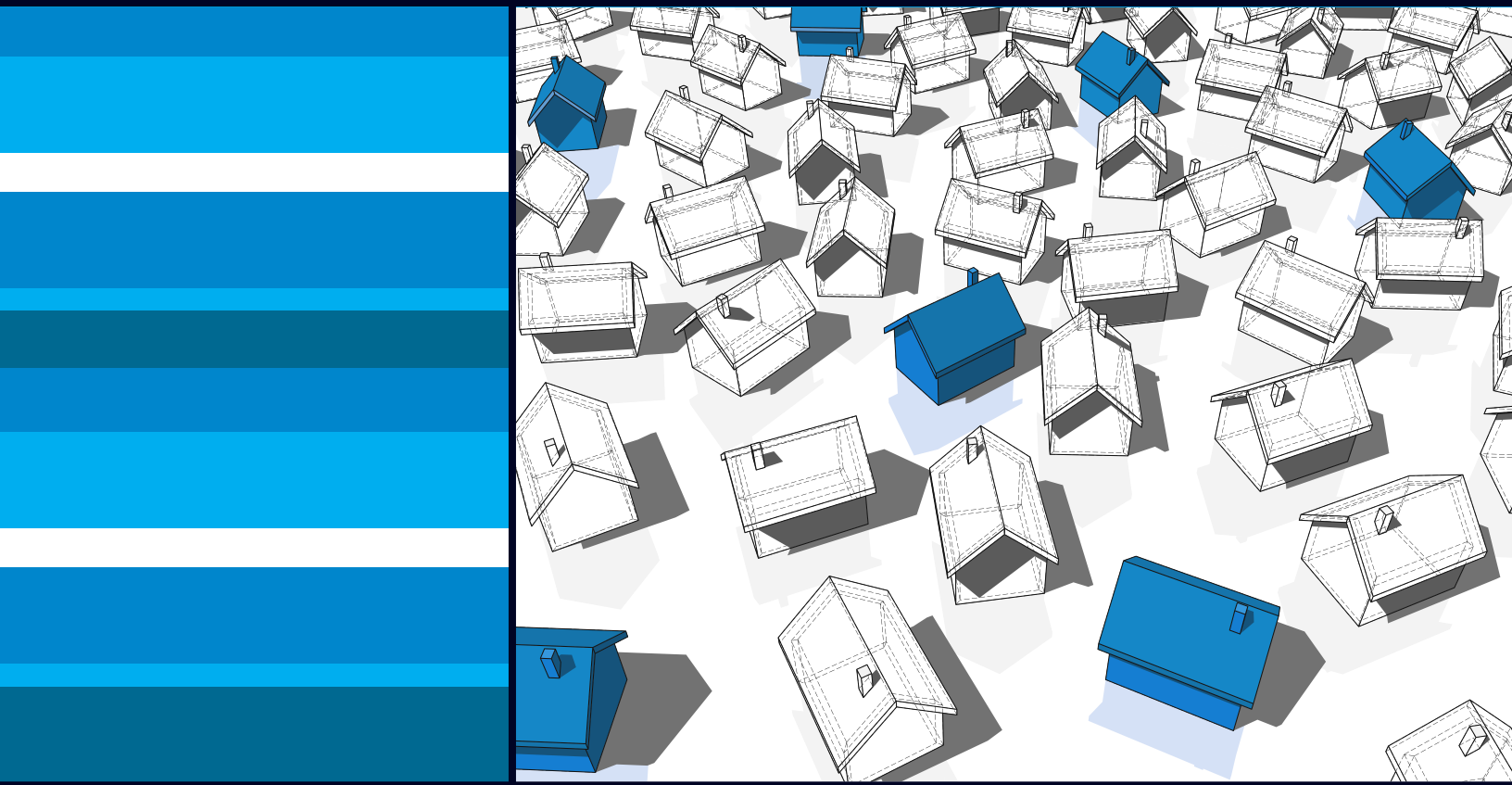


PHILADELPHIA HOUSING AUTHORITY

ACT 130 REPORT FOR FY2023



Kelvin A. Jeremiah
President and Chief Executive Officer

2013 Ridge Avenue, Philadelphia, PA 19121
(215) 684-4174 F (215) 684-4163

Philadelphia Housing Authority Act 130 Report Fiscal Year 2023

April 30, 2023

Submitted To:

Commonwealth of Pennsylvania

Secretary of Community and Economic Development

Majority and Minority Leaders of the Senate

Chair and Minority Chair of the Committee on Urban Affairs of the Senate

Majority and Minority Leaders of the House of Representatives

Chair and Minority Chair of the Committee on Urban Affairs

City of Philadelphia

Mayor of Philadelphia

President of the City Council

ACT 130 REPORT

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INTRODUCTION

The Pennsylvania Housing Authorities Law, Act of May 28, 1937, P.L. 955 No. 265, as amended July 5, 2012, P.L.1093, No. 130 (Act 130), requires the Philadelphia Housing Authority (PHA) to prepare and submit a comprehensive written report each year. The law requires that the report address PHA's operations, administration, management, finances, legal affairs, housing production and development, and other related activities. The Act 130 report must be submitted to the following elected officials: the Secretary of Community and Economic Development; the Majority and Minority Leaders of the Senate; the Chair and Minority Chair of the Committee on Urban Affairs of the Senate; the Majority and Minority Leaders of the House of Representatives; the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives; and, the Mayor of Philadelphia and the President of Council.

This Fiscal Year (FY) 2023 Act 130 Annual Report provides the information required pursuant to Act 130 for the period of April 1, 2022 through March 31, 2023, including the following:

- Chapter I provides information on PHA's organization, including a mission and vision statement, the current organizational structure and profiles of the executive management team and the PHA Board of Commissioners.
- Chapter II provides an update on major activities undertaken and progress made in FY 2023 in the areas of housing production and neighborhood development.
- Chapter III provides an update on major activities undertaken and progress made in FY 2023 in the areas of operations, management, and administration.
- Chapter IV provides an update on PHA legal matters for FY 2023.
- Chapter V and Appendix A provide information on agency finances, including the most recent audit report of PHA financial statements (FY 2022), completed by independent, licensed certified public accountants.
- Chapter VI summarizes PHA's planned activities for the next fiscal year (FY 2024) across all areas of the agency, as detailed in the Moving to Work (MTW) Annual Plan. A copy of the MTW Annual Plan, which was approved by the U.S. Department of Housing and Urban Development (HUD) in March 2023, is included as Appendix B.

Note that this Report must be submitted by April 30 of each year and, prior to submission, requires approval by the PHA Board. As such, there may be variances between data reported herein and that reported by PHA to HUD or other stakeholders based on reconciliations performed after the Act 130 Report submission. This Act 130 Annual Report reflects PHA's continuing commitment to inform its stakeholders, partners, residents, staff, and the public about the mission, goals, and work the agency seeks to accomplish.

CHAPTER I - THE ORGANIZATION

Overview

Philadelphia Housing Authority (PHA) is the largest provider of affordable housing in the City of Philadelphia and the fourth largest public housing authority in the United States. PHA is one of a small number of public housing authorities in the country to be designated by the U.S. Department of Housing and Urban Development (HUD) as a Moving to Work (MTW) agency. MTW is a demonstration program authorized by Congress that provides PHA with regulatory and funding flexibility in the administration of the public housing (PH) and Housing Choice Voucher (HCV) programs.

Approximately 80,000 Philadelphia citizens live in apartments or houses owned or supported by PHA. These affordable units are located throughout the City in the form of conventional and scattered site public housing developments, Low Income Housing Tax Credit (LIHTC) developments, and properties provided with rental assistance through Housing Choice Vouchers. PHA also operates affordable homeownership programs that assist public housing residents and HCV participants in the purchase of their first homes.

PHA serves many of Philadelphia's lowest-income citizens. More than 90% of households have incomes that are less than 50% of Area Median Income (AMI), with the vast majority having incomes that are less than 30% of AMI. Seniors, children under the age of 18, and persons with disabilities comprise the majority of PHA residents. Almost all new admissions are for households with incomes less than 30% of AMI. Under federal law, rents paid by PHA residents and voucher participants are restricted based on household income. Given the very low average incomes of PHA residents, the agency relies almost entirely on federal subsidies for operating support. The Public Housing Operating Fund establishes a formula by which PHA, and other housing authorities receive funding for management and operations.

As of Fiscal Year ended March 31, 2023, PHA's public housing portfolio is approximately 13,000 units. The size of the public housing portfolio varies from year-to-year to reflect changes to inventory including changes that result from adding new public housing and other units (including those built with local development partners) and from converting public housing units to project-based assistance through the Rental Assistance Demonstration (RAD) program as discussed below. PHA utilizes HUD's Capital Fund Program funding and other leveraged funds to address capital needs. However, although PHA provides a critical resource for those in greatest need, in recent decades, the federal government has divested from Public Housing, resulting in over a \$70 billion national backlog of unmet capital needs. PHA's backlog of unfunded capital and redevelopment needs within the public housing portfolio is currently estimated to exceed \$2.3 billion.

Over the course of the fiscal year, PHA continued to aggressively pursue and implement strategies to leverage its limited capital resources to preserve and revitalize the aging public housing inventory while catalyzing broader neighborhood redevelopment. A major element of PHA's ongoing efforts to preserve existing affordable units and to create new replacement units for non-viable housing involves the conversion of public housing units to long-term Section 8 project-based assistance either through HUD's RAD and/or Section 18 disposition programs. Through Section 18 dispositions, PHA is able to access tenant protection vouchers that can then be project-based, allowing for private equity to be raised to ensure preservation of converted public housing units. Through RAD conversions, PHA is able to generate additional private equity and other resources needed to preserve its existing aging housing stock while also collaborating with local organizations to develop new affordable housing units.

In addition to its inventory of public housing units, PHA provides rental subsidies under the HCV Program to approximately 19,750 low-income households who live in privately-owned housing. Vouchers are utilized to provide both tenant-based and project-based assistance (including RAD developments). A significant number of project-based units subsidized by PHA are owned by local non-profit agencies that serve special needs populations and provide supportive services for residents.

PHA's voucher programs include MTW tenant-based vouchers as well as special purpose vouchers authorized by HUD, such as the Veterans Affairs Supportive Housing Program (VASH), Family Unification Program (FUP), Single Room Occupancy (SRO), Moderate Rehabilitation (MOD), Foster Youth to Independence and Mainstream programs. In addition to serving veterans and their families, PHA has a major focus on serving homeless families and individuals including through the newly implemented Emergency Housing Voucher program.

Given the enormous needs of PHA residents and HCV participants, PHA supports a broad range of supportive service programs designed to promote economic self-sufficiency for families, enhance the education and healthy development of young residents, and maximize the potential for independent living among seniors and people with disabilities. These efforts include direct services and partnership initiatives.

Despite ongoing challenges related to inadequate capital funding, PHA's financial position remains sound and continues to improve through prudent fiscal management, coupled with streamlining and cost reduction efforts undertaken over the past several years. PHA received a clean audit for FY 2022 (its most recently audited period) and the Agency's Net Position continued to increase and become stronger, reflecting sound financial management. The strength of PHA's finances was further supported in July 2022 when S&P Global Ratings affirmed its 'AA-' issuer credit rating, with a stable outlook, on PHA and affirmed its 'AA-' rating, with a stable outlook, on PHA's Series 2017 General Revenue bonds.

Mission and Vision

PHA's mission is to open doors to affordable housing, economic opportunity and safe, sustainable communities to benefit Philadelphia residents with low incomes. To support accomplishment of this mission, PHA adopted a long-term Strategic Directions Plan that identifies 12 strategic priorities:

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

The activities described in the body of this Report, as well as in the agency's MTW Annual Plans, all support PHA's strategic priorities.

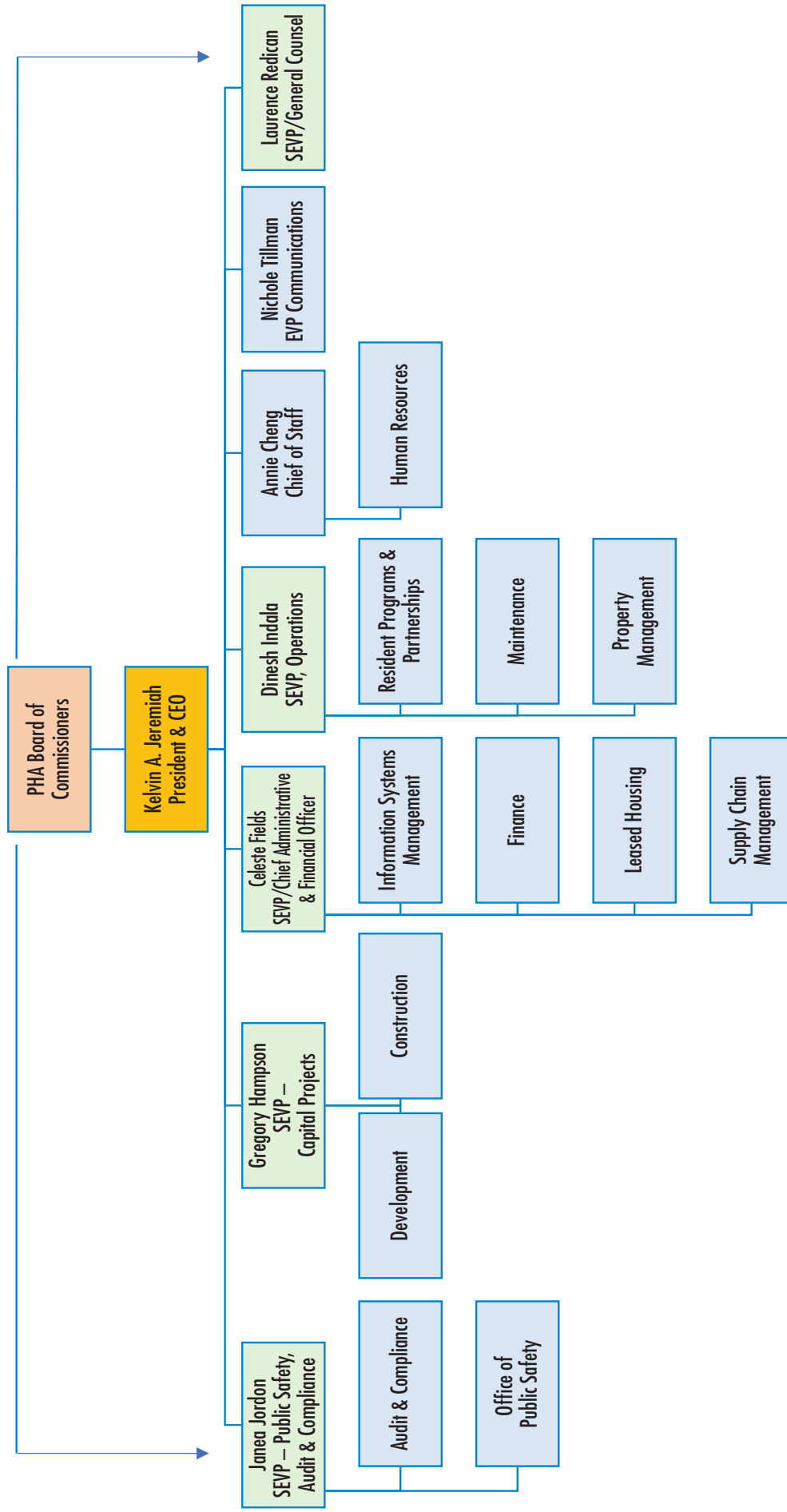
Organizational Structure

PHA was organized in 1937 under the laws of the Commonwealth of Pennsylvania to develop, acquire, lease, and operate affordable housing programs for low- and moderate-income residents of the City of Philadelphia. A nine-member Board of Commissioners governs PHA, with monthly public meetings, approximately 11 times per year, convened to address PHA business.

PHA's President & CEO, Kelvin A. Jeremiah, reports to the Board and has full responsibility for leadership and management of all PHA operations.

PHA employs over 1,100 employees and is considered an industry leader in property development, acquisitions, and management of affordable housing. The current organizational structure is depicted on the chart below.

PHA ORGANIZATIONAL CHART



Executive Team Profiles

Kelvin A. Jeremiah, President & Chief Executive Officer

Kelvin A. Jeremiah has served as PHA's President & Chief Executive Officer since March 2013. As President & CEO, Mr. Jeremiah establishes a vision and provides strategic direction and leadership on all agency matters, reporting directly to the Board of Commissioners. He was appointed to the position after serving as the HUD-appointed Administrative Receiver and the Interim Executive Director, where he organized and directed a successful Recovery Plan that corrected major deficiencies in PHA's operations and governance and returned the agency to local control. Under his leadership, PHA has been reformed and transformed, returning to its core mission of creating and preserving affordable housing, and opening doors to opportunity for low-income families with children, seniors, and people with disabilities. He has directed efforts to rout out fraud and abuse and built a new administrative/management infrastructure that supports and rewards innovation, accountability, excellence, and high ethical standards. He reallocated resources to provide rental assistance to new families, streamlined operations to eliminate a long-standing structural deficit, and aggressively sought out and forged partnerships with community groups, non-profit and for-profit developers, philanthropies, and social service organizations.

With Mr. Jeremiah at the helm, PHA has built, funded or preserved thousands of affordable housing units. He has taken the lead in revitalizing Sharswood, one of Philadelphia's most distressed neighborhoods, including implementing a plan to build 1,200 mixed-income units and consolidating all of PHA's administrative operations in a new headquarters built on Ridge Avenue. He led PHA's collaboration with the City to revitalize the North Central neighborhoods through the Choice Neighborhoods Program. HUD Secretary Marcia Fudge visited North Central last fall to celebrate completion of the final housing phase. He has spearheaded PHA's efforts to preserve and expand affordable housing through the RAD program, while advancing an array of community development initiatives including the recent selection of four community-based partners to renovate vacant and distressed PHA properties in the Brewerytown neighborhood for sale to low- and moderate-income Philadelphia households.

