, 909	Old First House	34	Yes
				Scattered Sites PA002000901, 910	Janney Apartments	29	Yes
				Faircloth to RAD	Father Augustus Tolton Place (Eastwick)	45	-
				Faircloth to RAD	Compassion Senior Living	38	-
				Faircloth to RAD	NewCourtland St.Barts Phase 2	48	-

VI. ADMINISTRATIVE

A. Board Resolution and Certifications of Compliance

A resolution approving the FY 2024 MTW Annual Plan and the MTW Plan Certification of Compliance will be presented to the PHA Board of Commissioners at the December 2022 meeting following the public review process and public hearing. The Resolution for the FY 2024 MTW Annual Plan is included in Appendix A.

B. Documentation of Public Process

PHA provided public notice of the FY 2024 MTW Annual Plan (and posted the Plan on its website). A thirty-day public comment period to allow for resident and general public review was provided from October 28 through November 27, 2022. A virtual, online public hearing will be held on November 14, 2022. PHA will also conduct meeting(s) with resident leadership to discuss proposed Plan contents and provide additional opportunities for resident input.

C. Planned and Ongoing Evaluations

PHA's most recent impact analysis of its rent simplification efforts is included in Appendix F.

D. Lobbying Disclosures

The required Disclosure of Lobbying Activities (SF-LLL) and Certification of Payment (HUD-50071) forms are included in Appendix A.

VII. APPENDICES

Appendix A: Board Resolution, MTW Certification & Lobbying Disclosures

Appendix B: 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.

- 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 accept 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.

Appendix C: Asset Management Table

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
1.	Abbottsford Homes PA002030	Phases I & II; 688 Family Units		Possible site for additional redevelopment including commercial space, through mixed financing.	Possible disposition of a portion of the site in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, administrative facilities, community and supportive services offices and/or open space.	
2.	Arch Homes PA002018	77 Family		Possible candidate for Modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
3.	Bartram Village PA002031	492 Family Units	Planning for RAD Conversion	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application. Acquisition, new development, and rehabilitation of housing stock along with neighborhood revitalization efforts.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
4.	Bentley Hall PA002077	100 Elderly Units		As part of Sharswood Blumberg		99 Elderly Units	Possible conversion of units/parcels for residential unit	

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				revitalization, possible façade improvements.			reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
5.	Brewerytown	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RD and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
6.	Cambridge Plaza Phase I PA-002137	44 LIHTC Rental Units	Planning for RAD conversion	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.				
7.	Cambridge Plaza Phase II PA-002129	40 LIHTC Rental Units	Planning for RAD conversion	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.				
8.	Cambridge Plaza	40 LIHTC Rental	Planning for RAD	Potential for refinancing, re-				

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
	Phase III Phase I PA002147	Units	conversion	syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.				
9.	Cassie Holly (Point Breeze Court) PA002062	71 Elderly Units	Security Upgrades done	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		71 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
10.	Champlost Homes PA002042	102 Family		Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
11.	City-Wide	To be determined		Provision of ACC subsidy, capital funds or HCV.	Dispo/Demo application to be submitted to HUD.			
12.	Collegeview Homes PA002065	54 Elderly	As part of Sharswood Blumberg revitalization, possible façade improvements	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		54 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
13.	Eastern Germantown Infill	45		Acquisition, new development and rehabilitation of	Possible demolition in connection with modernization and	May be requesting Elderly or	Possible conversion of units/parcels for residential unit reconfiguration and commercial,	Possible homeownership component, subject to Section 32 of the USHA of

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	Disabled Only Designation Plan	economic development, management offices, community and supportive services offices and/or open space.	1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
14.	Eastern North Philadelphia	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
15.	Eight Diamonds PA00126 PA00141 (Formerly known as Raymond Rosen Off-Site PA002126)	Phases A & B; 152 Family		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. Potential for conversion to	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				project based assistance under RAD.				
16.	Emlen Arms PA002076	156 Elderly High Rise				156 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
17.	Fairhill Apartments PA002055	264 Family	Planning for RAD conversion	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with RAD and/or LIHTC Application. Possible acquisition of adjacent land for development purposes.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities. Possible early relocation in connection with RAD conversion.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
18.	Falls Ridge			Development partner for vacant land.	Possible disposition of vacant land			
19.	Francisville	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
20.	Germantown House PA002152	133 Units	Planned renovation and leasing of adult care space. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.			133 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
21.	Gladys B. Jacobs PA002114	80 Elderly		Possible renovation for delivery of enhanced senior support services.		80 Elderly Units		
22.	Greater Grays Ferry Estates (Formerly known as Tasker Homes) New AMP#s: PA002139 PA002143	429 LIHTC rental units; 125 replacement home ownership units.		Possible mixed-finance development and commercial development including community building on PHA vacant lots and public parcels. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.	Possible disposition in connection with non-dwelling commercial development including community building.			
23.	Haddington Homes PA002035	150 Family		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				incomes, private funds with Choice/RAD and/or LIHTC Application.				
24.	Harrison Plaza PA002015	300 Family High and Low Rise	Planned RAD Conversion	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
25.	Haverford Homes PA002046	24 Family		Possible candidate for modernization, rehabilitation, with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
26.	Herbert Arlene Homes PA002104	32 Family		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
27.	Hill Creek Apts I & II PA002029	334 Family		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds,			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.				
28.	Holmecrest Apartments PA002066	84 Elderly		Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		84 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
29.	James Weldon Johnson House PA002001	535 Family	Master planning for historic renovations and modernization.	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
30.	Katie B. Jackson PA002063	59 Elderly 9 Family		Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		59 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
31.	Lucien E. Blackwell Homes Phase I PA002145	80 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project				