Mr. Jeremiah came to PHA after serving as Inspector General for the New York City Housing Authority, the nation's largest housing authority, with a portfolio of 178,000 units housing, over 450,000 residents, an HCV Program with nearly 100,000 participating families, and an operating budget of over \$3.5 billion.

Mr. Jeremiah received a Bachelor's degree in History/Business Administration from Pace University, a Master of Arts in American Social History from Rutgers University, and a Master of Public Administration from American International College, after emigrating from Grenada to the United States as a teenager. Mr. Jeremiah is a Certified Public Purchasing Official, a Certified Public Housing Management Specialist, a member of the Association of Inspectors General, and a member of the National Leased Housing Association Board.

Annie Cheng, Chief of Staff

Annie Cheng is Chief of Staff, reporting to PHA's President & CEO. She is responsible for directing and managing the Executive Office, overseeing Human Resources and coordinating the activities of the senior team. She acts on behalf of the President & CEO as representative and primary liaison to external and internal constituents. She has been with PHA since 2006, starting out as a technical aide for the HCV Program before serving as a Business Analyst for the Information Systems Management Department. As a Senior Management Specialist in the Strategic Planning Office, she led the department in tracking and ensuring completion of the PHA Recovery Plan, the development of MTW Plans and Reports, and the development of the Management Action Plan. Ms. Cheng received a B.S. in Management Information Systems from Drexel University.

Celeste Fields, Senior Executive Vice President/Chief Administrative & Financial Officer

Celeste Fields serves as Senior Executive President/Chief Administrative & Financial Officer for PHA, reporting to the President & CEO. She is responsible for providing strategic direction, leadership, coordination and oversight for administrative programs and activities of the agency, including Financial Management and Budget, Information Systems Management, Supply Chain Management, and Leased Housing. She develops, oversees and implements the Agency's \$563 million dollar budget and comprehensive strategies to promote the long-term financial strength and stability of the Agency. She currently serves as President of PhillySEEDS, Inc., a 501(c)(3) that supports PHA residents; Chairperson of the Philadelphia Asset & Property Management Corporation (PAPMC), a subsidiary of PHA; Chairperson of the Philadelphia Housing Authority Development Corporation (PHADC), a subsidiary of PHA; and as Chairperson of PHA's Pension Board. Ms. Fields has worked at PHA since 2000 and earned a Bachelor of Science Degree in Business Administration/Accounting from Drexel University.

Gregory Hampson, Senior Executive Vice President, Capital Projects

Gregory Hampson is Senior Executive Vice President of Capital Projects, reporting to the President & CEO. He oversees PHA's major housing construction, planning and capital projects, including overseeing third party contractors. He previously served as the Deputy Director of Conventional and Scattered Site Operations for the Housing Authority of Baltimore City. Prior to rejoining PHA in 2017 in his current role, he had worked at PHA overseeing its Development and Construction Department. Mr. Hampson has a B.S. in Electrical Engineering from Temple University and is in the process of obtaining his Master's Certificate as a Project Management Professional from George Washington University.

Faisal Hassan, Executive Vice President & Chief Technology Officer

Faisal Hassan is Executive Vice President & Chief Technology Officer, reporting to the Senior Executive Vice President/Chief Administrative & Financial Officer. In this role, he directs and oversees the operations of PHA's Information Systems Management department, which provides software applications and networking support to the entire agency. Mr. Hassan has 29 years of experience in computer technology, 25 of which have been at PHA at various levels. He started out as a system developer and advanced to his current position. During his PHA tenure, the agency developed and implemented an extensive array of IT projects, including local and wide area networks; PeopleSoft financial, human resources, payroll, supply chain and other applications; PeopleSoft CRM, which includes customer case management and work order/field services; a public housing application system that is used to manage housing applicants, customers, houses/units and occupancy; online reports that provide current financial and operation information for management; and numerous other applications and initiatives. Mr. Hassan has a Master of Science degree in Software Design from Temple University and a Bachelor of Science degree in Computer Science from Rowan University. He also has an Associate Certificate of Project Management from George Washington University.

Bret Holden, Executive Vice President, Leased Housing Department

Bret Holden is Executive Vice President of the Leased Housing Department, reporting to the Senior Executive Vice President/Chief Administrative & Financial Officer. In this role, he oversees PHA's Housing Choice Voucher program, including tenant-based and project-based programs, the Housing Mobility Program and other related initiatives. He has worked at PHA since 2000 and was promoted to his current position from the Director of Leased Housing's Eligibility and Special Program Department. One of his major initiatives as Director was the lease-up of over 4,000 new housing opportunities as part of the Strategic Directions plan initiative launched by the President & CEO. Mr. Holden holds Bachelor's Degrees in Labor and Industrial Relations and Political Science from Penn State and Drexel University.

Makeeda Holley, Executive Vice President, Resident Programs and Partnerships

Makeeda Holley is Executive Vice President of Resident Programs and Partnerships, currently reporting to the Senior Executive Vice President for Operations. She directs and oversees PHA's supportive service program initiatives, designed to increase resident economic self-sufficiency, support youth educational attainment and career development, and maximize the potential for independent living among PHA senior and disabled residents. This includes overseeing both direct services and third-party programs that are provided under contracts with PHA. Prior to joining PHA in 2019, she worked for eight years at District 1199C, an affiliate of the National Union of Hospital and Health Care Employees, as the Director of Workforce Development. She managed the union's Training and Upgrading Fund with programs and class offerings based on the needs of both the healthcare industry and its employers. She is an adjunct faculty member at Jefferson University's School of Continuing and Professional Studies. Ms. Holley holds a Master of Science degree in Urban Policy Analysis and Management from the New School University in New York and a Bachelor of Science degree in Social Work from Temple University. She also has Labor Leadership Certification from Penn State University, an Ascending Leadership Certification for nonprofits from Bryn Mawr College, and has served as an Aspen Institute Sector Skills Fellow.

Dinesh Indala, Senior Executive Vice President, Housing Operations

Dinesh Indala is Senior Executive Vice President of Housing Operations, reporting to the President & CEO. He directs and oversees all property management and maintenance activities for PHA's public housing portfolio, including properties managed by PHA's PAPMC affiliate, and oversees the Resident Programs & Partnerships Division. He oversees more than 800 employees at housing developments throughout the City, including having responsibility for emergency and routine service orders, admissions and leasing, rent collections, recertifications, resident supportive services and other functions. Mr. Indala earned a B.S. in Mechanical Engineering from DEI University in Agra, India and an M.S. in Industrial Engineering/Quality & Reliability from Rutgers University. He is also Lean/6 Sigma certified by Villanova University.

Janea Jordon, Senior Executive Vice President, Public Safety, Audit and Compliance

Janea Jordon is Senior Executive Vice President of Public Safety, Audit and Compliance, reporting to PHA's President & CEO. In this role, she is tasked with leading the transformation of PHA's reimagined public safety office from a policing workforce model, to a public safety structure focused on crime prevention, diversion, social justice, and creating and sustaining secure, safe PHA neighborhoods through collaboration with myriad stakeholders, especially residents, who share PHA's goals for safe, crime free, respectful, inclusive and engaged communities. In addition, Ms. Jordon directs and oversees PHA's internal audits, investigations, and compliance-related activities. This includes Authority-wide efforts to identify and reduce risks, ensuring that policies, procedures, laws and regulations are followed throughout PHA, and safeguarding the efficient and effective use of resources. She also serves as the primary point of contact for all external audits and reviews. Ms. Jordon has worked at PHA since 2005, previously serving as the head of PHA's Quality Assurance Department and Deputy Director of Audit and Compliance. Ms. Jordon is a graduate of Spelman College and the Georgia Institute of Technology.

Andrew Kenis, Managing Deputy General Counsel, Office of the General Counsel

Andrew Kenis is the Managing Deputy General Counsel in PHA's Office of the General Counsel, reporting to PHA's General Counsel and Chief Ethics Officer. In his current role, Andrew oversees legal concerns for labor relations matters, and manages litigation and the risk management department. Mr. Kenis joined PHA in 2013 as Senior Counsel in Litigation. Prior to that, he spent nine years at a large Philadelphia law firm where he handled a wide variety of matters for both public and private clients. He also served as law clerk to the Honorable Herbert J. Hutton in federal district court and the Honorable James G. Colins in Pennsylvania Commonwealth Court. Andrew is a graduate of Penn State University and Villanova Law School.

Laurence Redican, Esq., General Counsel and Chief Ethics Officer, Senior Executive Vice President, Office of the General Counsel

Laurence Redican serves as Senior Executive Vice President, General Counsel and Chief Ethics Officer of PHA, reporting to the President & CEO. He oversees and directs all PHA legal strategy and matters through the Office of General Counsel, where he supervises a team of PHA attorneys and directs the work of outside counsel. He serves as Secretary for the PHA Board of Commissioners, and also on the PHA Pension Board. He joined PHA as the Deputy General Counsel for Transactions, Regulatory, and Administrative Matters. Until 2011, he was the Deputy General Counsel of the New York City Housing Authority. Mr. Redican received his B.A. in History from the State University of New York at Binghamton and his J.D. from the St. John's University School of Law.

Nichole Tillman, Executive Vice President, Communications Department

Nichole Tillman is Executive Vice President of the Communications Department, reporting to the President & CEO. In this role, she designs, oversees and directs PHA's internal and external media and communication initiatives. She serves as Agency spokesperson, responsible for communicating PHA's messaging to employees and residents, stakeholders, and the media. She also serves as a member of the PHA Pension Board. She began her career as a book publicist in New York City, after which she became the first in-house publicist for USA WEEKEND Magazine. While serving as the Vice President of Publicity for the World Famous Harlem Globetrotters, she implemented over 200 publicity campaigns throughout the U.S. and abroad and secured multiple first-time national media appearances, along with traditional and trade media coverage. She has also created and directed partnerships with several major media companies, including Viacom, Disney, Paramount, and many others. Ms. Tillman is a graduate of Norfolk State University.

Nnena Ukwa, Vice President, Finance

Nnena Ukwa is Vice President of Finance, reporting to the Senior Executive Vice President/Chief Administrative & Financial Officer. She oversees and directs PHA's accounting, bookkeeping, budget, and related financial operations. She has worked at PHA since 2005, starting as a Compliance Specialist and later promoted to Manager of Internal Audit. Before joining PHA, Ms. Ukwa worked for a public accounting firm for several years. Ms. Ukwa is a Certified Public Accountant, received a Bachelor of Science in Accounting degree from the University of Massachusetts and a Master of Business Administration in Finance degree from LaSalle University.

Dave Walsh, Executive Vice President, Supply Chain Management

Dave Walsh is Executive Vice President of Supply Chain Management, reporting to the Senior Executive Vice President/Chief Administrative & Financial Officer. He oversees and directs PHA's procurement, contracts, contract administration, fleet, and warehouse operations. Prior to joining PHA in 2008, he worked as Senior Vice President of Purchasing and Operations for Computer Expressions, a Philadelphia manufacturer of computer accessories. He also worked at Cardinal Health in Swedesboro, NJ, an \$8.1 billion a year distributor of pharmaceuticals, where he was the Logistics Manager and was Lean/6 Sigma Project Sponsor certified. He began his career as an Officer with the U.S. Army (92A, Commander) spending six years specializing in maintenance, supply, and purchasing and contracting. Mr. Walsh has a B.A. in Fine Arts and Russian from Kutztown University.

Kimberly Woods, Executive Vice President, Human Resources

Kimberly Woods, Executive Vice President of Human Resources, joined PHA in December 2021, reporting to the Chief of Staff. She has broad oversight for all human resources functions, working to ensure a customer centric HR experience for the PHA community. The HR team is responsible for labor and employee relations administration, benefits plan design, communication and administration, compensation and classification management, performance management, employee engagement and retention initiatives, policies and procedures oversight and human resources compliance. Ms. Woods and the HR team ensure that the Agency's People strategies align with the organization's mission to open doors to affordable housing, economic opportunity and safe and sustainable communities to low-income Philadelphia residents. Prior to joining PHA, she was the Associate Vice President for Strategic Human Resources at The College of New Jersey in Ewing, New Jersey. Ms. Woods graduated from Drexel University with a B.S. in Humanities and Social Sciences, Temple University with a Master of Science degree in Human Resources Management, is certified by the Human Resources Certification Institute as a Senior Professional in Human Resources (SPHR) and is certified by the Society for Human Resources Management as a Senior Certified Professional (SHRM-SCP).

Board of Commissioners Profiles

Chair Lynette M. Brown-Sow is a life-long Philadelphian who has dedicated her career to the organization, development, and wellness of communities, as a strategic consultant, change agent, and connector. She founded L.M. Brown Management Group in 1980, served as Vice President of Marketing and Government Relations at the Community College of Philadelphia for over 22 years, held government positions, and served with health organizations and on numerous boards. Chair Brown-Sow has served as a board member for organizations including YAP (Youth Advocates Program) Inc., a global juvenile justice organization; the Philadelphia Tribune Co. Inc.; Hahnemann University Hospital; NHS Enterprises, Inc.; and The Board of City Trusts, serving Girard College via her committee assignment. She is a member of the Forum of Executive Women and convener of the Forum for a Better Pennsylvania; has served as the Chair of the Board of Directors of The Consortium, a behavioral health-care organization that named its service center the Lynette M. Brown Center of Hope in recognition of her years of service; founded and chairs the Hardy Williams Education Fund, providing scholarships and support in law and social justice; and is a founder and Chair of Women of Destiny, developing pipelines of talent to the corporate and non-profit sectors by providing mentorship to professional women of color. Chair Brown-Sow's political/civic positions include: managing Philadelphia Mayor Rendell's transition team in 1991 and then being appointed as Deputy Mayor of Administration; co-chairing Philadelphia Mayor Nutter's transition team in 2007; serving as Vice Chair and Chair of the Philadelphia Zoning Board of Adjustment for 3 years during a city-wide code change; and serving as Chair on PHA's Board since 2013. She recently was elected Chair of the Board of the Philadelphia Parking Authority.

Vice-Chair Herbert Wetzel is the Executive Director of Housing and Community Development for the Philadelphia City Council. He is also a founding member of the board of directors and former executive director of the Greater Germantown Housing Development Corporation. Vice-Chair Wetzel has a long history of community development activities. During the past 20 years he established a small business in the Germantown section of Philadelphia to create neighborhood-based economic development; served as Director, Deputy Executive Director and, upon appointment by former Mayor John Street, Executive Director of the Philadelphia Redevelopment Authority; and has served as Vice-Chair on PHA's Board since 2013.

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

Rev. Bonnie Camarda has served as the Director of Partnerships for The Salvation Army in Eastern Pennsylvania and Delaware since 1999, where she is at the heart of its initiatives to form fruitful partnerships with area business leaders, government leaders, prospective donors, fellow social service organizations, and, most importantly, individuals seeking spiritual guidance and hope. Her professional accomplishments and community involvement are truly one and the same and she has been recognized for her rare ability to reach across socioeconomic, gender, age, and cultural lines. Commissioner Camarda accompanied then-Pennsylvania Governor Tom Wolf with a host of delegates from the Philadelphia area and Unidos Pa'PR to visit The Salvation Army in Puerto Rico to learn more about the long-term recovery of the island in the wake of Hurricane Maria. Upon her return, she received a Citation from the Philadelphia City Council as Honorary Puerto Rico Citizen of the Year in 2018, selected for her outstanding work for all Puerto Rican citizens recovering from Hurricane Maria, especially those transitioning to Philadelphia. Along with serving on the PHA Board, Commissioner Camarda is also a Board member of Esperanza, Philadelphia School Partnership, and Einstein Hospital.

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

Belinda Mayo is a seasoned housing and community development professional with over 36 years of experience, devoted to public service-oriented functions with an emphasis on research, planning, the coordination of programs and services, training and the direction of urban housing policy. Commissioner Mayo served as the Director of Neighborhood Program Coordination and Community Development at the City of Philadelphia Office of Housing and Community Development from 1987 through 2016, responsible for the development and implementation of technical assistance programs for non-profit community-based development corporations, the review of nonprofit financial and organizational systems, project planning, feasibility and development, management of community-based service programs, and coordinating educational and job training programs for at risk youth and families transitioning from welfare-to-work. In 2016, Commissioner Mayo retired from her position with the City of Philadelphia but has remained actively engaged in the field of housing and community development as a member of the Board of Directors of the National Low Income Housing Coalition Leadership Council and a member of Oversight Board of Rebuild Philadelphia, an Advisory Board responsible for reviewing and providing guidance and feedback on the implementation and programmatic direction of the multi-million dollar fund for revitalizing city parks, libraries, and recreation centers throughout the City of Philadelphia.

Frederick S. Purnell, Sr. is the former Deputy Director for Housing and Community Development for the City of Philadelphia and former Executive Director of Wilmington Housing Authority, where he served for 16 years. He was also a key executive and a long time employee within PHA for several years. He has been instrumental in several multimillion dollar mixed-income and low-income developments and is a recognized leader in community development in this region. Commissioner Purnell is a native of Philadelphia and a graduate of Central High School and Pennsylvania State University. He has received several certifications, commendations, and board appointments relevant to housing and community development, and is a proud life member of Kappa Alpha Psi Fraternity, Inc. He is also a licensed realtor in the state of Delaware and resides in the Overbrook section of Philadelphia.

Ismail A. Shahid brings a strong background in innovation and finance to PHA, with extensive experience in accounting, management, and business. He is a founding partner of SUPRA Office Solutions, Inc., a national supplier of business, school and janitorial products, which is a Philadelphia-based, 100% minority-owned business that is certified MBE, DBE and as a HUBZone business. Commissioner Shahid is the company's Executive Vice President of Sales and Government Affairs, overseeing the company's community relations and customer support efforts. Further, he holds the same position and supervisory responsibilities with EMSCO Scientific Enterprises, Inc., an affiliate that sells laboratory supplies, equipment, and chemicals. A Philadelphia resident, Commissioner Shahid earned business law and accounting degrees from Pierce College. He serves on the boards of various non-profit organizations as well as that of the Delaware River Joint Toll Bridge Commission, as appointed by former Pennsylvania Governor Tom Wolf.