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				based assistance under RAD.				
32.	Lucien E. Blackwell Homes Phase II PA002150	80 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.				
33.	Lucien E. Blackwell Homes Phase III PA002153	50 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.				
34.	Lucien E. Blackwell Homes Phase IV (Marshall Shepard Village) PA002156	80 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.				
35.	Ludlow HOPE 6 Area Scattered Sites PA #s: PA002154	Phases I, II, III, IV & V; 75 LIHTC and 103 Homeownership units		Development completed. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project				

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				based assistance under RAD.				
36.	Mantua Hall PA002045	152 Family High-Rise Units	Leasing of commercial space.					
37.	Martin Luther King Plaza PA002036 New PA#s: PA002128 PA002136 PA002149	Phases I, II, III, IV, V & VI; 136 LIHTC Rental Units and 109 Replacement Homeownership Units.		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.	Possible disposition in connection with mixed-finance development and/or other sale transactions to City and private developers.			109 Homeownership Units. HOPE VI HO Middle income Program essential elements of Nehemiah, USHA of 1937.
38.	Mill Creek Extension East	100 Rental Units		Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization.			Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
39.	Mill Creek Extension West	100 Rental Units		Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative	Possible demolition in connection with modernization and revitalization.			Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.				
40.	Morton Homes PA002049	65 Units	Electrical upgrades as part of the Better Building Challenge done.	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	47 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
41.	Mt. Olivet PA002138	161 LIHTC Rental Units		Possible major exterior envelope and air conditioner heating system to be improved. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.		161 Elderly Units		
42.	Nellie Reynolds Garden PA002158	64 Elderly housing units.		Development completed. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project		64 Elderly housing designation.		

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				based assistance under RAD.				
43.	Neumann North PA002148	67 LIHTC Rental Units		Potential for conversion to project based assistance under RAD.		67 Elderly Units Designated		
44.	Norris Apartments PA002014	147 Rental Units	RAD Choice Neighborhood Redevelopment	Modernization, rehabilitation, revitalization, which will include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds. PHA will use Choice Neighborhood, RAD and/or LIHTC Application when available.	Demolition complete. Disposition of land in connection with development of homeownership phase.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Homeownership component in connection with potential modernization and revitalization.
45.	Oak Lane	100 Rental Units		Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only designation.	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase conventional sale and Housing Choice vouchers.
46.	Oxford Village PA002032	200 Family Units		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital	Possible demolition I connection with the modernization and revitalization, and possible disposition in		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community	Possible homeownership component in connection with potential modernization and revitalization.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	connection with mixed-finance development.		and supportive services offices and/or open space.	
47.	Parkview Apartments PA002054	20 Elderly Low Rises		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.				
48.	Paschall Homes PA002061	223 Family		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.		Possible Elderly Designation		Possible homeownership component
49.	Plymouth Hall PA002079	53 senior high-rise	RAD conversion completed					
50.	Poplar to Oxford: Planning and Development Initiative	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. PHA plan to submit the LIHTC and/or other State, City funding sources for new development.	conveyances to RD and/or PHA wholly-owned subsidiary and/or private entities.			
51.	Raymond Rosen On-Site PA002010	356 Family		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.				
52.	Richard Allen Homes Phase III PA002133	178 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.				Includes 15-year tax credit and lease to purchase homeownership components.
53.	Richard Allen Homes Phase II PA002003	150 Units		Possible new development for residential and non-residential on vacant undeveloped parcels. Possible candidate for modernization, rehabilitation, revitalization, which	Possible disposition in connection with the new development.			Possible homeownership component in connection with potential modernization and revitalization.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.				
54.	Scattered Site Disposition: City-Wide	To be determined		Disposition Plan to be developed and implemented. Possible disposition of properties at market rate, for affordable housing, or transfer to Land Bank. Potential for conversion to project based assistance under RAD.	Possible demolition in connection with the modernization and revitalization. Disposition application may be required.			Possible Homeownership Component: Revised 5(h)/Section 32 of USHA of 1937. Possible PHA affordable homeownership program.
55.	Scattered Sites PA002000906	425 Family Units	Intent for RAD Conversion - 0 units, potential additions being considered	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				state and city funding sources when available.				
56.	Scattered Sites PA002000907	406 Family Units	Intent for RAD Conversion - 23 units, potential additions being considered	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USH of 1937.
57.	Scattered Sites PA002000908	373 Family Units	Intent for RAD Conversion - 72 units, potential additions being considered	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.				
58.	Scattered Sites PA002000901	399 Family	Intent for RAD TOA 26 units known, potential additions being considered	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization.
59.	Scattered Sites PA002000902	378 Family Units	Intent for RAD TOA 13 units known, potential	Possible development, rehabilitation of existing buildings, demolition of existing	Possible demolition/disposition of non-viable units and imminently dangerous		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development,	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
			additions being considered	buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	properties for neighborhood redevelopment activity.		management offices, community and supportive services offices and/or open space.	
60.	Scattered Sites PA002000903	471 Family Units	Intent for RAD TOA 15 units known, potential additions being considered	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				Neighborhood, LIHTC, RACP and any other state and city funding sources when available.				
61.	Scattered Sites PA002000904	325 Family Units	Intent for RAD TOA 23 units known, potential additions being considered	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
62.	Scattered Sites PA002000905	431 Family Units	Intent for RAD TOA 9 units known, potential additions being considered	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments,	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.				
63.	Scattered Sites PA002000909	413 Family Units	Intent for RAD TOA 31 units known, potential additions being considered	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
64.	Scattered Sites PA002000910	311 Family Units	Intent for RAD TOA 18 units	Possible development,	Possible demolition/disposition		Possible conversion of units/parcels for residential unit	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
			known, potential additions being considered	rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	of non-viable units and imminently dangerous properties for neighborhood redevelopment activity. Possible demolition/ disposition of properties in the Sharswood condemnation area in connection with the modernization and revitalization efforts of this Choice Neighborhood.		reconfiguration and commercial, economic development, management offices, warehouse space, community and supportive services offices and/or open space.	
65.	Sharswood Area Condemnation	1300 parcels acquired	Complete condemnation process and pay just compensation to owners.	Land assembly activities to support revitalization activities in the Blumberg area. Activities to include demolition, disposition and new construction activities by PHA and/or Development Partners. Complete URA relocation of owners and tenants of condemned property.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development or to private developers.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial economic development, management offices, warehouse space, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
66.	South Phila area planning	45		Acquisition, new development and rehabilitation of housing stock along	Possible demolition in connection with modernization and revitalization, and	May be requesting Elderly or Disabled Only	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development,	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	Designation Plan	management offices, community and supportive services offices and/or open space.	purchase, conventional sale and Housing Choice vouchers.
67.	Southwest Phila Area planning	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
68.	Spring Garden Apartments PA002020	203 Family		Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Potential demolition and disposition applications may be submitted for a portion of site.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
69.	Spring Garden Area Unit Conversion	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood	Possible demolition in connection with modernization and revitalization, and possible disposition in	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.		and supportive services offices and/or open space.	and Housing Choice vouchers.
70.	Spring Garden Revitalization: Phase 1 PA002127	84 LIHTC Rental Units		Potential for conversion to project based assistance under RAD.				
71.	Spring Garden Revitalization: Phase 2 PA002162	58 LIHTC Units 32 ACC units		Mixed-finance development by third party developer. Potential for conversion to project based assistance under RAD.	Disposition of scattered site properties for new development.			
72.	St Anthony's Senior Residence: PA002131	38 Elderly LIHTC Units		Potential for conversion to project based assistance under RAD.		38 Elderly Units		
73.	St Ignatius Phase I (Angela Court II) PA002146 PA002159	Phases I; 67 Elderly Units Phase II 64				67 and 54 Elderly Units Designated		
74.	Suffolk Manor PA002132	137 LIHTC Rental Units	PHA acquired ownership of interest of the limited partner; Planning for RAD conversion	Possible major exterior envelope and air conditioner heating system to be improved. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project		77 Elderly Units		

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				based assistance under RAD.				
75.	Transitional Housing	500 Rental Units		New construction of transitional housing units for homeless families and individuals and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
76.	Warnock PA002160	Phase I 50; TBD		Development completed. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project based assistance under RAD.				
77.	Warnock PA002161	Phase II Transitional housing; 45 units		Acquisition, new development for 45 housing units and rehabilitation of housing stock along with neighborhood revitalization efforts with PHA offices and Elderly Services space. Potential for conversion to project		45 Elderly housing designation.		

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				based assistance under RAD.				
78.	Westpark Plaza PA002093	66 Units		Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
79.	West Philadelphia North of Market Street	45	Market West to be planned and begin acquisition activities.	Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
80.	West Park Apartments PA002039	325 Family High-Rise Units	Intent for RAD Conversion	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development or to private developers.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Possible early relocation in connection with RAD conversion.	Possible homeownership component in connection with potential modernization and revitalization.
81.	Whitehall Apartments I PA002034	188 Family		Possible candidate for modernization, rehabilitation with capital funds, bond				

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				proceeds, MTW, program income, private funds with Choice/RAD and/or LIHTC Application.				
82.	Wilson Park PA002013	741 Family, Low-rise; Elderly, High- rise		Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice/RAD and/or LIHTC Application.		279 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial economic development, management offices, community and supportive services offices and/or open space.	
83.	Walton School			Redevelopment into Senior Housing. Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice/RAD, ACC and/or LIHTC Application.				
84.	Reynolds School			Redevelopment of Vacant School in Sharswood Neighborhood. Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with RAD, and/or LIHTC Application.				

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
85.	West Philadelphia South of Market Street	50		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
86.	North Philadelphia	100		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
87.	South Philadelphia	50		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				Capital Funds to develop units.				
88.	Northwest Philadelphia	50		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
89.	Southwest Philadelphia	50		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-owned subsidiary and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
90.	City-wide PHA administrative buildings	To be determined		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA wholly-	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				May use ACCs and/or Capital Funds to develop units.	owned subsidiary and/or private entities.			

Appendix D: Planned Demo/Dispo Additional Documentation

Listed below are scattered sites units that are planned for demolition and/or disposition in FY 2024 or subsequent periods. PHA may modify this listing in the future. Due to variances with disposition, demolition and/or development schedules, the listed units may also appear in prior or future Annual Plans. Approvals by the PHA Board of Commissioners and HUD are required in order to proceed with demolition/disposition activities.

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
RAD Transfer of Assistance Units					
589254	901	146 N REDFIELD ST	19139		3
589271	901	336 N ROBINSON ST	19139		3
589285	901	104 N RUBY ST	19139		3
599295	901	415 N EDGEWOOD ST	19151		3
599297	901	18 N DEWEY ST	19139		3
599314	901	57 N DEWEY ST	19139		3
609348	901	431 N 59TH STREET	19151		4
609359	901	29 N YEWDALL ST	19139		3
609360	901	30 N YEWDALL ST	19139		3
609367	901	147 N CONESTOGA ST	19139		3
609380	901	36 N FRAZIER ST	19139		3
609387	901	210 N 59TH STREET	19139		3
609404	901	412 N WANAMAKER ST	19131		3
609426	901	119 N WANAMAKER ST	19139		3
690582	901	4949 OGDEN ST	19139		3
690667	901	5019 OGDEN ST	19139		3
690776	901	4951 HOOPES ST	19139		3
690978	901	4936 HOOPES ST	19139		3
857133	901	1740 N ROBINSON ST	19151		3
857197	901	5629 SANSOM ST	19139		3
857402	901	4942 HOOPES ST	19139		2
857526	901	1317 N FRAZIER ST	19131		4
876533	901	811 N 49TH STREET	19139		3
888559	901	5210 HARLAN ST	19131		3
888624	901	4838 WESTMINSTER AVE	19131		3
888833	901	1640 N ALLISON ST	19131		3
888875	901	116 S 55TH STREET	19139		3
976189	901	931 S 58TH STREET	19143		3
041545	902	732 N DEKALB ST	19104		3
041558	902	3851 MT VERNON ST	19104		3
042001	902	3837 FOLSOM ST	19104		3
042055	902	3934 ASPEN ST	19104	A	1