Ethel Wise is one of two Resident Commissioners who were elected in April of 2014 by PHA residents, pursuant to a process created under the Pennsylvania Housing Authorities Law, Act 130. Commissioner Wise is President of the Wilson Park Family Resident Council, a native of Philadelphia and has a personal history of involvement, community engagement and commitment to bettering the lives of those in public housing for over 40 years. As President of the PHA housing development at Martin Luther King for approximately 32 years, Commissioner Wise developed an effective job bank, a food bank and a town watch program that was recognized as one of the best in the country, and, in 1993, she received the Mayor's Community Service Award. Commissioner Wise also created and managed PHA's Lobby Monitor Program, which promoted resident safety and resident employment with a well-defined career path. She has been a leader in providing national and local training for Resident Councils on HUD regulations and also has served as a Democratic Party Committeewoman for the last 26 years.

CHAPTER II – HOUSING PRODUCTION & NEIGHBORHOOD DEVELOPMENT

PHA continued to collaborate with the City of Philadelphia and a broad array of neighborhood partners and other stakeholders to increase the supply of affordable housing, preserve existing affordable units, and revitalize and transform neighborhoods in and around distressed public housing developments. PHA's development efforts support its Strategic Plan and the goals established in the Assessment of Fair Housing Plan (AFH) jointly issued by the City and PHA and accepted by HUD in February 2017 (and further updated FY 2023). The AFH Plan goals emphasize 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.

PHA's approach incorporates three broad, interrelated strategies:

- **Preserving 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 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 also utilizes other grant funding to support the needs of special populations including, but not limited to, VASH, Mainstream, Emergency Housing Vouchers, Foster Youth to Independence vouchers and others.

- **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.

Summary highlights of PHA's ongoing affordable housing preservation and development initiatives are included below.

Sharswood/Blumberg

PHA continued to make major progress to implement the comprehensive Neighborhood Transformation Plan for Sharswood/Blumberg, which is the largest mixed-income, mixed-use redevelopment project underway in the City. Funded in part by a \$30 million Choice Neighborhoods grant from HUD, the Plan calls for development of 1,203 units of mixed-income housing, including affordable rentals and homeownership units. For the Choice Neighborhoods Implementation (CNI) grant, PHA serves as Lead Applicant, Housing Implementation Entity Joint Venture partner, and People Programs Lead. As of December 2022, PHA has leveraged \$20 million from the housing construction component of the CNI grant to generate \$517 million in total housing investments, including \$143.6 million in LIHTC private equity. Of note, the Pennsylvania Housing Finance Agency (PHFA) has made three awards of highly competitive 9% Tax Credits to PHA for this project. Overall, 457 units have been completed and another 745 are under construction or nearing closing in development phases undertaken directly by PHA or through developer partnerships overseen by PHA.

The project has catalyzed Sharswood's revitalization, including development of the new \$52 million mixed-used (retail and housing) Sharswood Ridge complex adjacent to PHA's new headquarters building. Developed with PHA's support by an MBE firm (Mosaic), Sharswood Ridge's first major tenant – a fresh foods Grocery Outlet – opened in July 2022. This represents the first supermarket to be opened in the neighborhood in over 50 years and a major new amenity for the community. Other neighborhood investments include the rehabilitation and repurposing of the Vaux School into a community facility with a high school operated by Big Picture Philadelphia, PHA's Workforce Center, PHA Section 3 Resource Center, Temple University Community Health Clinic, a CVS Pharmacy Training site and other programs and services; development of a new PHA headquarters building; and, numerous other neighborhood improvements. PHA also launched a new Youth and Family Center at the PHA Ridge Avenue headquarters in October 2022. As part of the CNI grant, PHA has directed and overseen implementation of an array of employment, health care, early childhood and other programs at Sharswood that have leveraged foundation, government, and other funding and resulted in extensive benefits to public housing and neighborhood residents.

Norris Homes/North Central Philadelphia

In partnership with the City, the Choice Neighborhood Transformation Plan for North Central/Norris was successfully completed in FY 2023 including extensive community improvements and construction of 272 rental, 30 homeownership units and a community center. The first two PHA rental phases consisting of a total of 139 units are complete and occupied. PHA is continuing to collaborate with the City on the final grant close-out and will also continue to serve as People Lead Partner including overseeing endowment-funded service activities for Norris' residents.

Westpark Apartments

PHA made major progress towards the redevelopment of Westpark Apartments, including finalizing the overall \$450 million plan to develop 1,000 mixed-income units; selecting two development partners (LMXD and MSquared); and, successfully relocating all residents. Upon completion, 600 units will be targeted for households earning up to 60% of Area Median Income - including 327 units public housing replacement units - and the remaining units will be market-rate housing. The plan, which was developed in consultation with the community and approved by the PHA Board in January 2023, will include the substantial rehab of three existing high-rise towers; new construction of a midrise building for seniors; and, development of low-rise apartment buildings and new family townhomes throughout the site and on an adjacent lot. Ground floor commercial spaces will be incorporated into the development plan along with extensive site reconfiguration, infrastructure improvements and a new gateway to Market Street. PHA is currently working with the developers to finalize financing with a projected first phase construction start late in FY 2024.

Fairhill Apartments

PHA continued to plan for 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 the nearby City-owned Hartranft Community Center. PHA moved forward with plans to acquire approximately 100 off-site parcels.

Harrison Plaza

At Harrison Plaza, PHA completed rehabilitation of the Senior Tower. 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.

Bartram Village

PHA's planned redevelopment of the Bartram Village public housing development achieved a major milestone with PHFA's October 2022 award of 9% Low-Income Housing Tax Credits for the first off-site construction phase. Closing on the first phase is projected for FY 2024. In addition, PHA worked with development partner, Pennrose LLC, to prepare a \$50 million Choice Neighborhoods Implementation grant proposal to HUD, which was submitted in January 2023.

Preservation of LIHTC Public Housing Properties

PHA continued to reacquire ownership interests from equity investors in additional LIHTC developments as part of ongoing efforts to preserve and enhance its affordable housing portfolio. As existing LIHTC developments come to the end of their initial tax credit compliance periods, PHA has exercised its option to exit the existing investors and reacquire full ownership, paving the way for future capital infusions and re-syndication to ensure long-term affordability. Since 2018, PHA has reacquired ownership interests in nine LIHTC developments comprising over 1,000 units, including: Millcreek I; LEB III; Richard Allen III; Cambridge Plaza I, II and III; Suffolk Manor; Mount Olivet; and, Tasker I. In March 2023, the PHA Board approved the reacquisition of ownership interests in two additional developments – Germantown House and Martin Luther King IV – which are scheduled to close in the next fiscal year.

Citywide Development

PHA continued to be a catalyst and major funder for the expansion and preservation of affordable housing throughout the City in FY 2023. In addition to supporting conversions involving Faircloth to RAD and/or transfer of assistance, PHA provided long-term operating subsidies to over 4,450 housing units at 160 developments citywide through the UBV Program. 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 including CATCH, Project HOME, Liberty Resources, New Courtland, HACE, Nueva Esperanza, Women's Community Revitalization Project, Mission First Housing Group, HELP USA, Methodist Family Services, Peoples Emergency Center and many others.

PHA continued to implement an innovative partnership with Jumpstart Philly that began in 2021 through which City residents receive training and financial support to become developers, including hands-on renovations to vacant, distressed PHA scattered site units. Following rehabilitation, scattered site units must be sold to households with incomes at or below 80% of AML. This partnership encourages equitable development and provides additional homeownership opportunities for low-income families with the first opportunity to buy going to participants in PHA's Opening Doors to Homeownership Program.

Rental Assistance Demonstration

Given the significant capital needs of PHA's aging public housing portfolio and the size of its waiting list, PHA has continued to explore and implement creative strategies to preserve and expand affordable housing for Philadelphians in need. As noted above, through the Rental Assistance Demonstration program, PHA is able to convert existing public housing units to project-based assistance and to access additional housing subsidies available through the Faircloth Amendment to further its housing preservation and expansion goals. 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.

The FY 2024 MTW Annual Plan included in Appendix B of the Act 130 Report provides additional information on PHA's 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. PHA also plans to continue 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.

For informational purposes, the table below lists the housing developments that PHA has converted through RAD as of the close of FY 2023, including transfer of assistance developments. As noted, PHA has converted 2,301 units at 36 multifamily sites including existing public housing developments, new transfer of assistance and Faircloth to RAD sites. An additional 2,545 units at 16 developments are in the planning stage. Actual timetables for conversion and/or PHA's decision to proceed with conversion may vary from the information included in the MTW Plan, depending on various factors including project feasibility determinations, project financing, timetables for HUD and other approvals and other factors.

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 Sq 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
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
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	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	

Affordable Homeownership

PHA continued to implement first-time affordable homeownership initiatives to expand housing choice and increase the number of first time, low-income homebuyers. PHA's Opening Doors to Affordable Homeownership initiative consolidates PHA's existing HUD-approved Section 5h Homeownership Program, Housing Choice Voucher (HCV) Homeownership Program, other new development homeownership initiatives and homeownership readiness and counseling support under the management of PHA's Homeownership Unit (a component of the Resident Programs and Partnerships Department). It expands PHA's existing programs to incorporate new types of assistance including lease-purchase and down payment assistance options.

Under the existing Section 5h program, PHA assists current public housing residents of scattered site units to purchase their own units. To date, 249 residents have purchased their scattered site units under this program. Under the existing HCV Homeownership program, current voucher participants may utilize their voucher assistance to purchase homes and then receive monthly Housing Assistance Payments to support housing costs for up to a 15 or 30-year-period. To date, PHA has assisted 744 HCV participants to purchase their first homes.

Cumulatively, PHA has developed and sold 306 new homeownership units that were developed as part of HOPE VI, mixed finance and other major revitalization initiatives. PHA also worked with over 1,000 residents to complete homeownership counseling courses in partnership with HUD-approved housing counseling agencies. The following table summarizes PHA's affordable homeownership sales activities for the most recent period.

Homeownership Sales: FY 2022-23

Program	Households
Section 5h	14
HCV Homeownership	19
Other	56
Total	89

PHA is also partnering with Crowdcopia, DKJ Construction, Nicetown CDC, and Townes Mechanical to renovate 25 vacant and distressed scattered site homes in the City's 4th Councilmanic District and create affordable homeownership opportunities for low-and moderate-income households. This is in addition to a similar program in the Brewerytown neighborhood, for which PHA is actively working on the transfer of properties to be rehabilitated. The PHA scattered-site houses rehabbed through this partnership will be sold to households with incomes at or below 80% of Area Median Income, with first opportunity to buy going to participants in PHA's Opening Doors to Homeownership program.

CHAPTER III – OPERATIONS, MANAGEMENT & ADMINISTRATION

Public Housing Operations

The Operations Department provides housing management, maintenance, admissions, and leasing services for PHA's portfolio of public housing units and PHA-owned project-based developments (i.e. those developments including RAD conversions subsidized through the Housing Choice Voucher program).

The public housing inventory includes affordable rental units for families, seniors, and persons with disabilities, located throughout the City in conventional public housing developments; Low Income Housing Tax Credit (LIHTC) developments managed by the Philadelphia Asset and Property Management Corporation (PAPMC); and developments operated by Alternate Management Entities (AME) under contract to PHA. Over 4,000 of PHA's public housing units are "scattered sites," i.e. housing units located in single family homes or multi-unit buildings. PHA operates one of the largest scattered site public housing programs in the country.

A significant portion of PHA's portfolio is aging and deteriorating. More than 75% of all PHA units were built over 40 years ago and over 55% were built 60 or more years ago. The backlog of unfunded capital needs continues to grow each year, creating enormous maintenance challenges for PHA (see Chapter II discussion of PHA initiatives to preserve the existing portfolio through conversion under the RAD program and other approaches).

As of the end of FY 2023, PHA's actual public housing inventory is approximately 13,000 units. The public housing inventory varies from year to year as a result of public housing units being converted to long-term project-based assistance under the RAD program, new public housing units being added to inventory, and other factors.

PHA maintains waiting lists for the public housing, PAPMC and PHA-owned project-based developments. Waiting lists are administered in accordance with the Public Housing Admissions and Continued Occupancy Policy (ACOP) and site-based Tenant Selection Plans (for PAPMC-managed units and PHA-owned project-based developments), 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.

Leased Housing

PHA's Leased Housing Department administers rental subsidies under the Housing Choice Voucher (HCV) Program for approximately 19,750 low-income households who live in privately owned housing. Vouchers are utilized to provide both tenant-based and project-based assistance (including RAD developments noted above). Many project-based units subsidized by PHA are owned by local non-profit agencies that serve special needs populations and provide supportive services for residents. The table below summarizes households served by program type during this reporting period.

Voucher Program Households Served: FY 2023

Voucher Type	Households Served FY 2023*
MTW	16,469
Mainstream	406
VASH	685
Mod Rehab	136
SRO	267
RAD	1673
FUP/FYI	120
Total	19,756

**The number of households served in this table is calculated by dividing actual unit months leased by 12. Thus, the actual number of individual households served during the year is higher than shown, i.e. two households that were each subsidized for 6 months will count as only one household in the above table.*

In FY 2023, PHA entered into Agreements and/or Housing Assistance Payments Contracts for 1,689 new project-based voucher units, including RAD conversions, under PHA's Unit Based Leasing (UBV) program as shown on the following table.

New Unit Based Voucher Projects: FY 2023

Property Name	# Vouchers	Status as of 3/31/23	RAD? (Yes/No)	Project Description
Harlan St	22	Committed	Yes	New Construction in North Philadelphia for low-income families – RAD Transfer of Assistance. Project to consist of 45 units of which 22 will be RAD PBV. Project Sponsor is the Michaels Organization.
Liddonfield	150	Committed	No	New Construction in Northeast Philadelphia for seniors. Project Sponsor is New Courtland.
School of Nursing	50	Leasing	No	Rehabilitation development for homeless individuals. Project sponsor is Project Home. Project Based Voucher Award in 2021 (prior competition)
Norris V	45	Leased	Yes	New construction mixed-income development (45 low income and 8 market rate) in North Philadelphia. Development will be owned by a third party. PHA is providing assistance for 45 units through a RAD transfer of assistance.
Hunt Sharswood Phase I	30	Leasing	Yes	New construction mixed-income development (50 low income and 10 market rate) in the Sharswood neighborhood. Development will be owned by a third party. PHA is providing assistance for 30 units through RAD transfer of assistance.
Harrison Plaza	116	Leasing	Yes	Rehabilitation and conversion under RAD of existing PHA public housing development
Westpark Phase I	124	Committed	Yes	Rehabilitation and conversion under RAD of existing PHA public housing development
Westpark Phase 2-4	203	Committed	Yes	Rehabilitation and conversion under RAD of existing PHA public housing development
Fairhill Phase I	100	Committed	Yes	Rehabilitation and conversion under RAD of existing PHA public housing development
Fairhill Phase 2-3	164	Committed	Yes	Rehabilitation and conversion under RAD of existing PHA public housing development
Queen Row	55	Committed	Yes	Conversion under RAD of existing PHA public housing development
Villas De Caribe	44	Leased	No	Existing project in the Fairhill area for low-income families sponsored by HACE.
Villas De Hace	18	Leased	No	Existing project in the Ludlow area for low-income families sponsored by HACE.
Vernon House	68	Leased	No	Existing project in the Strawberry Mansion area for low-income elderly/disabled families sponsored by Pennrose Management.
St. John Neumann Place	52	Leased	No	Existing project in the Greys Ferry area for low-income elderly families sponsored by Catholic Housing and Community Services.
Rhawn and Academy	51	Leasing	No	Existing project in the Northeast area for disabled homeless or at risk of homelessness sponsored by Mission First.
New Courtland at Burholme	35	Leasing	No	Existing project in the Northeast area for low-income seniors sponsored by New Courtland.

Kings Highway Phase II	31	Committed	No	Existing project in the Kensington area for low-income families sponsored by Mission First.
Francisville Village	10	Leased	No	Existing project in the Francisville area for low-income families sponsored by Community Ventures.
Francisville East	10	Leased	No	Existing project in the Francisville area for low-income seniors and families sponsored by Community Ventures.
Kearsley Estates	20	Committed	No	Existing project in West Philadelphia for HUD VASH veterans sponsored by Tryko Partners
K&A Beacon of Hope	10	Committed	No	Rehabilitation project in Kensington for HUD VASH veterans sponsored by Deep Sea-GP
Amor Project	8	Committed	No	Rehabilitation project in North Phila for low income families sponsored by Nueva Esperanza
Winter Street	6	Committed	No	New Construction project in Chinatown sponsored by PCDC
Hunt Sharswood Phase II	30	Committed	Yes	New Construction in the Sharswood neighborhood for low income families sponsored by Pennrose.
Hunt Sharswood Phase III	101	Committed	Yes	New Construction in the Sharswood neighborhood for low income families sponsored by Pennrose.
Sharswood Phase 4	58	Committed	Yes	New Construction in the Sharswood neighborhood for low-income families sponsored by PHA.
St Barts Phase 2	48	Committed	Yes	New Construction for seniors in Frankford sponsored by New Courtland
Eastwick Senior	28	Committed	Yes	New Construction for seniors in Southwest Phila sponsored by Catholic Community Services
TOTAL	1,689			

Other significant activities of PHA's Leased Housing Department in FY 2023 include:

- In January 2023, PHA re-opened the HCV waitlist for the first time since 2010 and implemented a detailed outreach process to ensure equal access by all eligible persons including, but not limited to, persons with disabilities, seniors and individuals with limited English proficiency. Partnerships were established with key agencies and community organizations to enhance outreach and facilitate the application process. More than 37,000 individuals applied during the opening period to establish a waitlist of 10,000 applicants.
- In partnership with local Continuum of Care agencies, PHA expanded services to Philadelphia's homeless population through leasing of new emergency housing vouchers (EHVs) awarded by HUD. During the reporting period, over 600 EHV voucher holders leased an HCV unit and an additional 200 were shopping for housing as of the close of the fiscal year.
- PHA received a new award of 50 Foster Youth to Independence vouchers. The FYI program serves youth under the age of 25 with a history of child welfare involvement for up to 36 months.
- For the first time since 2001, PHA was awarded new funding by HUD for regular (non-targeted) vouchers. Funding for 131 vouchers was received.
- PHA continued its partnership with the Department of Veteran's Affairs (VA) to serve veterans through the Veterans Administration Supportive Housing Program (VASH) program. The program provides rental assistance for homeless veterans through HUD funding, and offers case management and clinical services through the VA. In FY 2023, a total of 685 veterans were housed under the program, including 122 new homeless veterans who secured housing in a housing unit of their choice. Additionally, in partnership with the VA, PHA offered project based HUD VASH vouchers through a request for proposals in 2022 to expand housing opportunities for veterans especially for their aging senior population. PHA awarded two owners 40 HUD VASH project based vouchers in December 2022.