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
043993	902	3934 ASPEN ST	19104	B	2
125824	902	3927 MT VERNON ST	19104		3
125933	902	3550 MANTUA AVE	19104		3
690753	902	3818 MT VERNON ST	19104		3
690939	902	3820 MT VERNON ST	19104		3
691025	902	710 N 37TH STREET	19104		3
818537	902	4308 WYALUSING AVE	19104		3
818502	903	1305 S MARKOE ST	19143		3
857195	903	1126 S PEACH ST	19143		3
857308	903	1121 S PAXON ST	19143		3
888787	903	5735 MALCOLM ST	19143		3
888797	903	1415 S VODGES ST	19143		3
888803	903	1011 S FRAZIER ST	19143		3
888850	903	1505 S BAILEY ST	19146		3
888901	903	5513 ANGORA TERRACE	19143		3
916037	903	5430 REGENT ST	19143		3
916057	903	5402 FLORENCE ST	19143		3
976177	903	2423 S MILDRED ST	19148		3
976248	903	1724 DORRANCE ST	19145		2
691184	904	53 E COLLOM ST	19144		3
857135	904	4030 N 12TH STREET	19140		3
857253	904	2739 N JUDSON ST	19132		3
857353	904	4332 N CARLISLE ST	19140		3
857427	904	1319 W LOUDEN ST	19141		4
857428	904	1106 W WYOMING AVE	19140		3
888588	904	2637 W SELTZER ST	19132		3
888737	904	2916 N BAMBREY ST	19132		3
888940	904	3831 N 13TH STREET	19140		3
926777	904	2756 N TAYLOR ST	19132		2
976220	904	6746 N 17TH STREET	19126		3
041563	905	508 W YORK ST	19133		4
041648	905	510 W YORK ST	19133		5
041896	905	2406 N REESE ST	19133		3
043063	905	2112 N 05TH STREET	19122		4
124841	905	2247 N ORIANNA ST	19133		3
255964	905	913 N 06TH STREET	19123		6
690141	905	2531 N MARSHALL ST	19133		3
690656	905	2318 MASCHER ST	19133		4
691100	905	724 W HUNTINGDON ST	19133		3
691246	905	416 W NORRIS ST	19122		6
804517	906	810 N 16TH STREET	19130	A	4
804518	906	810 N 16TH STREET	19130	B	4

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
042641	907	1928 N MARSHALL ST	19122		4
043534	907	1219 W SERGEANT ST	19133		3
043962	907	2552 N SARTAIN ST	19133		3
125380	907	2174 N DARIEN ST	19122		3
690146	907	2157 N 08TH STREET	19122		5
690370	907	1702 N MARSHALL ST	19122		5
691128	907	1214 W SERGEANT ST	19133		3
804327	907	1217 W SERGEANT ST	19133		3
804353	907	1226 W TUCKER ST	19133		3
818043	907	2324 N FAWN ST	19133		3
042033	908	3143 W ARIZONA ST	19132		2
042887	908	2933 W ARIZONA ST	19132		2
125025	908	2534 N MARSTON ST	19132		3
125041	908	2318 N WOODSTOCK ST	19132		3
125232	908	2468 N CHADWICK ST	19132		3
125395	908	2649 N HOLLYWOOD ST	19132		3
125406	908	2534 N GARNET ST	19132		3
125429	908	2460 N DOVER ST	19132		2
125460	908	2649 N 31ST STREET	19132		3
125492	908	2457 N NAPA ST	19132		2
125658	908	3001 W DAKOTA ST	19132		3
125698	908	1625 W HUNTINGDON ST	19132		5
255945	908	2406 N 15TH STREET	19132		5
690135	908	2444 N GARNET ST	19132		3
690530	908	2335 N WOODSTOCK ST	19132		3
690558	908	2342 N 18TH STREET	19132		4
691234	908	2531 W OAKDALE ST	19132		3
804769	908	2260 N 17TH STREET	19132		6
818126	908	2614 N 16TH STREET	19132		5
818241	908	2631 N STANLEY ST	19132		3
818342	908	2232 N 17TH STREET	19132		6
818387	908	2517 N BOUVIER ST	19132		3
857219	908	2233 N CHADWICK ST	19132		3
041607	909	2120 N 20TH STREET	19121		6
041802	909	2115 N NEWKIRK ST	19121		2
042062	909	2936 WESTMONT ST	19121		2
125184	909	2138 N CARLISLE ST	19121		5
125912	909	2117 N 17TH STREET	19121		6
818404	909	3218 W SUSQUEHANNA AVE	19121		6
857247	909	2710 W SUSQUEHANNA AVE	19121		3
041531	910	2126 W MASTER ST	19121		5
041548	910	2520 CECIL B MOORE AVE	19121		5

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
041787	910	1751 N BAILEY ST	19121		3
042081	910	2338 SHARSWOOD ST	19121		2
042295	910	2301 SHARSWOOD ST	19121		4
042416	910	2336 SHARSWOOD ST	19121		3
042524	910	1515 N 33RD STREET	19121	A	3
042525	910	1515 N 33RD STREET	19121	B	3
042526	910	1515 N 33RD STREET	19121	C	2
043114	910	2443 W OXFORD ST	19121		6
043163	910	2303 SHARSWOOD ST	19121		4
125254	910	2406 REDNER ST	19121		4
125285	910	2340 SHARSWOOD ST	19121		2
125580	910	2344 SHARSWOOD ST	19121		2
125583	910	2340 STEWART ST	19121		2
690028	910	1523 N NEWKIRK ST	19121		3
690619	910	2313 W THOMPSON ST	19121		4
690758	910	1710 N BAILEY ST	19121		3
804730	910	2410 W THOMPSON ST	19121		5
818250	910	2709 W THOMPSON ST	19121		4
818501	910	3139 CLIFFORD ST	19121		6
926750	910	1345 N HOLLYWOOD ST	19121		3
Demolition and/or Disposition of Vacant Properties					
690680	901	5042 HOOPES ST	19139		3
690681	901	5068 HOOPES ST	19139		3
042393	902	3604 WALLACE ST	19104		3
043031	902	636 N 36TH STREET	19104	A	2
043032	902	636 N 36TH STREET	19104	B	5
125118	902	714 N 34TH STREET	19104		6
125816	902	4234 W STILES ST	19104		5
125844	902	4223 VIOLA ST	19104		6
125884	902	3606 WALLACE ST	19104		5
690940	902	4508 OGDEN ST	19139		3
690941	902	4513 OGDEN ST	19139		3
888677	902	4203 MANTUA AVE	19104		4
888765	903	1052 S PAXON ST	19143		3
888861	903	6055 REINHART ST	19142		3
125731	904	1946 W HILTON ST	19140		2
255985	904	2811 N BOUDINOT ST	19134		4
818426	904	2925 N 06TH STREET	19133		6
888554	904	344 W PENN ST	19144		4
888663	904	324 W INDIANA AVE	19133		3
888668	904	2968 N 04TH STREET	19133		6
926781	904	2054 E WILLIAM ST	19134		2

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
976168	904	3250 N RANDOLPH ST	19140		2
041525	905	2112 N 04TH STREET	19122		4
041570	905	1933 N 05TH STREET	19122		4
041571	905	1935 N 05TH STREET	19122		4
041572	905	1937 N 05TH STREET	19122		4
041619	905	410 W NORRIS ST	19122		6
041712	905	1947 N LAWRENCE ST	19122		5
041713	905	2045 N 05TH STREET	19122		4
041772	905	2532 N HOWARD ST	19133		5
041810	905	416 W DAUPHIN ST	19133		5
041834	905	2164 N 05TH STREET	19122		5
041877	905	2215 N LAWRENCE ST	19133		3
041932	905	2108 N 05TH STREET	19122		5
041945	905	2350 N BODINE ST	19133		3
041947	905	1426 N LAWRENCE ST	19122		4
041948	905	2627 N 06TH STREET	19133	A	2
041949	905	2627 N 06TH STREET	19133	B	4
041957	905	421 W DAUPHIN ST	19133		5
042035	905	2310 N LAWRENCE ST	19133		3
042036	905	544 W HUNTINGDON ST	19133		5
042100	905	2208 N LEITHGOW ST	19133		2
042101	905	2222 N LEITHGOW ST	19133		2
042102	905	2224 N LEITHGOW ST	19133		2
042175	905	1920 N 03RD STREET	19122		4
042298	905	1722 N ORIANNA ST	19122		6
042344	905	438 DIAMOND ST	19122		4
042356	905	2242 N 04TH STREET	19133		5
042381	905	532 DIAMOND ST	19122		4
042430	905	2343 N 06TH STREET	19133		5
042447	905	2360 N BODINE ST	19133		3
042448	905	2350 N ORKNEY ST	19133		2
042449	905	2352 N ORKNEY ST	19133		2
042452	905	2208 N 05TH STREET	19133		6
042488	905	2351 N ORKNEY ST	19133		2
042489	905	2353 N ORKNEY ST	19133		2
042497	905	2355 N ORKNEY ST	19133		2
042545	905	2344 N ORKNEY ST	19133		2
042546	905	2348 N ORKNEY ST	19133		2
042584	905	311 W BERKS ST	19122	A	3
042585	905	311 W BERKS ST	19122	B	3
042586	905	311 W BERKS ST	19122	C	3
042587	905	408 W BERKS ST	19122	A	1

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
042588	905	408 W BERKS ST	19122	B	4
042713	905	1846 N LEITHGOW ST	19122		4
042728	905	2412 N 03RD STREET	19133		5
042808	905	2336 N BODINE ST	19133		3
042835	905	2024 N BODINE ST	19122		2
042896	905	1553 N 06TH STREET	19122	A	2
042897	905	1553 N 06TH STREET	19122	B	6
042909	905	543 W MONTGOMERY AVE	19122	A	5
042910	905	543 W MONTGOMERY AVE	19122	B	2
042929	905	2036 N BODINE ST	19122		2
042930	905	406 W BERKS ST	19122	A	2
042931	905	406 W BERKS ST	19122	B	5
042949	905	2347 N 03RD STREET	19133		5
042950	905	2438 N LEITHGOW ST	19133		2
043019	905	2025 N 03RD STREET	19122		5
043126	905	2338 N 03RD STREET	19133		5
043153	905	193 W DAUPHIN ST	19133		4
043154	905	2538 N HOPE ST	19133		2
043177	905	2254 PALETHORP ST	19133		5
043186	905	412 W DAUPHIN ST	19133		5
043187	905	317 W BERKS ST	19122	A	3
043188	905	317 W BERKS ST	19122	B	3
043193	905	2331 N 06TH STREET	19133		6
043237	905	2003 N 05TH STREET	19122	A	1
043238	905	2003 N 05TH STREET	19122	B	4
043256	905	2214 N LEITHGOW ST	19133		2
043257	905	1529 N 06TH STREET	19122	A	3
043258	905	1529 N 06TH STREET	19122	B	3
043268	905	2222 N LAWRENCE ST	19133		5
043280	905	1555 N 06TH STREET	19122	A	1
043281	905	1555 N 06TH STREET	19122	B	5
043308	905	2232 N 03RD STREET	19133		5
043332	905	1623 N 06TH STREET	19122	A	3
043333	905	1623 N 06TH STREET	19122	B	4
043372	905	302 W SUSQUEHANNA AVE	19122	A	2
043373	905	302 W SUSQUEHANNA AVE	19122	B	5
043374	905	1936 N 04TH STREET	19122		4
043377	905	1837 N 06TH STREET	19122		4
043412	905	2322 PALETHORP ST	19133		4
043434	905	2223 N 05TH STREET	19133		4
043435	905	1533 N 06TH STREET	19122	A	3
043436	905	1533 N 06TH STREET	19122	B	3