- PHA continued to implement a series of financial incentives designed to increase the number of housing options for PHA's voucher holders, recruit new landlords to participate and encourage existing landlords to expand their HCV portfolio. Special incentives were also made available to landlords who rent units to EHV participants and/or lease units in qualified opportunity areas to voucher holders participating in PHA's Housing Opportunity Program (HOP). PHA also continued to implement an Owner Assurance Fund to reimburse property owners for damages beyond normal wear and tear.
- PHA continued to update the online Client Portal for HCV participants which allows program participants to communicate with and submit online requests and documents to the HCV program via smartphones, computers, or tablets.
- PHA continued to update the online Owner Portal for participating HCV landlords. A new Pre-Inspections module was added to allow owners to request an inspection prior to selecting an HCV tenant in order to expedite the leasing process.
- PHA continued to implement HCV payment standards that are based on Small Area Fair Market Rents (SAFMRs) published by HUD. Over time, adoption of SAFMRs are projected to assist HCV program participants to move from areas with high concentrations of poverty to higher opportunity areas that have better access to jobs, education and other services. New SAFMR-based payment standards were introduced in 2022 and made effective October 1, 2022.
- PHA continued to utilize its MTW authority to support implementation of the Second Chance Housing Choice Voucher Pilot Program. The policy permits the provision of 30 tenant-based vouchers for active participants in good standing with PHA's partner agency, the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program. Housing voucher 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. Five new Second Chance participants leased their first unit during this reporting period.
- PHA's HOP initiative continued to help voucher families move to higher opportunity areas. Program participants are provided with housing search, supportive services and other assistance to help make a successful transition. During this reporting period, HOP assisted 20 HCV participants in leasing homes in opportunity areas.

Public Safety

The PHA Office of Public Safety (OPS) is responsible for public safety at PHA developments and facilities. This model is intended to provide "above baseline" policing services to PHA developments. In addition to deploying trained Public Safety Officers to PHA community events, administrative buildings, and resident activities, the OPS manages private security contractors and collaborates with the Philadelphia Police Department (PPD) and other local, state, and federal law enforcement agencies to ensure coordination of investigatory and enforcement actions.

Officers and civilian staff work closely with PHA's resident leadership to ensure that resident priorities and concerns are addressed, including participating in monthly Resident Roundtable meetings and attending community meetings at PHA developments throughout the year.

The PHA Office of Public Safety can report a decrease in serious Part 1 Crimes from 2021 to 2022. The number of Part 1 Crimes, which are crimes that are rated as the most serious as well as the most likely to be reported, fell from 434 to 354, a decrease of 18.4%. This includes a 36.2% decrease in violent crime from 2021 to 2022. PHA continues to work closely with PPD and other local law enforcement agencies – and to engage residents and the community at large – to implement strategies to break the cycle of violence that impacts Philadelphia's neighborhoods and increase safety for PHA residents.

OPS has a strong working relationship with the PPD, which allows OPS to share information and systems. This coordination is instrumental in helping PHA's focused efforts in curtailing crime. OPS representative attends regular planning meetings with the PPD. Weekly Shooting Review and CompStat Meetings are held with the PPD. Crime patterns from all areas, including PHA developments, are discussed, as well as any additional information regarding the investigation of particular crimes committed during the period being reviewed. OPS Commanders attend regular meetings with the District Captains and the OPS Investigations Unit maintains an ongoing relationship with PPD Homicide, State Parole, U.S. Marshals, PPD Special Victims Unit, the Drug Enforcement Administration, and the High Intensity Drug Trafficking Areas Program. OPS maintains the assignment of an OPS representative at the Regional Fusion Center, which includes the Delaware Valley Intelligence Center and Real-time Crime Center. This helps foster exchanges of information, improves communications between OPS and its law enforcement partners, and strengthens existing relationships.

OPS has also established strong partnerships with the participants of The Philadelphia Roadmap to Safer Communities. This is a five-year (2019-2024), comprehensive action plan that was released by Mayor Kenney on January 17, 2019. The plan includes weekly meetings to establish short-term and long-term action items and seeks to strategically align city

resources and coordinate efforts to provide specific areas with identified needs. This team is led by the Public Safety Cabinet of the Managing Director's Office and the Philadelphia Police and, in addition to OPS, includes the Department of Public Health, Department of Behavioral Health and Intellectual Disability Services (DBH), Philadelphia Department of Prisons (PDP), Licenses and Inspections, 311 Services, The Streets Department, The Office of Parks and Recreation, The Office of Workforce Development and Adult Education, The Office of Community Empowerment and Opportunity (CEO), Philadelphia Works, Town Watch Integrated Services (TWIS), The Office of Criminal Justice (OCJ), The Office of Reentry Partnerships (ORP) and the Department of Human Services (DHS).

OPS collaborates with other PHA divisions and resident leadership on a variety of resident programs designed to provide positive youth programming, promote anti-violence measures, connect residents with trauma-informed resources to counteract the negative effects of violence in PHA communities, and create partnership and opportunities to reduce criminal activities of at-risk residents. As examples, see Resident Programs & Partnerships narrative below for information on the Diversionary Initiative and the Resident Advisory Board's Anti-Violence initiative.

OPS has also launched the Park and Walk Initiative which follows the community policing model of having the Public Safety Officers park their vehicles and walk around the developments, while engaging with the residents and staff. With a focus on specific sites that have high rates of violence and trauma, both the Park and Walk Initiative and the site-based Public Safety Officers engage with residents and community partners to ensure residents have access to programs and partnerships that serve to improve the quality of life in their respective communities.

PHA continues to invest and expand its Closed-Circuit Television Safety Monitoring System. There are more than 1,100 cameras across all PHA developments. In 2022, utilizing funds received from federal grants, PHA installed an additional 30 cameras, providing nearly 120 different perspectives on 2 sites with some of the highest incidences of Part 1 crimes. Video is monitored and recorded for use later as needed. The main goal is to establish a CCTV presence in both community and management areas allowing for surveillance of developments that OPS has noted to be of importance. OPS Command Center also strives to utilize its network of CCTV to assist in investigations of criminal activity within the community. The OPS communications center was designed and constructed utilizing state of the art technology and broadcast consoles to enhance radio room capabilities with respect to communication with the OPS officers and PHA residents.

Audit and Compliance

The Office of Audit and Compliance (OAC) conducts internal audits, investigations, and compliance-related activities on an agency-wide basis. OAC works to identify and reduce risks, ensure that approved policies and procedures and applicable laws and regulations are followed throughout PHA, and safeguard the efficient and effective use of resources.

The following is a summary of OAC's internal organization and results achieved in FY 2023 (through February 28, 2023):

- The Investigations Unit investigates allegations of fraud, corruption, official misconduct, conflicts of interest, abuse of authority and other criminal offenses with respect to employees, residents and persons or entities doing business with PHA. Throughout the year, the Investigations Unit received 282 complaints, which ultimately led to the investigation of 144 cases uncovering \$467,053.00 in fraud. Furthermore, PHA was awarded restitution or entered into repayment agreements in the sum of \$72,382.56. Finally, the OAC collected \$89,835.67 from repayment agreements for monies owed to PHA that would have otherwise gone uncollected. To date, the OAC has collected over \$1,559,619.90 in fraud recoveries, and plans to continue in its fraud prevention and collection efforts.
- The Internal Audit and Compliance Unit assists PHA's management and the Board of Commissioners, through the Audit Committee, by determining the effectiveness of PHA's internal control systems. By conducting risk-based audits and reviews, PHA's Audit and Compliance functions provide reasonable assurance regarding compliance with laws, regulations, policies, and procedures; achievement of business objectives; reliability of financial and management reporting; and, safeguarding of assets. In FY 2023, OAC ensured PHA's efficient and transparent cooperation with and response to PHA's independent audit, Regional HUD Office, and the HUD Office of Inspector General inquiries and surveys. Internally, this department completed 8 internal audits & reviews, 12 Property Management Site Based Quality Assurance (SBQAR) reviews, 12 Maintenance SBQAR reviews, 4 HCV file reviews, 2 PHA Admissions reviews and a host of other compliance-related activities to support efficient operations at PHA. Fraud Prevention training for staff is also planned for FY 2024. As for external audits and reviews, the OAC also facilitated the HUD OIG's Audit of Lead Based Paint in Public Housing during FY 2023 and assisted with the A133 compliance portion of PHA's mandatory annual independent audit that resulted in no findings, which PHA is proud of. Lastly, the OAC facilitated the HUD Coronavirus Aid, Relief, and Economic Security (CARES) Act oversight review, which was successfully completed with no findings.

- The Wage Compliance Unit continued to work closely with PHA construction contractors to ensure that employees are paid federally-mandated wages while continuing to contribute to the construction and maintenance of affordable housing in the City of Philadelphia.
- The Section 3 Compliance Unit performed the necessary monitoring of PHA's Section 3 efforts to ensure that vendors who contract with PHA complete their HUD-mandated Section 3 obligations. In addition, based upon HUD's revised Section 3 regulation that went into effect on November 30, 2020, the Section 3 Compliance Unit collaborated with PHA's ISM Department to create an updated Section 3 Vendor Portal, and with ISM and the Human Resources Department, to ensure that all PHA labor hours are appropriately categorized and tracked per the new rule. The Section 3 Compliance Unit also continued to monitor PHA legacy contracts to ensure compliance with the previous Section 3 rule.

Resident Programs & Partnerships

The Resident Programs & Partnerships (RPP) Department develops and implements a wide range of programs to respond to the supportive, employment, training and general needs of PHA residents. The overall goals are to support work-able residents in achieving economic self-sufficiency, assist youth in PHA, and collaborate with local educational institutions, social service agencies, health care providers and other stakeholders, to implement place-based and citywide resident programs.

RPP staff work closely with PHA's resident leadership to provide technical support to citywide and local resident organizations, including the Resident Advisory Board. PHA meets regularly with resident leadership to ensure continuous communications and resident input, including organizing monthly Resident Roundtables to discuss PHA initiatives and other topics of interest, and monthly Pre-Board Meetings to review and discuss matters scheduled to come before the PHA Board.

Over the course of the past year, PHA continued to enhance and implement a comprehensive array of resident education, employment, homeownership, supportive service and other programs, as well as launching the new PHA Youth & Family Center.

PHA's Workforce Development Center

PHA's Workforce Development Center helps prepare residents for employment success along a career pathway, whether they are just starting out, looking to move into a better-paying position, or returning to the workforce after an absence. Over 350 residents participated in virtual or phone-based workshops, orientations and seminars this year, with topics including Intro to Section 3, Homeownership Seminars, and Workforce Center Workshops. The Workforce Center is also a valuable resource for other PHA/RPP staff and resident leaders, with Workforce Navigators receiving hundreds of referrals from these sources in 2022-23 and enrolling over 90 residents in programming with partners including College Unbound, Per Scholas, Temple University, PACareerLink®, Philadelphia OIC, CVS, Philabundance, Trades for a Difference, University City Science Center, and more.

Job Training and Adult Education Programs

Workforce Navigators can draw on a wide range of resources to help residents achieve their employment goals including connecting residents with PHA approved job training and adult education partners listed in the chart below.

Partner	Program
Temple University	GED
Community Health Worker	
Beyond Literacy	GED
Philadelphia OIC	HiSET Program
CareerLink	Various Job Training
Philabundance	Culinary Arts Training
CVS	Pharmacy Tech Training
Phlebotomy Training	
Trades for A Difference	P.O.W.E.R. Construction Pre-Apprenticeship
College Unbound	Bachelors Degree
Per Scholas	Tech Career Training
PowerCorps-PHL	Environmental Service Training

Approximately 100 PHA residents were involved in these and other partner programs during the year. Some programs were mid-cycle as of the publication date of this Report. Overall, PHA is experiencing an approximate 50% completion rate for residents enrolled in workforce and education programming. Additional support is provided to those who may require more time to accomplish their goals. PHA continuously evaluates its partnerships and approaches with the objective of improving outcomes and increase success rates.

PHA's Section 3 Resource Center & Entrepreneurial Fellowship

The Section 3 Resource Center and Section 3 Entrepreneurial Fellowship are two of RPP's most impactful initiatives to better-connect residents with employment/business opportunities with PHA and contractors. In 2021, the Section 3 Resource Center started a PHA Entrepreneurship Fellowship cohort providing individualized attention to residents during a six-month entrepreneurship pathway to starting, creating, building, or sustaining their business model/plan.

All three Fellowship cohorts have been at full capacity and over 35 resident entrepreneurs have already completed the program, including 13 Cohort 3 fellows completing the program in FY 2023; all Cohort 3 fellows developed a business plan, acquired an EIN, and registered as a PHA vendor; and more than half have established business bank accounts, incorporated an LLC, and secure a Commercial Activity License. Over the last year, the program has distributed more than \$130,000 in startup funds to resident-owned business, alongside another \$13,000+ in payments received by participating business as PHA vendors at various events and applications for over \$20,000 in grant funds. Over 140 applications have been received for the 16-18 openings in Fellowship Cohort 4, beginning in March 2023, with more than 100 submitted in the first week of recruiting alone.

PHA's Section 3 Job Bank

The Section 3 Job Bank also remains a popular and productive source of economic opportunity for residents. PHA has posted 152 positions in the job bank, along with 100 from PHA contractors for a total of 252. Section 3 candidates have filled 170 of those positions to date – including five so far in calendar year 2023 alone – with 1,677 total referrals from the Section 3 Resource Center.

PHA's Jobs Plus Program

Jobs Plus Wilson Park completed its first year of implementation on December 31, 2022. Through the end of the first quarter of 2023, the Jobs Plus team has assisted 190 residents, providing 151 with post-assessment services and enrolling 143 of them in the Jobs Plus Earned Income Disregard rent incentive – so far, residents saved \$20,765 through JPEID, and the site-wide employment rate rose modestly from 26% to 29%.

PHA's Family Self-Sufficiency (FSS) Program

FSS is an important initiative of the PHA Workforce Center, which allows PHA residents to create a financial savings account based on increased PHA rent triggered by increased earned household income. There are 1,052 active participants in the FSS program, including 62 new enrollees who entered the program in FY 2023 prior to an enrollment freeze after HUD issued new program rules. RPP is preparing to re-launch PHA's FSS program in FY2023-24, debuting a new, simplified model of escrow accumulation that provides greater rewards for working families at all income levels.

PHA's Resident Opportunity & Self-Sufficiency (ROSS) Program

RPP's ROSS Service Coordinators currently serve four sites – Johnson Homes, Raymond Rosen, Hill Creek and Bartram Village – and supported 131 households during FY 2023. PHA's ROSS grant was recently renewed by HUD for another three-year term, and during FY2023-24 RPP will be hiring an additional program coordinator and adding five new sites: West Park Plaza, Arch Homes, Haddington Homes, Oxford Village and Whitehall.

Diversions Initiative

The RPP Diversionary Team responds to violence and trauma-impacted PHA residents, overseeing all violence and trauma-related referrals from the PHA Office of Public Safety (OPS) and working to insulate PHA with resources and outlets to address violence and trauma. Their core mission is to connect residents with trauma-informed resources to counteract the negative effects of violence in PHA communities and create partnerships and opportunities to reduce criminal activities of at-risk residents. During FY 2023, the Diversionary Team accepted 58 referrals from OPS while closing 246 of their 392 open cases to date; cases included emergency transfer paperwork assistance, domestic violence, victim services, educational and employment support, emergency needs, maintenance assistance, therapy and more. The program also developed a summer basketball league at the Lucien E. Blackwell Center, supported youth enrollment in the Summer WorkReady program, and assisted the Resident Advisory Board in recruitment for their new Anti-Violence Initiative for young men impacted by community violence.

Social Services

The Social Services team functions as an intervention resource providing guidance and direction for social service initiatives surrounding emotional and behavioral health issues. The team manages referral and self-sufficiency services for public housing residents, as well as Philadelphia Asset & Property Management Corporation (PAPMC) and Housing Choice Voucher (HCV) sites, and partner with agencies to negotiate affordable services for residents. The team recorded over 150 cases during FY 2023, making over 140 referrals to much-needed services and assisting more than 20 PHA families to establish rent repayment plans that allowed them to remain in their homes.

Senior Programming

RPP's Senior Programs team continued to provide wellness checks and distribute meals, helping to ensure that PHA's seniors remained safe, healthy and cared for despite the ongoing challenges caused by COVID-19. In FY 2023, many events and programs for seniors returned for the first time since the pandemic began, including the Senior Masquerade Ball, Thanksgiving Luncheon and Christmas Tree Lightings. On a weekly basis, the Senior Team and their partners help provide over 500 meals to PHA senior residents.