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
043437	905	1533 N 06TH STREET	19122	C	1
043443	905	2231 N ORKNEY ST	19133		2
043463	905	2149 N 05TH STREET	19122	A	2
043464	905	2149 N 05TH STREET	19122	B	5
043500	905	2339 N 06TH STREET	19133		5
043548	905	517 W DAUPHIN ST	19133	A	3
043549	905	517 W DAUPHIN ST	19133	B	3
043634	905	2336 N 03RD STREET	19133		5
043703	905	421 W BERKS ST	19122	A	2
043704	905	421 W BERKS ST	19122	B	3
043728	905	313 W BERKS ST	19122	A	5
043729	905	313 W BERKS ST	19122	B	5
043730	905	2001 N 04TH STREET	19122	A	1
043731	905	2001 N 04TH STREET	19122	B	4
043736	905	2213 N 05TH STREET	19133		4
043878	905	543 W BERKS ST	19122	A	3
043879	905	543 W BERKS ST	19122	B	3
043880	905	543 W BERKS ST	19122	C	3
043939	905	2123 N 04TH STREET	19122		4
043940	905	2148 N ORKNEY ST	19122		3
043941	905	2150 N ORKNEY ST	19122		3
124817	905	1923 N 05TH STREET	19122		4
124835	905	2367 N 03RD STREET	19133		5
124836	905	2256 N REESE ST	19133		3
124847	905	2222 N 03RD STREET	19133		5
124896	905	2127 N 05TH STREET	19122		5
124918	905	2215 N 05TH STREET	19133		4
124958	905	327 W SUSQUEHANNA AVE	19122		6
124992	905	2243 N REESE ST	19133		4
125007	905	2552 N HOWARD ST	19133		5
125018	905	2134 N ORKNEY ST	19122		4
125030	905	1848 N LEITHGOW ST	19122		5
125035	905	436 W NORRIS ST	19122		5
125043	905	2228 N LAWRENCE ST	19133		5
125055	905	2227 N REESE ST	19133		5
125097	905	316 W NORRIS ST	19122		5
125136	905	2455 N 06TH STREET	19133		5
125141	905	1853 N LEITHGOW ST	19122		5
125152	905	2542 N HOWARD ST	19133		5
125226	905	440 W NORRIS ST	19122		5
125236	905	520 W YORK ST	19133		5

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
125239	905	1940 N 03RD STREET	19122		4
125269	905	2128 N REESE ST	19122		2
125279	905	2128 N 05TH STREET	19122		4
125283	905	2526 N HOWARD ST	19133		5
125305	905	1849 N LEITHGOW ST	19122		5
125355	905	2551 N ORKNEY ST	19133		2
125358	905	526 MORSE ST	19122		2
125379	905	1842 N LEITHGOW ST	19122		5
125418	905	1739 N ORIANNA ST	19122		4
125467	905	2209 N 05TH STREET	19133		4
125513	905	2021 N 05TH STREET	19122		5
125564	905	1913 N 04TH STREET	19122		4
125578	905	185 W NORRIS ST	19122		4
125594	905	2332 N BODINE ST	19133		2
125603	905	538 EDGLEY ST	19122		2
125661	905	2260 N LEITHGOW ST	19133		2
125686	905	528 MORSE ST	19122		2
125699	905	534 EDGLEY ST	19122		2
125746	905	1935 N LAWRENCE ST	19122		4
125772	905	311 W YORK ST	19133		4
125796	905	2549 N ORKNEY ST	19133		2
125815	905	262 DIAMOND ST	19122		5
125842	905	2234 N 04TH STREET	19133		4
255979	905	2327 N 06TH STREET	19133		5
690176	905	523 W MONTGOMERY AVE	19122		5
690233	905	537 W MONTGOMERY AVE	19122		5
690260	905	1945 N 04TH STREET	19122		4
690423	905	2220 N LAWRENCE ST	19133		6
690438	905	2140 N 03RD STREET	19122		5
690519	905	2256 N HANCOCK ST	19133		4
690728	905	2642 N 03RD STREET	19133		3
690795	905	2052 N 03RD STREET	19122		4
690832	905	2322 N 03RD STREET	19133		4
690869	905	2357 N 03RD STREET	19133		4
690913	905	2118 N 03RD STREET	19122		4
691005	905	2045 N 03RD STREET	19122		5
691099	905	2325 N 03RD STREET	19133		5
691108	905	2329 N 03RD STREET	19133		5
691271	905	2320 N 03RD STREET	19133		5
691326	905	2328 N 03RD STREET	19133		5
691340	905	2232 N LAWRENCE ST	19133		5
691342	905	2216 N LAWRENCE ST	19133		5

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
691444	905	2133 N 05TH STREET	19122		4
691449	905	2020 N 03RD STREET	19122		5
804002	905	322 DIAMOND ST	19122		4
804003	905	424 W YORK ST	19133	A	4
804004	905	424 W YORK ST	19133	B	4
804085	905	309 W YORK ST	19133		5
804111	905	522 DIAMOND ST	19122		4
804122	905	2146 N 05TH STREET	19122		5
804169	905	1912 N 03RD STREET	19122	A	2
804170	905	1912 N 03RD STREET	19122	B	3
804171	905	1914 N 03RD STREET	19122	A	2
804172	905	1914 N 03RD STREET	19122	B	3
804202	905	1714 N ORIANNA ST	19122		4
804203	905	1733 N ORIANNA ST	19122		4
804204	905	1741 N ORIANNA ST	19122		4
804223	905	2340 N ORKNEY ST	19133		2
804241	905	2352 N BODINE ST	19133		3
804260	905	2249 PALETHORP ST	19133		4
804261	905	1934 N LEITHGOW ST	19122		3
804275	905	309 W NORRIS ST	19122		6
804276	905	304 W YORK ST	19133		5
804296	905	2128 N 02ND STREET	19122		5
804303	905	2601 N 04TH STREET	19133	A	3
804304	905	2601 N 04TH STREET	19133	B	3
804305	905	2601 N 04TH STREET	19133	C	3
804350	905	1443 N 05TH STREET	19122	A	1
804351	905	1443 N 05TH STREET	19122	B	4
804544	905	2239 PALETHORP ST	19133		3
804545	905	2243 PALETHORP ST	19133		3
804559	905	529 W MONTGOMERY AVE	19122	A	3
804560	905	529 W MONTGOMERY AVE	19122	B	3
804586	905	2329 N 06TH STREET	19133	A	3
804587	905	2329 N 06TH STREET	19133	B	2
804609	905	1551 N 06TH STREET	19122	A	2
804610	905	1551 N 06TH STREET	19122	B	3
804611	905	1551 N 06TH STREET	19122	C	1
804621	905	1523 N 06TH STREET	19122	A	3
804622	905	1523 N 06TH STREET	19122	B	5
804695	905	2539 N HOWARD ST	19133		5
804722	905	533 EDGLEY ST	19122		2
804723	905	535 EDGLEY ST	19122		2
804729	905	1439 N ORKNEY ST	19122		2

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
804731	905	1939 N 04TH STREET	19122		5
818023	905	527 W BERKS ST	19122		5
818170	905	404 W HUNTINGDON ST	19133		5
818229	905	541 W BERKS ST	19122		5
818313	905	35 E SOMERSET ST	19134		5
818336	905	428 W NORRIS ST	19122		5
926744	905	526 W DAUPHIN ST	19133		4
926753	905	2217 N LAWRENCE ST	19133		2
926757	905	2324 MUTTER ST	19133		2
926769	905	2046 N ORKNEY ST	19122		2
926784	905	1915 N 02ND STREET	19122		5
926785	905	1922 N 02ND STREET	19122		5
926786	905	2507 N 02ND STREET	19133		3
042464	906	1507 BROWN ST	19130		4
804598	906	1518 GREEN ST	19130	A	4
804599	906	1518 GREEN ST	19130	B	4
804600	906	1518 GREEN ST	19130	C	4
041815	907	928 W YORK ST	19133		4
042059	907	2353 N 10TH STREET	19133		5
042138	907	2351 N 10TH STREET	19133		5
042166	907	2411 N 10TH STREET	19133		5
042235	907	2311 N 10TH STREET	19133	A	1
042236	907	2311 N 10TH STREET	19133	B	4
042970	907	1015 W ARIZONA ST	19133		2
043273	907	2348 N 10TH STREET	19133	A	3
043274	907	2348 N 10TH STREET	19133	B	3
043275	907	2348 N 10TH STREET	19133	C	3
125073	907	2439 N 10TH STREET	19133		6
125828	907	2512 N 10TH STREET	19133		5
690356	907	2453 N 10TH STREET	19133	A	2
690357	907	2453 N 10TH STREET	19133	B	3
041831	908	2201 W SERGEANT ST	19132		2
926767	908	2403 W OAKDALE ST	19132		4
041523	909	1830 N 26TH STREET	19121		5
042996	909	1839 N 31ST STREET	19121		5
125484	909	1840 N ETTING ST	19121		2
125870	909	1846 N ETTING ST	19121		2
690013	909	1812 N 27TH STREET	19121		5
690070	909	1816 N NEWKIRK ST	19121		3
690071	909	1822 N 26TH STREET	19121		5
690557	909	1825 N 26TH STREET	19121		3
690595	909	1833 N TANEY ST	19121		3