Youth Enrichment Programming

PHA's youth programs help youth (ages 5-18) develop the education, motivation, self-confidence and work skills necessary to succeed in life. These youth programs embody teamwork, self-discipline, determination, commitment, dedication, ambition and responsibility. PHA believes that youth are a valuable and underutilized resource in our society, and that given the opportunity, youth can and will take responsibility for themselves and their communities. FY 2023 youth initiatives included:

- **Youth & Family Center:** At a special October event for resident leaders, RPP launched the new Youth & Family Center on the ground floor of PHA Headquarters. The Center brings all of PHA's programs for expecting parents and young people age 0 through post-secondary under one roof. The Center has already been awarded a competitive, three-year Kinship Care Coordination grant by the William Penn Foundation, to pilot a program serving PHA grandparents raising their grandchildren. Other early recognition includes the Center's designation as a newly-selected partner site in the HUD-National Book Foundation "Book Rich Environments" program, which will see major publishers donate over 30,000 books to PHA families during 2023.
- **Afterschool Programs:** Afterschool programs were administered at five PHA family sites – Bartram Village, Johnson Homes, Norris/North Central, Richard Allen/Cambridge and Wilson Park – serving over 150 residents ages 5-18 who are active K-12 students. Programming runs Monday through Friday, for three hours each day. The four standards of PHA programs are: homework assistance, recreation, services learning projects and community service.
- **Mighty Writers:** This program operates at two PHA sites and engages youth through writing and programming to encourage critical and creative thinking. These programs include writing workshops focused on a range of topics, poetry, comic book development, college essay writing, and more. During FY 2023, Mighty Writers was funded by the William Penn Foundation to begin offering full-day summer camps at PHA facilities in North and West Philadelphia – over 130 youth and young adults took advantage of this new opportunity during summer 2022.
- **Summer Youth WorkReady:** In partnership with the Philadelphia Youth Network, PHA places high school youth in management offices, administrative offices and within PHA summer camps. Youth work 20 hours per week and participate in professional development. The program served over 50 youth last summer.
- **Lucien E. Blackwell Center Activities:** RPP installed playful learning interactive play areas outside the building funded by KaBOOM!, a national non-profit committed to ending play space inequity, and continued supporting a wide range of exciting programming in collaboration with Philadelphia Parks & Recreation. RPP has also signed an additional partnership agreement with Mighty Writers, to expand and build out an educational community garden on-site at the Blackwell Center.
- **PHA Youth Ambassadors:** 10 PHA youth participate in weekly programming organized by the Resident Advisory Board. Youth volunteer at PHA events and support initiatives at sites including recruiting other youth for employment, and programming.
- **President's Circle:** The President's Circle is a team of 10-15 high school and middle school students who work closely with PHA's Youth Programming Team and senior staff to integrate "youth voices" into PHA's program designs and strategies.

PHA Cares

In partnership with Temple University and the Temple Lenfest Center for Community Partnerships, RPP administers the “PHA Cares” program at ten primary sites – Johnson Homes, Raymond Rosen, Norris Homes, Richard Allen Homes, Germantown Homes, Sharswood, Abbottsford Homes, Courtyard Apartments, West Park Plaza and Bartram Village – as well as four secondary sites – Lucien E. Blackwell, Oxford Village, Hill Creek and Strawberry Mansion. Through this initiative, residents and community members are hired as Community Health Workers to provide education and services while securing valuable job experience within the health care field. PHA Cares reached over 1,500 residents with a variety of services over the last fiscal year.

Human Resources

Through strategic partnerships and collaboration, the office of Human Resources (HR) recruits, develops and endeavors to retain a high performing and diverse workforce and fosters a healthy, safe, and productive environment for employees and their work units in order to maximize each individual’s potential, all in support of PHA’s mission to open doors to affordable housing and economic opportunity to benefit Philadelphia residents with low incomes.

Recruitment and Hiring

HR actively recruited for an average of 75 employees each month, and hired 247 employees during the fiscal year. Of the 247 new employees, 115 qualified as Section 3 residents. Of the 115 Section 3 qualified hires, 27 are PHA residents.

Training Delivered to Employees

Over 2,100 instances of training occurred during the fiscal year, with some employees attending one session, while others attended many. HR was tasked with coordinating training that would be facilitated by others and also delivering training directly to employees via in-person, virtual and hybrid methods. Training modules delivered during the fiscal year include, but are not limited to:

- Uniform Physical Condition Standards Renovate, Repair Paint
- Site Based Quality Assurance Reviews
- Employee Handbook
- Diversity, Inclusion and Cultural Competence
- Safe Lifting
- HAI Driver Safety Training
- Forklift Training
- Lead Supervisor Recertification,
- Enterprise Income Verification (EIV)
- New Hire Orientation
- LEAD Disclosure SOP Training
- Enhanced Fleet Training
- Active Shooter
- HAI Safety Training for Maintenance Workers

Onboarding and Offboarding

Through a comprehensive onboarding program, employees understand their role and where they fit within the broader organization, they reaffirm their decision to join PHA and, ideally, first year turnover is reduced. During the year, a new onboarding approach was implemented with the goal of ensuring that new employees are acclimated into PHA culture while beginning their employee lifecycle with a truly positive experience. Through the onboarding program, employees are introduced to all aspects of the agency, with an immersion into PHA’s shared values and norms and, finally, empowered as a fully functioning PHA contributor.

An offboarding process was also introduced. HR implemented a system to ensure that employees will know what to expect as they leave PHA, the impact of their separation on benefits, and a feedback mechanism was created via an offboarding questionnaire.

Leaves of Absence Administration

HR strives to collaborate with business partners to identify root causes for employee leave of absence requests, and to ensure that employees have access to systems and benefits that enable total wellness.

PHA Employee Handbook Revision

During the fiscal year, HR updated the PHA Employee Handbook for the first time in five years. The handbook update and distribution ensures that employees are aware of PHA policies, how those policies apply to staff, and whom to contact when assistance to navigate a work related situation occurs. Subsequent to the handbook update, HR led the charge for in person and virtual handbook policies update meetings for all PHA staff.

Labor Relations

Led by HR, PHA negotiated and settled new five year collective bargaining agreements with all unions.

Alternative Work Schedule Program

PHA is committed to assisting employees to manage the demands of work, family, and life-related issues. To this end, PHA approved the updated alternative work schedule policy. Alternative work solutions were developed during the COVID-19 pandemic which resulted in a policy that provides business unit heads the ability to permit staff, in certain positions, flexibility to work remotely, or to stagger business unit work schedules, or to compress the work week, as long as business needs can be effectively met. These arrangements now provide employees with increased flexibility with their work schedule while allowing PHA to maintain a progressive and productive work environment.

Education Assistance Program Enhancements

PHA's education assistance program supports learning and professional development of eligible employees and enables the enhancement of each person's competencies, skills and qualifications with reimbursement of up to \$5,250 of eligible expenses. Through the program, employees have access to enhanced savings by leveraging the education assistance program to pay for tuition with partner institutions where PHA employees have access to discounted tuition rates.

PHA partnered with area colleges to support the development of employees through programs with College Unbound, Drexel University and Peirce College.

Supply Chain

PHA's Supply Chain Management Department oversees all purchasing, contracting and logistics functions. PHA actively encourages the involvement of Minority Business Enterprises/Women-Owned Business Enterprises (MBE/WBE) and Philadelphia-based businesses and ensures compliance with HUD's Section 3 requirements related to hiring and contracting eligible businesses and residents.

In FY 2023, PHA achieved an MBE participation rate of **47%** and a WBE participation rate of **31%**. Philadelphia businesses and organizations received 33.4% of the total PHA contracted procurement spend of **\$106.8 million**. In terms of disbursements, Philadelphia-based vendors received **\$106.4** million out of total disbursements of \$227.8 million or **47%**.

PHA continued to work closely with Chambers of Commerce to outreach to local vendors. PHA also continued to work with the City's Procurement Department and Department of Sustainability and the School District's Procurement Department to share MBE/WBE lists and contract information. In FY2023, PHA also expanded the use of Bonfire Strategic Sourcing software to digitize the sourcing process, improve transparency and expand outreach for all RFPs and IFBs.

Information Systems

The Information Systems Management (ISM) Department is responsible for the design and management of PHA's software, network, and technology support functions. Major projects undertaken by ISM in FY 2023 included:

- Developed Client Service Portal for public housing residents to communicate with PHA, make requests, access forms, complete recertifications, view other relevant information and obtain the status on open transactions or requests using a smartphone, computer, or tablet.

- Developed self-service and agent facing HCV waitlist application to support waitlist opening. Successfully deployed and supported the application during the enrollment period. ISM processed and generated corresponding letters and emails to all households that submitted applications.
- Working with a third party vendor, developed and rolled out new PHA website that allows the public, PHA residents, HCV program participants and vendors access to PHA's systems via desktop, tablets, and smartphones.
- Installed over 100 cameras throughout Raymond Rosen and Wilson Park developments and upgraded security surveillance system portfolio-wide with over 1,100 cameras online including replacing over 400 old cameras.
- Upgraded PHA's server and storage infrastructure and assured they are available in both PHA's main datacenter at Ridge Ave and back datacenter at Wilson Park. Expanded infrastructure to four core servers to house future projects. Maintained Enterprise Systems protection with zero known exploits. Commenced implementation of a multifactor authentication platform that will be completed over the next year.
- Developed application for lead report storage and lead disclosure automation for all housing stock older than 1978.
- Acquired and deployed iPads systemwide for PHA's public housing managers and maintenance staff to access/utilize the service order scheduling and electronic timesheet applications.
- Developed and rolled out application for Section 3 based on new HUD requirements.
- Enhanced the Performance Management Systems (PMS) based upon PHA HR's new policies. Continued improving user interface and streamlined the business process with different types of review including new hires probation review, annual and interim goals, annual and interim evaluations. Integrated employee probationary goals and reviews with their regular annual goals and performance evaluations.

CHAPTER IV- LEGAL

PHA's Office of General Counsel (OGC) is responsible for ensuring that PHA receives the highest standard of legal representation. The department provides legal advice on a wide range of matters, including: interpreting applicable federal, state, and local laws, including HUD's rules and regulations; reporting to HUD and the Board of Commissioners; representing PHA in legal disputes and litigation; handling Pennsylvania Right-to-Know Law requests; providing administrative hearings for both residents and employees; counseling other departments on corporate, real estate, labor and employment, and regulatory compliance matters; closing development and financing transactions; administering the Boards and Managers of PHA's controlled entities and the PHA Board; managing outside counsel; being responsible for records management guidance; and advising on ethics matters. OGC also manages PHA's insurance and risk management functions.

Over the past fiscal year, the OGC successfully advanced many essential business matters for the housing authority. The following are some highlights of PHA's legal affairs in FY 2023:

Rental Assistance Demonstration (RAD)

The RAD program is critical to PHA's capital redevelopment program and financial viability. OGC's efforts were integral to completing the financing of several RAD transactions including new phases of the Sharswood/Blumberg transformation and two additional transfers of assistance. In addition, OGC lead the first round of procurement for third parties to develop affordable housing based on the new Faircloth to RAD option.

Philadelphia Community Land Trust

As noted in prior Act 130 Reports, in FY 2021, OGC successfully negotiated the peaceful closure of the homeless encampment next to PHA's Headquarters on Ridge Avenue. During FY 2022, OGC continued to work with encampment leaders on homelessness and related issues including the creation of the Philadelphia Community Land Trust (PCLT). Two scattered-site RAD units on Westmont Street in Strawberry Mansion, whose assistance had been transferred to other affordable housing developments, were transferred to the PCLT. In FY 2023, OGC gained transfer authorization for six additional properties and is working to identify four more transfers to the Land Trust. Another result of the end of the homeless encampments was the creation of PHA's Community Choice Registration Program.

Community Choice Registration Program (CCRP)

OGC has developed and released a registration program for not-for-profit community organizations interested in obtaining PHA's vacant scattered sites properties. The CCRP will allow for the transfer of vacant scattered sites to community groups for the creation of much needed affordable housing opportunities. The CCRP is part of a broader strategy to reposition PHA's large inventory of scattered site portfolio. Two transfers under this program are in process as of the close of the fiscal year.

Affordable Housing Partnerships

OGC continued to work closely with various HUD departments to obtain required approvals to transfer property for nominal value to various partners across the City to support the development or rehabilitation of affordable rental and homeownership housing. OGC obtained disposition approval under Section 18 to transfer properties to support affordable housing development in North and West Philadelphia and is in the process of transferring the properties. OGC has also transferred six of 20 properties for affordable homeownership via PHA's second Jumpstart partnership in FY 2022 and made substantial progress toward the transfer of as many as 50 properties to seven partners in Brewerytown and as many as 25 properties to five partners in the 4th Council district.

ACOP/Admin Plan Updates

OGC completed two revisions of the Public Housing Admissions and Continued Occupancy Policy (ACOP) and Housing Choice Voucher Administrative Plan (Admin Plan) and provided guidance to departments for enhanced compliance with policies, procedures, laws and regulations, including in the areas of procurement, PHA's utility allowance program, admissions and wait lists, continued occupancy and family unification for individuals impacted by the criminal justice system and reasonable accommodations.

Litigation

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

During FY2022, there was a fire at 869 N. 23rd Street, for which PHA was placed on notice of several claims for wrongful death, bodily injury and property damage. In March 2023, several lawsuits related to the fire were filed in the Philadelphia County Court of Common Pleas. PHA does not believe it has any civil liability for these various claims and intends to vigorously defend any lawsuits that may be filed on any and all theories of liability.

PHA's litigation team also worked together with the Operations Department and in partnership with the City of Philadelphia and Resident Advisory Board to conduct in-person eviction diversion programs at PHA developments, where tenants are encouraged to enter into repayment agreements and avoid eviction proceedings. The team also continued to manage lawsuits and HUD reporting requirements.

Risk Management

The Risk Management Division's loss control initiatives have continued to save PHA funds and enhance the safety of PHA's employees and residents, by providing training in areas such as defensive driving, ladder safety, lifting, slips and falls, and fire safety. Risk Management also worked to limit insurance premium increases while renewing PHA's insurance programs in very challenging market.

Grievance Hearings and Right-to-Know Law response in Pandemic Times

PHA continued with virtual hearings for public housing residents, as this process was initiated during the height of the pandemic and remained the safest and most convenient for residents and PHA staff. The number of hearings increased, as did the number of requests for records under the Pennsylvania Right-to-Know Law, which were at an all-time high, due to media interest in PHA activities and data.

CHAPTER V – FINANCE

PHA's financial position in FY 2023 remained sound through prudent fiscal management, streamlining and cost reduction efforts undertaken over the past several years. The agency's Net Position continued to increase and become stronger, reflecting sound financial management. The strength of PHA's finances was further supported in July 2022 when S&P Global Ratings affirmed its 'AA-' issuer credit rating, with a stable outlook, on PHA and affirmed its 'AA-' rating, with a stable outlook, on PHA's Series 2017 General Revenue bonds.

Comparing FY 2016 to FY 2022 (the most recent period for which audited statements are available), PHA had a 36.6% increase in Total Assets, a decrease in Total Liabilities of 30.2% and a 43.6% or \$433.0 million increase in Net Position. Over this same period, PHA also increased total Operating Revenues by 23.9%, or \$94.7 million, decreased Total Operating Expenses by 6.6%, or \$28.1 million and increased Net Operating Income, after depreciation, by 413.1% or \$122.8 million. PHA continued to reacquire ownership interests from equity investors in Low Income Housing Tax Credit (LIHTC) developments as part of ongoing efforts to preserve and enhance its affordable housing portfolio. These nine (9) acquisitions enable PHA to better plan for future capital infusions and re-syndications, which will put these developments on stronger financial footing and preserve them as long-term affordable housing for generations to come.

Over the course of the fiscal year, PHA successfully secured additional resources including \$1.2 million for 128 new Fair Share vouchers; \$426,486 for 50 Mainstream vouchers; \$500,000 in HUD EDI funding for the Sharswood Ridge project; \$358,750 for HUD FSS Coordinator funding; \$126,230 for the Congregate Housing Services Program; and, \$1.26 million from the William Penn Foundation for various resident services programs.

Appendix A includes the most recent independent audited Financial Report available for PHA, which covers Fiscal Year 2022.

Pennsylvania State law requires that all general-purpose local governments and component units publish a complete set of financial statements, presented in conformity with generally accepted accounting principles in the U.S. (GAAP) and audited in accordance with generally accepted auditing standards (GAAS) by a firm of licensed certified public accountants. RSM US LLP, audited PHA's financial statements to complete a Comprehensive Annual Financial Report of PHA for the fiscal year ended March 31, 2022.

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

The goal of the independent audit was to provide reasonable assurance that the financial statements of PHA for the fiscal year ended March 31, 2022 are free of material misstatement. The independent audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that PHA's financial statements for the fiscal year ended March 31, 2022 are fairly presented in conformity with GAAP.

CHAPTER VI – PLANNED INITIATIVES FOR FY 2023

For informational purposes, PHA incorporates summaries of planned major activities and initiatives for the next fiscal year as part of the Act 130 Report. As noted, PHA is a Moving to Work (MTW) agency. PHA's MTW Annual Plan for Fiscal Year 2024, which has been approved by the PHA Board of Commissioners and by HUD, is incorporated in its entirety as Appendix B of this Act 130 Report. This chapter provides a summary of PHA's major planned initiatives for FY 2024 as further described in the MTW Annual Plan.

Background on MTW

Moving to Work 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:

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

Through MTW, PHA is able to waive certain HUD regulations and provisions of the U.S. Housing Act of 1937 and to combine its major HUD funding sources into a single MTW Block Grant that can be used flexibly for purposes authorized under the MTW Agreement. PHA's current MTW Agreement extends until 2028.

PHA posts the MTW Annual Plans on its website and provides opportunities for resident and general public input before finalizing each Annual Plan. MTW Annual Plans are subject to HUD approval. The FY 2024 MTW Annual Plan was submitted to HUD in December 2022 and approved by HUD in March 2023. PHA's MTW Annual Reports are published 90 days after the end of each fiscal year. Thus, the MTW Annual Report for FY 2023 will be available for review on or after June 30, 2023.