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
690780	909	1842 N MARSTON ST	19121		2
690783	909	1821 N MARSTON ST	19121		2
926765	909	1946 N NEWKIRK ST	19121		3
041685	910	1736 N HOLLYWOOD ST	19121		2
041744	910	2703 W JEFFERSON ST	19121		5
042326	910	1509 N MARSTON ST	19121		3
042496	910	1511 N MARSTON ST	19121		3
042637	910	1205 N ETTING ST	19121		2
042730	910	1216 N PENNOCK ST	19121		2
042991	910	1551 N MARSTON ST	19121		3
043049	910	1236 N 27TH STREET	19121		6
043313	910	1439 N MARSTON ST	19121		2
043331	910	1229 N ETTING ST	19121		3
043410	910	1419 N MYRTLEWOOD ST	19121		2
043691	910	1400 N MARSTON ST	19121		5
043836	910	1451 N MARSTON ST	19121		2
124854	910	1412 N 27TH STREET	19121		4
124905	910	1270 N DOVER ST	19121		6
124983	910	1519 N MARSTON ST	19121		3
125113	910	2403 CECIL B MOORE AVE	19121	A	3
125114	910	2403 CECIL B MOORE AVE	19121	B	4
125273	910	1430 N MYRTLEWOOD ST	19121		2
125411	910	1458 N MARSTON ST	19121		2
125497	910	1239 N 30TH STREET	19121		2
125544	910	1416 N MARSTON ST	19121		2
125640	910	1428 N MARSTON ST	19121		2
125643	910	1434 N MARSTON ST	19121		2
125665	910	1223 N MYRTLEWOOD ST	19121		3
125738	910	1415 N MARSTON ST	19121		2
125776	910	1462 N MYRTLEWOOD ST	19121		3
125864	910	1235 N 30TH STREET	19121		2
125928	910	1446 N 27TH STREET	19121		4
125931	910	1426 N MYRTLEWOOD ST	19121		2
690011	910	1608 N NEWKIRK ST	19121		3
690023	910	1242 N DOVER ST	19121		3
690052	910	1427 N HOLLYWOOD ST	19121		3
690056	910	1246 N DOVER ST	19121		3
690406	910	1236 N DOVER ST	19121		3
690462	910	2711 CABOT ST	19121		3
690684	910	1216 N 30TH STREET	19121		6
690685	910	2425 CECIL B MOORE AVE	19121		6
690816	910	1232 N DOVER ST	19121		3

Unit ID	AMP	Unit Address	Zip Code	Apt #	BR Size
804571	910	2410 CECIL B MOORE AVE	19121		5
804576	910	1300 N DOVER ST	19121		6
804757	910	1460 N MARSTON ST	19121		2
818202	910	2928 W MASTER ST	19121		4
818303	910	1706 N 27TH STREET	19121		5
818326	910	2436 CECIL B MOORE AVE	19121		6
818369	910	2707 W JEFFERSON ST	19121		3
888642	910	1715 N 26TH STREET	19121		6

Appendix E: MTW TDC/HCC

PHA's current HUD-approved MTW TDC and HCC cost limits are shown below. PHA last updated the MTW TDC/HCC cost limits in 2009. Subject to HUD approval, PHA will periodically review and update the MTW TDC/HCC cost limits.

	0		1		2		3		4		5	
Type of Unit	**HCC**	**TDC**	**HCC**	**TDC**	**HCC**	**TDC**	**HCC**	**TDC**	**HCC**	**TDC**	**HCC**	**TDC**
Detached			$225,373	$394,402	$266,207	$465,863	$319,931	$559,880	$374,708	$655,740	$429,310	$751,292
Row House			$203,374	$355,904	$239,263	$418,710	$287,115	$502,451	$334,969	$586,195	$382,821	$669,937
Walk-up	$176,055	$308,097	$176,055	$308,097	$203,708	$356,490	$269,787	$472,286	$331,729	$580,525	$390,368	$683,144
Elevator			$213,541	$341,665	$249,365	$398,985	$331,717	$530,747	$411,330	$658,128	$486,550	$778,480

Appendix F: Impact Analyses: Rent Simplification

Pursuant to the Moving To Work (MTW) Agreement, the Philadelphia Housing Authority (PHA) conducted an income and rent analysis of MTW households. Low Income Housing Tax Credit sites managed by PAPMC, Moderate Rehab units and non-MTW vouchers are not subject to rent simplification and are not included in this analysis.

PHA's rent simplification program currently includes the following components:

- A single working household deduction;
- An asset income exclusion;
- Exclusion of full-time student earned income;
- Modification of the definition of medical related expenses to include only certain medical-related insurance premiums;
- Elimination of all other deductions;
- Application of a cap on gas utility allowances for income eligible households who are responsible for gas heat;
- Reduction of the standard rent calculation percentage based on family size; and
- Application of a minimum rent of $50.

The following is a summary of the results of the rent impact analysis.

Affordability

PHA's MTW rent policies resulted in affordable household rents in both the public housing and HCV programs. The following chart shows average Total Tenant Payment (TTP) as a percentage of adjusted income. The chart excludes households earning $2,100 or less annually, who are subject to a minimum rent payment and, therefore, tend to pay a higher percentage of income towards rent and HCV households with a gross rent that exceeds their payment standard, who also pay a higher percentage of income towards rent. Alternatively, higher income PH households on ceiling rent pay a lower percentage of their gross income. Table 1 highlights the fact that for all households earning more than $2,100 annually, MTW residents pay 28% or less of adjusted income as Total Tenant Payment. Note that HCV households have the choice to select a housing unit that exceeds established Payment Standards, a choice that results in the tenant paying a higher percentage of adjusted income towards rent.

Table 1: Total Tenant Payment as a Percentage of Adjusted Income

	Housing Choice Voucher Households	Public Housing Households
Average	28%	28%
25th Percentile	27%	27%
Median	28%	28%
75th Percentile	28%	28%
Max	28%	28%

CRP

Under MTW, HCV Tenant-Based households who are responsible for paying gas heat and who are income eligible to participate in the PGW Customer Responsibility Program (CRP) have the gas portion of their utility allowances calculated using PHA's CRP MTW utility policy. Participation in the PGW CRP program places a cap on the amount of money that eligible tenants will be required to pay for their gas utility payments based on household income, not consumption. Gas utility allowances are calculated using the PGW CRP calculation method. Table 2 illustrates the current annual savings resulting from PHA's adoption of this policy.

Table 2: Utility Allowance Savings due to CRP MTW UA Policy

	Households on CRP
# of HCV participants who are eligible for a gas utility allowance	13,866
# of HCV participants who pay gas heat and are eligible for CRP	2,376
Total gas portion without application of CRP	$445,688
Total gas portion with application of CRP	$377,646
Monthly Savings	$68,042
Annual Savings to PHA	**$816,504**