Summary of Initiatives Planned for FY 2024

The following narrative, prepared in December 2022, provides a summary of PHA's planned MTW initiatives for the next fiscal year. 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 fiscal year is unknown as of the publication date, the activities described may be modified based on actual funding levels. Highlights of PHA's planned MTW activities include:

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 available 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 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 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.

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.
Westpark Apartments	PHA is undertaking the complete redevelopment of the 11-acre, 327-unit Westpark 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 completed 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 units. All homeownership units have been sold.	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 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.	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).

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.
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. On an ongoing basis, PHA plans to provide UBV subsidies to 4,476 affordable housing units. In addition to utilizing MTW Block Grant funding, PHA incorporates MTW flexibility in admissions, continued occupancy and other areas.

- **Workforce Development, Youth Development & Other Supportive Services** – 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. 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.
- **Sponsor-Based Shared Housing Pilot** – 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** – 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.

APPENDIX A

ANNUAL AUDITED FINANCIAL REPORT

The Act 130 Report is due on April 30 of each year for PHA's prior fiscal year ending on March 31. The following report is for the most recently completed audit period (Fiscal Year 2022). Audited financial reports for FY 2023 will be available later in calendar year 2023 and will be incorporated into the FY 2024 Act 130 Report.

Philadelphia Housing Authority

Financial and Compliance Report
March 31, 2022

A Component Unit of the City of Philadelphia

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**PHILADELPHIA HOUSING AUTHORITY
ANNUAL FINANCIAL REPORT
TRANSMITTAL LETTER (UNAUDITED)**

September 26, 2022

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

We are pleased to present the Philadelphia Housing Authority ("PHA" or the "Authority") Annual Comprehensive Financial Report for the fiscal year ended March 31, 2022. This report was prepared by PHA's finance staff and financial statements have been audited by RSM US LLP, a firm of licensed certified public accountants.

Pennsylvania State law requires that all general-purpose local governments and component units publish a complete set of financial statements presented in conformity with Accounting Principles Generally Accepted in the United States of America ("GAAP") and audited in accordance with Generally Accepted Auditing Standards ("GAAS") by a firm of licensed certified public accountants.

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

The goal of the independent audit was to provide reasonable assurance that PHA's financial statements for the fiscal year ended March 31, 2022, are free of material misstatement.

The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that PHA's financial statements for the fiscal year ended March 31, 2022, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of PHA was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies.

The regulations governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the Authority's internal controls and compliance, with special emphasis on internal controls, legal requirements and compliance involving the administration of federal awards. These reports are available in the Single Audit Section of PHA's Financial Report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis ("MD&A"). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. PHA's MD&A can be found beginning on 16.

Profile and Background of the Philadelphia Housing Authority

PHA, created in 1937 pursuant to the Pennsylvania Housing Authorities Law, is the fourth largest housing authority in the country with conventional units and the largest scattered site inventory.

In FY 2022, PHA provided housing to approximately 11,779 low-income households in public housing developments and scattered sites units in the City of Philadelphia. Through the Housing Choice Voucher Program (HCVP), which also includes former public housing units that have been converted to project-based assistance under the Rental Assistance Demonstration program (RAD), PHA assisted approximately 19,079 low-income households in locating and renting housing in privately owned properties. The number of households served by PHA varies over time based on numerous factors including occupancy of new developments; redevelopment, including demolition, disposition, construction, and relocation timetables, award of new special purpose and/or other voucher allocations, lease up success rates, and other factors.

The federal government exerts a major influence on the nation's housing and development activity, a role that has its roots in the 1930s. Over the past 80+ years, the Federal Government has developed a variety of programs and policies to support housing production, revitalize cities, and expand housing opportunities for low- and moderate-income homebuyers and renters.

PHA provides low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development (HUD) and other federal agencies. The following major federal housing laws constitute the primary regulatory framework within which PHA provides subsidized housing in accordance with current HUD regulations:

- The National Housing Act, passed in 1934, was the first landmark housing law of the New Deal era. It created the Federal Housing Administration (FHA), whose mission was to stimulate housing activity by insuring mortgages made by private lenders.
- The United States Housing Act of 1937 created the public housing program. Like the National Housing Act, the U.S. Housing Act has been amended many times, including a comprehensive revision in 1974.
- In the Housing Act of 1949, Congress established a national housing policy with three objectives: (1) eliminating housing shortages through housing production and related community development, (2) clearing slums and blighted areas, and (3) achieving the goal of "a decent home and a suitable living environment for every American family."
- In 1965, Congress passed a law to create the U.S. Department of Housing and Urban Development (HUD). In addition, closely related legislation was passed in 1965, which created the rent supplement program to subsidize the rents of low-income households in private housing.
- One of the landmark housing laws of the post-World War II era, the Housing and Urban Development Act of 1968 created two major subsidy programs, the Section 235 home purchase program, and the Section 236 rent subsidy program.
- The Housing and Community Development Act of 1974 rewrote the United States Housing Act of 1937, revising the public housing program and creating the Section 8 rent subsidy program. Under Section 8, low-income tenants pay a fixed portion of their income for rent in privately owned housing and HUD covers the difference between the tenant payment and the fair market rent for the unit.
- The Housing and Community Development Act of 1987 made several changes to the public housing program. These included converting development funding from loans supported by annual contract payments to up-front grants, requiring public housing authorities to submit

comprehensive plans to receive modernization funds, and adding provisions for resident management and ownership. For Section 8, the 1987 Act made vouchers a permanent program, rather than a demonstration; provided portability for certificates and vouchers, allowing families to take their subsidies with them if they moved within the same or a contiguous metropolitan area; and authorized PHAs to commit up to fifteen (15%) percent of their certificate funding to specific projects.

- The National Affordable Housing Act of 1990 created the Homeownership and Opportunity for People Everywhere (HOPE) program, which was designed to encourage the use of government-owned or government-financed housing for low-income home ownership.
- For public housing, the Housing and Community Development Act of 1992 included provisions to reduce vacancies and improve severely depressed projects. The Section 8 provisions included authorization to use vouchers or certificates for home ownership, and a Moving to Opportunity demonstration program to help families living in subsidized projects to move out of areas with high concentrations of poverty, and into areas offering greater opportunities for employment, education, and lower poverty.
- Public housing reform is represented through the Quality Housing and Work Responsibility Act of 1998 (QHWRA). QHWRA was signed into law in 1998 and is found in Title V of HUD's FY1999 appropriations act (P.L. 105-276). QHWRA's goals include:
 - Reducing the concentration of poverty in public housing;
 - Protecting access to housing assistance for the poorest families;
 - Supporting families making the transition from welfare to work;
 - Raising performance standards for public housing agencies, and rewarding high performance;
 - Transforming the public housing stock through new policies and procedures for demolition and replacement and mixed-finance projects, and through authorizing the HOPE VI revitalization program;
 - Merging and reforming the Section 8 certificate and voucher programs, and allowing public housing agencies to implement a Section 8 homeownership program; and
 - Supporting HUD management reform efficiencies through deregulation and streamlining and program consolidation.

Under QHWRA and, where applicable, the Moving to Work (MTW) Agreement between PHA and HUD as further described below, PHA has established a system of site-based waiting lists, consistent with all applicable civil rights and fair housing laws. PHA has set a minimum monthly rent of \$50 for residents in public housing, the HCVP and Moderate Rehabilitation developments. Exceptions to payment of minimum rent may be made by the PHA for families in hardship circumstances.

QHWRA also allows PHA to terminate the leases of residents of public housing and tenant-based HCVP assistance and be subject to expedited eviction (after an expedited grievance process) for violent or drug-related criminal activity and felony convictions.

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

- Congress has dealt with substantive housing issues in other legislation, including a number of significant housing and development programs created through tax legislation, such as: (1) the mortgage revenue bond and mortgage credit certificate programs, to provide subsidized financing for first-time home buyers; (2) the low income housing tax credit (LIHTC) program, which has become the nation's major low income housing production program; and (3) the empowerment zone and enterprise community program, which provides tax incentives to encourage development in distressed urban and rural areas.
- In Fiscal Year 2020, Congress passed the Coronavirus Aid, Relief and Economic Security (CARES) Act which provides supplemental funding for public housing and HCVP, along with broad authority to the Secretary of HUD to waive program regulations in response to the COVID-19 pandemic. HUD has issued notices and guidance related to implementation of allowable CARES Act waivers, and PHA subsequently implemented allowable waivers in accordance with HUD requirements and its MTW Agreement.
- The American Rescue Plan Act of 2021 (ARPA) includes a number of provisions, to be administered by HUD and other agencies, to provide immediate and direct relief to help people remain stably housed during the pandemic including funding for Emergency Housing Vouchers for individuals and families who are experiencing homelessness or at risk of homelessness. PHA received an allocation of 863 Emergency Housing Vouchers through ARPA.

Governing Body

Pursuant to Pennsylvania state law, the PHA Board of Commissioners consists of nine (9) members nominated by the Mayor of Philadelphia, subject to approval by the City Council. Two of the Commissioners are PHA residents. The Commissioners serve terms concurrent with the appointing Mayor. Prior to their seating, all Board members are required to complete extensive training from PHA, including sessions on public housing management, Ethical Conduct, Conflict of Interest, Equal Employment Opportunity and the Fair Housing Act. The Board provides policy guidance and oversight of PHA's operations. As of March 31, 2022, the Board consisted of nine (9) Commissioners.

The members of PHA's Board of Commissioners for the fiscal year ended March 31, 2022, were:

- 1) **Lynette M. Brown-Sow – Board Chair** – Former Vice President of Marketing and Government Relations for Community College of Philadelphia;
- 2) **Herbert Wetzel – Board Vice Chair** – Executive Director of Housing and Community Development for City Council;
- 3) **Leslie D. Callahan, PhD** – Pastor of St. Paul's Baptist Church in North Philadelphia;
- 4) **Rev. Bonnie Camarda** – Director of Partnerships for the Salvation Army of Eastern Pennsylvania and Delaware;
- 5) **Asia Coney** – President of PHA's Resident Advisory Board;
- 6) **Belinda Mayo** - Former Director of Neighborhood Program Coordination and Community Development at the City of Philadelphia Office of Housing and Community Development from 1987 through 2016;
- 7) **Frederick S. Purnell, Sr.** – Former Deputy Director for Housing and Community Development for the City of Philadelphia;
- 8) **Ismail A. Shahid** - Founding partner of SUPRA Office Solutions, Inc., a Philadelphia-based, national supplier which is certified MBE, DBE and as a HUBZone business, and

- 9) ***Ethel Wise*** – President of the Wilson Park Family Resident Council.

Moving To Work

PHA has been a participant in the MTW program since 2001. The current MTW Agreement between HUD and PHA extends through FY 2028. MTW is a national demonstration program by Congress that allows a limited number of Public Housing Authorities to combine Public Housing Operating Fund, Capital Fund and HCVP funds into a Block Grant and to waive certain regulations and statutes subject to HUD approval. The MTW Agreement also defines the formulas relevant to PHA's eligibility for Public Housing Operating Fund, Capital Fund and HCVP funds.

Activities that utilize MTW flexibility must promote one or more of the MTW statutory objectives, which can be summarized as expanding housing choice, reducing cost and promoting efficiency in the administration of federal programs and/or encouraging economic self-sufficiency of families with children.

PHA is required to prepare and submit an MTW Annual Plan and Annual Report each year for HUD's review and approval. The Annual Plan provides detailed information on the MTW activities and initiatives which PHA plans to undertake during the upcoming fiscal year, while the Annual Report summarizes actual progress made in the prior fiscal year. The Annual Plan process takes into consideration the policy, operational and financial issues that impact PHA including planned capital expenditures, proposed demolition, or disposition activity, proposed new public housing and Project Based Voucher units, MTW Sources and Uses, and other relevant information. The Annual Plan process includes opportunities for resident and general public input. PHA's Board approves the Annual Plan and Annual Report each year prior to submission to HUD. The format of the MTW Annual Plan and Annual Report is defined by HUD. Periodically, PHA may prepare and submit Amendments to the MTW Annual Plan, which are subject to the resident and public review and Board approval requirements established by HUD.

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

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

These objectives continue to be relevant to PHA's implementation of the MTW program. Under the direction of President & CEO, Kelvin A. Jeremiah, PHA has continued and expanded its use of MTW flexibility in promoting PHA's long-term strategic objectives. PHA has sharpened its focus on improving performance in core business operational areas including property management, maintenance services, and resident services. PHA's current MTW Plan emphasizes the need to strengthen people, property, and partnerships. Twelve interrelated strategic priorities have been established to guide both future MTW activities and PHA's overall management objectives as described in PHA's Strategic Directions Plan.

These priority areas are:

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

In FY 2022, PHA used its MTW flexibilities, coupled with funding and programmatic waivers authorized under the CARES Act, to facilitate its response to the COVID-19 pandemic, which included implementing far reaching changes to operating policies and procedures to protect the health and safety of residents, employees, and the general public, while at the same time meeting the housing needs of assisted residents.

PHA's largest programs as described in the accompanying financial statements are:

1. Low-Rent Housing Program (Public Housing)

This program provides low-rent housing to qualified residents of the City of Philadelphia. All units are owned by PHA - or by PHA affiliates or Alternative Management Entities, subject to the terms and conditions of property-specific Regulatory and Operating Agreements between PHA and the owner(s) and were purchased with financing arranged or provided through HUD. The operations of the public housing program are subsidized by HUD through Annual Contributions Contract(s). Under PHA's MTW Agreement, public housing operating and capital funding are eligible for funding and programmatic flexibility. Some public housing units receive LIHTCs and are also subject to the program's applicable regulations. Under the RAD Program authorized by Congress and implemented by HUD, PHA is in the process of converting a significant portion of its public housing portfolio to Section 8 project-based assistance. This conversion process will continue to take place over the next several years.

2. Housing Choice Voucher Program

The HCVP (also referred to as Section 8) provides rental subsidies for low-income families residing in housing owned by private, not-for-profit or public property owners. Under PHA's MTW Agreement, the majority of PHA's HCVP vouchers are eligible for funding and programmatic flexibility, provided that special purpose voucher programs are subject to applicable HUD guidance on the use of MTW flexibility. Programs under the HCVP umbrella include Tenant-Based, Project/Unit Based, units that have been converted from public housing to project-based assistance under the RAD Program, SRO for the Homeless, Moderate Rehabilitation and Special Purpose Vouchers such as the Veterans Administration Supportive Housing (VASH), Mainstream and Family Unification Program.

FY 2022 Major Accomplishments and Program Highlights

PHA continued to be significantly impacted by the COVID-19 pandemic in FY 2022. Starting in March 2020, PHA closed its offices to the public and required all non-essential, non-emergency PHA employees to work from home. Significant work from home activities continued throughout much of FY 2022; however, PHA maintenance staff responded to emergency and non-emergency service requests throughout the year, utilizing safe work practices. PHA's primary priority continues to be ensuring the health and safety of residents and employees, while undertaking ongoing efforts to minimize the spread of the virus within PHA workplaces and housing sites. In doing so, PHA adheres to all relevant guidance and/or regulations from the Centers for Disease Control and Prevention, the Occupational Safety and Health Administration, the City of Philadelphia and other state and local bodies.

In response to the pandemic, PHA substantially modified maintenance, property management, HCVP operations and resident services through technological upgrades, including new customer service portals for PH and HCVP residents as well as a new portal for HCVP owners. PHA also established remote work site support systems for employees working from home. To respond to emerging needs during the pandemic, PHA implemented new enhanced cleaning protocols and facilitated expanded meal programs, COVID-19 testing, and vaccination initiatives for residents. In partnership with the City of Philadelphia and the School District, PHA was also able to expand internet access for families with school-aged children, providing Wi-Fi hotspots, laptops and used its community centers as remote learning sites.

Below are some highlights of PHA's FY 2022 major accomplishments and milestones that demonstrate the agency's continued commitment to its strategic goals:

Sharswood/Blumberg

The Choice Neighborhoods Transformation Plan for Sharswood/Blumberg is the largest mixed-income, mixed-use community redevelopment project underway in the City of Philadelphia. Funded in part by a \$30 million HUD Choice Neighborhood Implementation grant, the Plan calls for development of 1,203 units of mixed-income housing, including affordable rentals and homeownership units. To date, a total of 309 housing units (20 affordable homeownership, 289 rental) have been completed; and an additional 416 are currently under construction. By April 2023, PHA projects that all of the planned rental housing and a majority of planned homeownership units will be either completed or under construction including:

- Three rental phases with 336 units developed by Hunt-Pennrose;
- Two rental phases with 123 units developed by PHA;
- Approximately 174 new construction homeownership units;
- Two neighborhood partner developments (Reynolds School, Harlan Street) with a total of 108 new rental units; and,
- A \$53 million mixed-use housing and retail complex undertaken by Mosaic Development that is currently under construction and will include a Grocery Outlet supermarket, Santander Bank, an urgent care health center and other commercial/retail facilities.

Other activities planned within the Sharswood neighborhood include a new PHA warehouse center and a 36-unit rental facility for LGBTQ+ youth coming out of foster care.

Norris Homes/North Central Philadelphia

In partnership with the City of Philadelphia, the Choice Neighborhood Transformation Plan for North Central/Norris is approaching a successful conclusion including extensive community improvements and construction of 272 rental and 30 homeownership units. The first two PHA rental phases consisting of a total of 139 units are complete and occupied. Construction of a community center was also completed as part of the second phase. The third and final rental phase by Jonathan Rose Companies was completed in the Fall of 2021. Construction of 30 affordable homeownership units began in 2021 and is now substantially completed. PHA will continue to collaborate with the City of Philadelphia on the final grant close-out; however, all of the substantive Transformation Plan elements envisioned by the community are now essentially complete. PHA will also continue to serve as People Lead Partner including overseeing endowment-funded service activities for Norris' residents.

Citywide Development

PHA continued to serve as a catalyst and major funder for housing and neighborhood development throughout the City of Philadelphia, working directly through its Philadelphia Housing Authority Development Corporation (PHADC) affiliate and in partnership with a diverse group of development partners, including community-based organizations. PHA also provided subsidies to over 4,300 housing units at 159 developments citywide through the Unit Based Program (UBV). Many of these developments provide supportive services, while housing households with special needs including housing for formerly homeless individuals and families, victims of domestic violence, recovering substance abusers and other groups.

Additionally, construction was substantially completed on a 78-unit development and LIFE Center at 27th and Susquehanna in partnership with Susquehanna Net Zero Housing LP. Occupancy will take place in calendar year 2022.

Planning continued for the collaborative partnership with Councilmember Maria Sanchez and nonprofit affordable housing developers in the 7th Council District to ensure long-term affordable housing development by transferring 240 long-term vacant lots and shells ensuring that the properties will be redeveloped for long-term affordable housing with a 20-year restrictive covenant.

Public Housing Development

PHA works primarily with third-party development partners to construct new public housing units (ACC units). PHA is one of the few agencies in the country that continues to successfully develop new public housing units. Building on its successful recent track record, PHA is currently collaborating with community partners to develop ten (10) new public housing developments, with a total of 334 units. An estimated \$148 million in non-PHA funds will be leveraged by these development projects.

PHA continued to reacquire ownership interests from equity investors in additional LIHTC developments as part of ongoing efforts to preserve and enhance its affordable housing portfolio. As existing LIHTC developments come to the end of their initial tax credit compliance periods, PHA has executed its option to exit the existing investors and reacquire full ownership, paving the way for future capital infusions and re-syndication to ensure long-term affordability. Both Millcreek I and Lucien E. Blackwell III were reacquired in 2021. PHA has previously reacquired ownership interests in Suffolk Manor LP, Richard Allen III LP, Cambridge Plaza II and III LPs, Mount Olivet, and Tasker I LP.

Rental Assistance Demonstration

The RAD program allows PHA to leverage MTW Block Grant, private and other capital sources through conversion of public housing subsidies to long-term project-based assistance. RAD is a critically important component of PHA's efforts to secure new capital resources necessary for the long-term preservation of PHA's existing multifamily public housing portfolio. RAD also supports PHA's efforts to transfer subsidies from distressed, vacant scattered site public housing units to newly

developed affordable housing. As of the end of FY 2022, PHA has closed on 1,883 rental units at 28 developments sponsored by PHA and partner organizations that will serve veterans, seniors, formerly homeless families and other underserved, diverse populations while also helping to catalyze additional public and private sector investments into neighborhoods. Over the next several years, PHA plans to expand the number of units converted to RAD and to utilize HUD's new "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 authority, develop new public housing using that authority and then convert the public housing to Project Based Voucher assistance under the RAD program.

Leased Housing

In FY 2022, PHA's Leased Housing Department administered rental subsidies under the HCVP for approximately 19,079 low-income households who live in privately owned housing. Vouchers are utilized to provide both tenant-based and project-based assistance including converted RAD developments noted above. Many project-based units subsidized by PHA are owned by local non-profit agencies that serve special needs populations and provide supportive services for residents.

- In FY 2022, PHA entered into Agreements and/or Housing Assistance Payments Contracts for 1,505 new project-based voucher units, including RAD conversions, under PHA's Unit Based Leasing (UBV) program. UBV is increasingly a major catalyst for new affordable development in Philadelphia, as it provides long-term operating supports necessary to ensure that rents are affordable to households with incomes at or below 50% of Area Median Income.
- PHA began providing housing assistance to households experiencing and at-risk of homelessness, including those fleeing domestic violence, through the new Emergency Housing Voucher (EHV) program. PHA has entered a Memorandum of Understanding (MOU) with the Philadelphia Continuum of Care (CoC) to administer the EHV program. Under the MOU, PHA and the CoC commit to providing supports for EHV households to overcome barriers to leasing and increase their stability. By the end of the fiscal year, 47 families were leased up through the EHV program and an additional 220 families were receiving housing search assistance from the CoC to locate a new home with their EHV.
- PHA continued to develop and implement initiatives to increase owner participation, improve customer service, and streamline leasing and inspections.

Affordable Homeownership

PHA operates a broad array of first-time affordable homeownership initiatives designed to expand housing choice and increase the number of first time, low-income homebuyers. Through these initiatives, a total of 93 PHA residents and HCV participants became new homeowners over the past year.

Resident Supportive Service Programs

PHA utilized MTW Block Grant and other partner-leveraged funds to support a wide range of workforce development, financial literacy, first time homeownership, senior/disabled and youth education programs. Among many ongoing initiatives, PHA operated a comprehensive Workforce Development Center and Section 3 Resource Center to help prepare and place residents in job training and employment opportunities. Building on its efforts in the prior year, PHA continued to adapt its supportive service delivery systems in response to the COVID-19 pandemic including expanding health care services on-site. In response to school closures, PHA provided families with school-aged children with expanded food and meal provisions as well as resources to improve and expand internet access and support remote learning. COVID-19 testing, and vaccine distribution programs were implemented citywide in conjunction with City and other partners. Also in FY 2022, PHA was awarded a second competitive \$2.98 million Jobs Plus grant to provide multiyear, comprehensive employment readiness, training, and placement services to Wilson Park residents.

Re-Entry Initiatives

PHA continued implementation of the MTW Second Chance pilot program, which provides supportive services and housing subsidies to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and Mayor's Office of Reintegration Services (RISE) Program. The Second Chance Initiative also involves a partnership with the Pennsylvania First Judicial Court's MENTOR program. This pilot initiative allows 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. Through these partnerships, the Second Chance Initiative helps to prevent homelessness and, hopefully, interrupt the cycle of recidivism.

Voucher Mobility

PHA continued to operate the Housing Opportunity Program (HOP), which assists voucher holders in locating units and prospective property owners in opportunity neighborhoods within and outside of Philadelphia. The program provides participants with a broad range of supportive services, housing counseling, and other support for their successful transition to higher opportunity neighborhoods. PHA has also introduced new landlord incentives to encourage landlords to lease units in high opportunity areas to HCV participants.

Small Area Fair Market Rents (SAFMR)

PHA continued to implement SAFMRs in the HCV program. SAFMRs allow PHA to establish multiple HCV payment subsidy standards at the zip code level, instead of utilizing single payment standards for the entire City. Adoption of SAFMRs is projected, over time, to assist HCV program participants to move from areas with high concentrations of poverty to higher opportunity areas that have better access to jobs, education, and other services.

Veterans Administration Supportive Housing

PHA continued its partnership with the Department of Veteran's Affairs (VA) to serve veterans, through the VASH program. The program provides rental assistance for homeless veterans through HUD funding, and offers case management and clinical services through the VA. A total of 705 veterans were housed under the program during the year. Additionally, PHA was awarded 20 new vouchers by HUD to further support housing to one of the most vulnerable populations in the city.

Blueprint to End Homelessness Initiative

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

Factors Affecting Financial Condition

Laws, Regulations and Federal Examinations: PHA is subject to a number of laws and regulations. PHA's funding is substantially determined by annual Congressional appropriations. Material portions of PHA's grant revenue and other financial resources are dependent on Congressional appropriations and contingent on PHA's compliance with applicable laws and regulations. PHA is subject to examinations made by federal and state authorities who determine compliance with terms, conditions, laws, and regulations governing other grants awarded to PHA in the current and prior years. The statuses of such examinations are monitored by HUD.

PHA is subject to examination by federal oversight agencies, including HUD, who determines compliance with terms, conditions, laws, and regulations governing grants given to PHA in the current and prior years. These examinations may result in the recapture of funds by federal grantors and/or beneficiaries.

Cash Management Policies and Practices: PHA is subject to applicable cash management policies issued by HUD. HUD requires housing authorities to invest excess funds in obligations of the United States, certificates of deposit or any other federally insured investment. HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC/FSLIC insurance for the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security deposits. Obligations furnished as security must be held by PHA or with an unaffiliated bank or trust company for the account of PHA.

It is PHA's policy to maintain collateralization in accordance with the requirements of both HUD and the Commonwealth of Pennsylvania. The three custodial credit risk categories defined by HUD are as follows:

- 1) Insured or collateralized with securities held by the authority or by its agent (correspondent bank or Federal Reserve Bank) in the authority's name;
- 2) Collateralized with securities held by the pledging financial institution, trust department, or agent in the authority's name; and
- 3) Uncollateralized or collateralized with securities held by the pledging financial institution or by its trust department or agent, but not in the authority's name.

In Fiscal Year 2022, all of PHA's cash and investments were held in risk category number 1 above.

Risk Management: Prior to April 1, 1999, PHA was self-insured for personal injury claims. Beginning April 1, 1999, PHA purchased commercial policies for personal injury coverage. Asserted and unasserted claims are accrued based on PHA's experience, and advice of an independent claims manager. Although management believes that adequate accruals have been established, the ultimate liability that may result from asserted and unasserted claims could differ materially from estimated amounts. However, most of these claims are insured and management believes PHA's liability is limited to the deductible amounts under the policies.

Contributions by Federal Agencies: PHA received the majority of its Fiscal Year 2022 revenues from HUD. If in the future, the amount of revenues received from HUD falls below critical levels, PHA's operating reserves could be adversely affected.

Annual contributions contracts provide that HUD shall have the right to audit records of public housing authorities. Accordingly, final determination of PHA's financing and contribution status for the annual contribution contracts is the responsibility of HUD based upon financial reports submitted by PHA.

In closing, I would like to express my deep appreciation to PHA's Board of Commissioners, Mayor James Kenney, the Philadelphia City Council and Council President Darrell Clarke, PHA's staff and clients for their unfailing support for maintaining the highest standards of professionalism in the management of the Authority's finances and operations.

Respectfully submitted,


Kelvin A. Jeremiah

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Independent Auditor's Report

Board of Commissioners
Philadelphia Housing Authority

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities, the aggregate discretely presented component units, and the aggregate remaining fund information of the Philadelphia Housing Authority (PHA), a component unit of the City of Philadelphia, Pennsylvania as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise the Philadelphia Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our report and the reports of other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, the aggregate discretely presented component units, and the aggregate remaining fund information of the Philadelphia Housing Authority, as of March 31, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Philadelphia Housing Authority Retirement Income Plan, which is shown as a Fiduciary Fund Type – Pension Trust Fund as of and for the year ended October 31, 2021. We did not audit the financial statements of the aggregate discretely presented component units as of and for the year ended December 31, 2021. Those statements were audited by other auditors whose reports thereon have been furnished to us, and our opinions, insofar as it relates to the amounts included for such component units, is based solely on the reports of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of the discretely presented component units were not audited in accordance with *Government Auditing Standards*, except for the following entities: 1952 Allegheny Associates Limited Partnership, Casa Indiana LLC, Francis House on Fairmount, L.P., Mantua Phase II, L.P., St. Francis Villa Senior Housing, L.P., St. Ignatius Senior Housing I, L.P., St. Ignatius Senior Housing II, L.P. Spring Garden Development Associates, L.P., Uni-Penn Housing Partnership II, Nicole Hines Limited Partnership and St. Rita Place Senior Housing L.P.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Philadelphia Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 21 to the financial statements, there was a change in reporting entity and restatement for discretely presented component units that became blended component units during the year March 31, 2022. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Philadelphia Housing Authority's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Philadelphia Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Philadelphia Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 16 through 24 and schedule of changes in net position liability and related ratios and schedule of plan contributions on pages 93 through 94 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Philadelphia Housing Authority's basic financial statements. The accompanying financial data schedule on pages 105 to 164, as well as other supplementary information shown on pages 95 to 104 and pages 165 to 184, is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the *City of Philadelphia Subrecipient Audit Guide* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, based on our report and the reports of other auditors, the supplemental schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the transmittal letter but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 26, 2022, on our consideration of the Philadelphia Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Philadelphia Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Philadelphia Housing Authority's internal control over financial reporting and compliance.

RSM US LLP

Philadelphia, Pennsylvania
September 26, 2022

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2022

Overview

Philadelphia Housing Authority ("PHA" or the "Authority") is a component unit of the City of Philadelphia. As management of the PHA, we offer readers of the PHA's financial statements this narrative overview and analysis of the financial activities of the PHA for the fiscal year ended March 31, 2022. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1 through 15 of this report, as well as the financial statements that follow this section. All amounts, unless otherwise indicated, are expressed in millions of dollars.

Financial Highlights

PHA's financial position remained strong with a net position of **\$1.426 billion** at March 31, 2022.

- Total assets and deferred outflows exceeded total liabilities (net position) at March 31, 2022, by \$1.426 billion compared to \$1.313 billion in FY 2021. Of this amount, \$783.9 million is *unrestricted net position*, which includes \$421.8 million of mortgages receivable from PHA's discretely presented component units and third-party non-profit entities. The remaining unrestricted net position of \$362.1 million may be used to meet PHA's ongoing obligations to clients and creditors.
- PHA's FY 2022 total net position increased by \$112.6 million vs FY 2021.
- Total liabilities of \$126.6 million decreased by \$36.8 million compared to FY 2021 representing an 22.5% decrease.
- Total operating revenue for FY 2022 was \$490.3 million (vs. \$488.9 million in FY 2021), representing an increase of \$1.4 million from prior fiscal year. Total operating revenue was \$127.3 million more than operating expenses (excluding depreciation) compared to \$129.1 million in FY 2021.
- Total operating expenses for FY 2022 increased by \$3.2 million or by .9% compared to FY 2021.

Overview of the Financial Statements

This discussion and analyses are intended to serve as an introduction to the PHA's basic financial statements. The PHA's basic financial statements are comprised of three components: 1) agency-wide financial statements, 2) fiduciary fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

The ***agency-wide financial statements*** are designed to provide readers with a broad overview of PHA's finances, in a manner similar to a private-sector business. The statement of net position presents information on all PHA's assets and deferred outflows, and liabilities and deferred inflows, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of PHA is improving or deteriorating. The statement of revenues, expenses, and changes in net position presents information showing how PHA's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., authorized but uncollected grant revenue and earned but unused vacation leave).

The agency-wide financial statements include not only PHA itself (known as the primary government), but also legally separate non-profit agencies for which PHA is financially accountable, as described in the accompanying notes to the financial statements.

Fiduciary fund financial statements are included to provide information on PHA's employees' pension plan. PHA is the trustee, or fiduciary, of the employees' pension plan. The fiduciary activities are reported in the statement of fiduciary net position and statement of fiduciary net position. The assets of the fiduciary fund are not available to support PHA's operations.

**PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2022**

Overview of the Financial Statements (Continued)

Notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements and can be found on pages 31 through 92 of this report.

The supplemental statements that support the agency-wide financial statements are the combining statement of net position. **The combining statement of net position** presents PHA's financial statements by program activity. A program is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. PHA, like other public housing authorities, uses program accounting to ensure and demonstrate compliance with finance-related legal requirements.

All PHA's programs are considered to be an Enterprise Fund for financial reporting purposes. Normally, an enterprise fund is used to report any activity for which a fee is charged to external users for goods or services. In accordance with Accounting Principles Generally Accepted in the United States of America ("GAAP"), enterprise funds may also be used by all governmental entities, such as PHA, that were using traditional not-for-profit accounting as of the date of adoption of Governmental Accounting Standards Board ("GASB") *Statement No. 34 Basic Financial Statements-And Management's Discussion and Analysis-For State and Local Governments* (June 1999), even if their activities do not otherwise meet the criteria for using an enterprise fund. In practice, enterprise funds frequently are used to account for activities whose costs are only partially funded by fees and charges. Enterprise funds are considered useful in such instances because they focus attention on the cost of providing services, and they serve to highlight the portion of that cost being borne by taxpayers, which in the case of PHA take the form of federal grant contributions.

In addition to the basic financial statements and accompanying notes, this report also presents certain required and other supplementary information. The combining statement of net position and other supplementary information can be found beginning on page 165 of this report.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2022

Agency-wide Financial Analysis

Net position. As noted earlier, net position may serve over time as a useful indicator of an agency's financial position. In the case of PHA, assets exceeded liabilities by \$1.425 billion at March 31, 2022. The combined net position of PHA increased by \$112.6 million in FY 2022 compared to FY 2021. FY2021 balances were restated to include the FY2021 balances of 2 blended component units as described in footnotes 18 and 21 of the financial statements. The following table shows a summary of changes from the prior year amounts:

Philadelphia Housing Authority
A Component Unit of the City of Philadelphia
Net Position as of March 31

			Increase/(Decrease)	
	FY2022	FY2021	Dollar Variance	Percent Variance
		Restated		
Assets				
Cash and Investments	\$ 240,156,712	\$ 243,673,383	\$ (3,516,671)	(1.4%)
Accounts Receivable	238,487,384	175,577,392	62,909,992	35.8%
Other Current Assets	2,597,986	2,300,691	297,295	12.9%
Total Current Assets	481,242,082	421,551,466	59,690,616	14.2%
Net Program Loans Receivable	421,835,328	381,137,032	40,698,296	10.7%
Restricted Investments	950,593	900,017	50,576	5.6%
Capital Assets	655,880,244	661,273,264	(5,393,020)	(0.8%)
Other Assets	9,901,856	8,245,140	1,656,716	20.1%
Total Noncurrent Assets	1,088,568,021	1,051,555,453	37,012,568	3.5%
Total Assets	1,569,810,103	1,473,106,919	96,703,184	6.6%
Deferred Outflows	4,564,514	6,225,595	(1,661,081)	(26.7%)
Liabilities				
Accounts Payable	9,334,492	10,112,970	(778,478)	(7.7%)
Other Current Liabilities	35,491,968	37,532,643	(2,040,675)	(5.4%)
Total Current Liabilities	44,826,460	47,645,613	(2,819,153)	(5.9%)
Noncurrent Liabilities	81,765,787	115,758,054	(33,992,267)	(29.4%)
Total Liabilities	126,592,247	163,403,667	(36,811,420)	(22.5%)
Deferred Inflows	22,226,277	3,227,839	18,998,438	100.0%
Net Position				
Net Investment in Capital Assets	618,712,869	605,392,926	13,319,943	2.2%
Restricted	22,889,903	16,316,120	6,573,783	40.3%
Unrestricted	783,953,321	690,991,962	92,961,359	13.5%
Total Net Position	\$ 1,425,556,093	\$ 1,312,701,008	\$ 112,855,085	8.6%

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2022

Statement of Revenues, Expenses and Changes in Net Position. The statement shows the sources of PHA's changes in net position as they arise through its various programs and functions. A condensed Statement of Revenues, Expenses and Changes in Net Position comparing FY2022 vs FY2021 is shown in the table below.

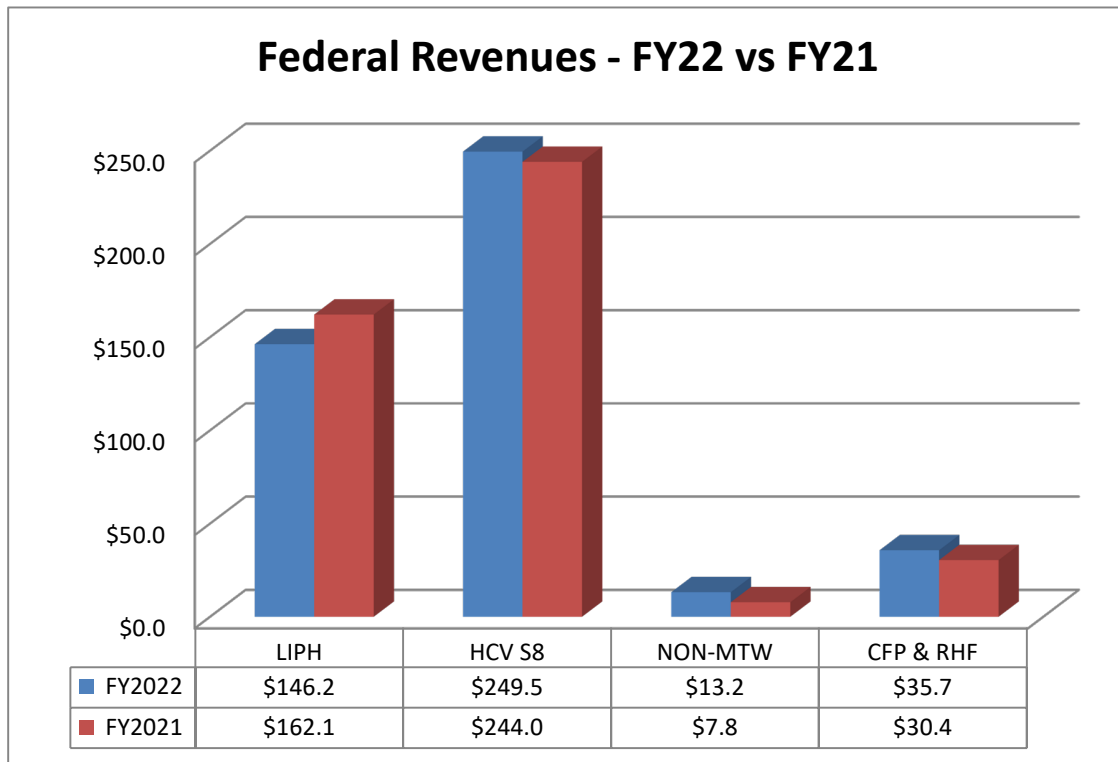
Philadelphia Housing Authority
A Component Unit of the City of Philadelphia
Statements of Revenues, Expenses and Changes in Net Position for the years ended March 31

			Increase/(Decrease)	
	FY2022	FY2021	Dollar Variance	Percent Variance
Revenue		Restated		
Program Revenue:				
Charges for Services	\$ 33,136,641	\$ 33,178,878	\$ (42,237)	(0.1%)
Federal Revenue	444,534,130	445,054,234	(520,104)	(0.1%)
Other Income	12,646,294	10,714,192	1,932,102	18.0%
Total Operating Revenue	490,317,065	488,947,304	1,369,761	0.3%
Expenses				
Direct	301,682,955	298,747,617	2,935,338	1.0%
Administrative	61,290,238	61,055,695	234,543	0.4%
Total Operating Expenses before Depreciation	362,973,193	359,803,312	3,169,881	0.9%
Depreciation	34,263,503	34,483,674	(220,171)	(0.6%)
Total Operating Expenses	397,236,696	394,286,986	2,949,710	0.7%
Operating Income	93,080,369	94,660,318	(1,579,949)	(1.7%)
Net Nonoperating Revenue (Expense)	8,161,600	11,892,194	(3,730,594)	(31.4%)
Capital Subsidies	11,613,116	14,207,498	(2,594,382)	(18.3%)
Change in Net Position	\$ 112,855,085	\$ 120,760,010	\$ (7,904,925)	(6.5%)

Federal Revenue includes the annual operating subsidies and capital grants made available by the U.S. Department of Housing and Urban Development ("HUD"), along with grants received from other Federal sources and the Commonwealth of Pennsylvania. Federal Revenue decreased by \$520.1 thousand and capital subsidies decreased by approximately \$2.6 million.

Direct expenses amounted to **\$301.7 million**, representing a year-to-year increase of about \$2.9 million. Administrative expenses totaled **\$61.3 million**, which is an increase of approximately \$234 thousand or .6% from the prior fiscal year.

**PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2022**



NOTES ON FEDERAL REVENUES

- **Low Income Public Housing (LIPH)** – PHA recognized LIPH revenues based on the actual cash subsidy provided by HUD. The increase or decrease in the year-to-year LIPH revenue is mainly driven by HUD approved cash subsidies to PHA. HUD provided CARES Act funding to PHA during fiscal year 2021 to fund COVID-19 related expenses and operating expenses. PHA had an additional \$3.1 million in CARES Act revenue for LIPH during the fiscal year.
- **Housing Choice Voucher Program/ Section 8 (HCV S8)** – PHA recognized HCV S8 revenues based on HUD's obligated funds as supported by the Annual Contribution Contract (ACC). The increase in HCV S8 revenue is due to slight increase in funding from HUD due to higher estimated Housing Assistance Payments.

PHA, as a HUD designated MTW Agency, recognized 100% of the HCV S8 revenue as supported by ACC. Under the MTW Agreement, PHA has the flexibility to combine Federal funds from the Public Housing Operating and Modernization programs and HCV program into a "block grant" to help PHA better meet the purposes of the demonstration and the needs of their communities. In addition, PHA is permitted to combine its Public Housing Operating funds, Capital funds, and HCV funds and use these funds interchangeably.
- **Non-MTW** – This revenue source mainly consists of Mainstream, Moderate Rehabilitation and Single Room Occupancy programs and other resident services grants.
- **Capital Fund Program (CFP) / Replacement Housing Factor (RHF)** – PHA recognizes revenue from the HUD Capital Fund Program utilized for activity that was not added to PHA's capital assets, including notes receivable for development sites, expendable equipment purchases, tenant relocation, and program management salaries and benefits.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2022

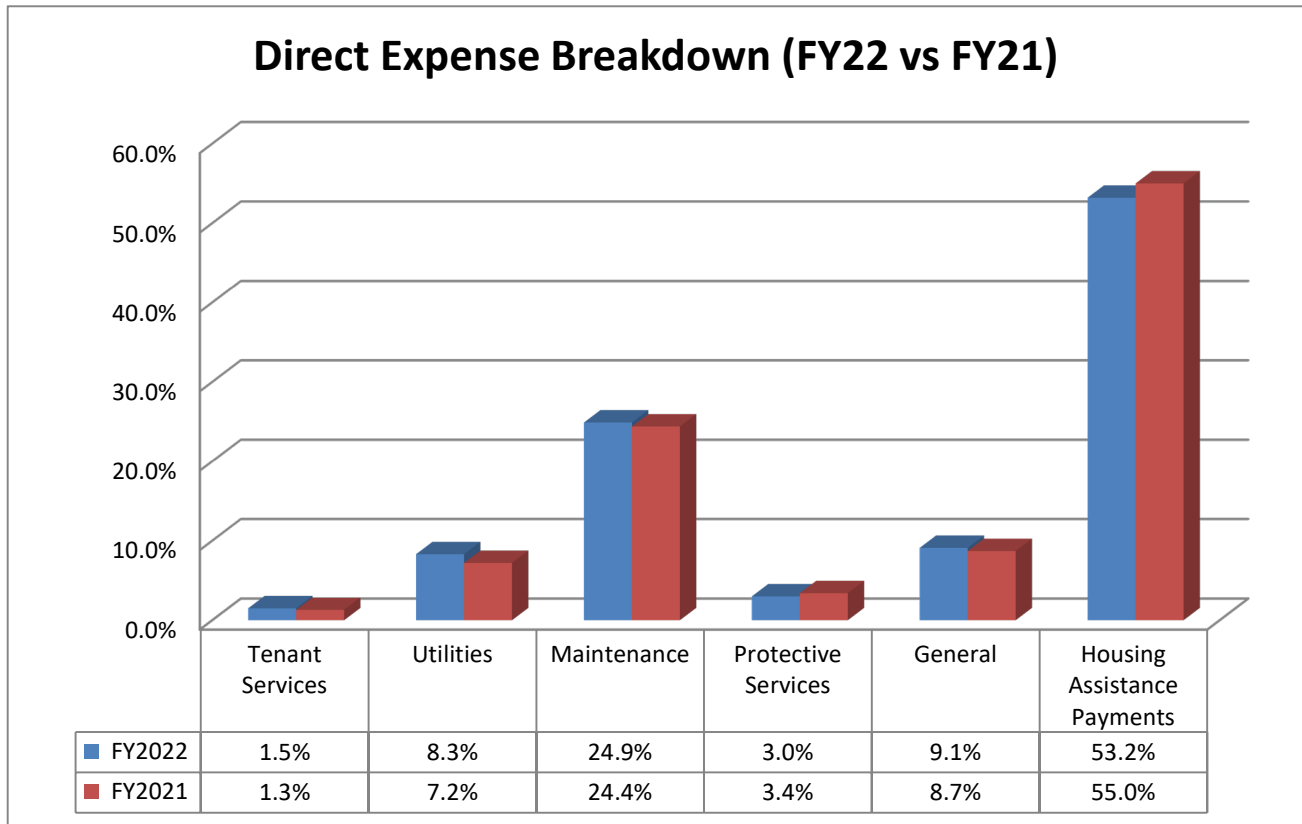
Direct Expense

					<u><i>Increase (Decrease)</i></u>	
	FY2022	% of Direct Expenses	FY2021	% of Direct Expenses	Dollar Variance	Percent Variance
			Restated			
Tenant Services	\$ 4,611,945	1.5%	\$ 3,907,479	1.3%	\$ 704,466	18.0%
Utilities	25,075,294	8.3%	21,493,957	7.2%	3,581,337	16.7%
Maintenance	74,987,242	24.9%	73,027,698	24.4%	1,959,544	2.7%
Protective Services	9,065,646	3.0%	10,013,915	3.4%	(948,269)	(9.5%)
General	27,403,325	9.1%	26,092,072	8.7%	1,311,253	5.0%
Housing Assistance Payments	160,539,503	53.2%	164,212,496	55.1%	(3,672,993)	(2.2%)
Total direct expenses	\$ 301,682,955	100.0%	\$ 298,747,617	100.1%	\$ 2,935,338	1.0%

NOTES ON DIRECT EXPENSE

- **Tenant services** – increased by approximately \$704.5 thousand or 18.0% primarily because Tenant Services – other comprising of education/recreation, food supplies and so on increased by about \$1.1 million.
- **Utilities** - increased by \$3.6 million or 16.7% primarily as a result of additional units being added to the program.
- **Maintenance** - increased by \$2.0 million or 2.7% primarily due to increases in ordinary maintenance and operations - labor and materials expenses.
- **Protective Services** - decreased by \$948 thousand or 9.5% mainly due to decreases in labor and other contract related expenses.
- **General** - increased by \$1.3 million or 5.0% primarily due to increases in worker's compensation expenses.
- **Housing Assistance Payments** – HAP expenses decreased by \$3.7 million or 2.2% as a result of decreased utilization. During the pandemic, PHA experienced a higher number of turnover rates, resulting in lower utilization.

**PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2022**



NOTES ON THE DIRECT EXPENSE RATIO CHANGES

- **Tenant Services** – increased slightly in FY2022 because contributions from various grants including MTW funds and operating increased by \$.7 thousand \$.3 thousand respectively.
- **Utilities** – increased in FY2022 compared to FY2021 as a percentage of total direct expense as a result of additional units being added to the program.
- **Maintenance** – as a percentage of total direct cost, increased slightly in FY2022 compared to FY2021 because of increases in maintenance labor and material expenses.
- **Protective Services** – as a percentage of total direct cost, decreased slightly in FY2022 to 3.0% because of decreases in labor and other contract costs.
- **General** – increased as percentage of total direct expense from FY2021 to FY2022 primarily because of increases in worker's compensation expenses.
- **Housing Assistance Payments (HAP)** – HAP payments decreased by 1.8% in FY2022 as a percentage of total direct cost as a result of decreased utilization. During the pandemic, PHA experienced a higher number of turnover rates, resulting in lower utilization.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2022

Capital Assets. Capital Assets include land, buildings and improvements, equipment, and construction in progress. At March 31, 2022, total capital assets totaled **\$1.850 billion**. The Authority's total capital assets increased by **\$18.7 million or 1.0%** compared to the prior year. Capital acquisitions totaled **\$32.2 million**. Note 7 to the Authority's financial statements provides additional detail regarding changes in capital assets.

Philadelphia Housing Authority
A Component Unit of the City of Philadelphia
Capital Assets as of March 31
(In Millions of Dollars)

	FY2022	FY2021 Restated	Increase/(Decrease)	
			Dollar Variance	Percent Variance
Land	\$ 30.4	\$ 30.4	\$ -	0.0%
Buildings and Improvements	1,674.5	1,686.4	(11.9)	(0.7%)
Equipment - Dwelling	2.3	2.2	0.1	4.5%
Equipment - Administration	42.9	41.4	1.5	3.6%
Construction in Progress	100.2	71.2	29.0	40.7%
Total Capital Assets	1,850.3	1,831.6	18.7	1.0%
Accumulated Depreciation	(1,194.4)	(1,170.4)	(24.0)	2.1%
Net Capital Assets	\$ 655.9	\$ 661.2	\$ (5.3)	(0.8%)

Long-term Debt and Other Long-term Liabilities. Long-term debt and other long-term liabilities as of March 31, 2022, compared with March 31, 2021, are depicted in the following schedule.

Philadelphia Housing Authority
A Component Unit of the City of Philadelphia
Long-term Debt and Other Long-term Liabilities as of March 31
(In Millions of Dollars)

	FY2022	FY2021 Restated	Increase/(Decrease)	
			Dollar Variance	Percent Variance
Compensated Absences	\$ 3.9	\$ 3.9	\$ -	0.0%
Long-term Debt	32.3	35.7	(3.4)	(9.5%)
Self Insurance and Other Claims	2.4	2.4	0.0	0.0%
Net Pension Liability	41.0	71.0	(30.0)	(42.3%)
Other	2.2	2.3	(0.1)	(4.3%)
Total	\$ 81.8	\$ 115.3	\$ (33.5)	(29.1%)

The decrease in the Long-Term Debt of \$33.5 million pertains to decreases mainly in debt service liabilities and net pension liability. Net pension liability represents the unfunded pension liability recognized in compliance with *GASB Statement 68, Accounting and Financial Reporting for Pensions-An Amendment of GASB Statement No. 27*. Notes 10, 11, 13 and 15 to the Authority's financial statements provide additional detail regarding the changes in debt, other long-term liability, net pension liability and compensated absences.

**PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2022**

Current Conditions

In response to the pandemic, PHA substantially modified maintenance, property management, HCVP operations and resident services through technological upgrades, including new customer service portals for Public Housing (PH) and HCVP residents as well as a new portal for HCVP owners. PHA also established remote work site support systems for employees working from home. To respond to emerging needs during the pandemic, PHA implemented new enhanced cleaning protocols and facilitated expanded meal programs, COVID-19 testing, and vaccination initiatives for residents. In partnership with the City of Philadelphia and the School District, PHA was also able to expand internet access for families with school-aged children, providing Wi-Fi hotspots, laptops and used its community centers as remote learning sites.

Request for Information

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Senior Executive Vice President/
Chief Administrative & Financial Officer, 2013 Ridge Avenue, Philadelphia, PA 19121.

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PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF NET POSITION
March 31, 2022

	Primary Government	Discretely Presented Component Units
Current Assets		
Cash and cash equivalents (Note 3)	\$ 207,831,996	\$ 11,588,752
Restricted cash and cash equivalents (Note 3)	32,324,716	61,397,131
Receivables, net (Note 5)	238,487,384	2,659,340
Other current assets (Note 6)	2,597,986	902,833
Total current assets	481,242,082	76,548,056
Noncurrent Assets		
Mortgages and notes receivable (Note 8)	421,835,328	-
Restricted investments (Note 3)	950,593	-
Capital assets, net (Note 7)	655,880,244	551,898,217
Equity interest in component units (Note 18)	7,770,728	-
Other assets (Note 6)	2,131,128	2,386,021
Total noncurrent assets	1,088,568,021	554,284,238
TOTAL ASSETS	1,569,810,103	630,832,294
Deferred Outflows of Resources (Note 13)	4,564,514	-
Current Liabilities		
Accounts payable	9,334,492	2,774,111
Accrued liabilities	15,014,637	2,977,241
Current portion of long-term debt (Note 10)	4,869,838	44,609,099
Due to other government agencies	307,250	-
Compensated absences (Note 15)	5,792,396	-
Resident security deposits (Note 3)	857,880	540,643
Unearned revenue and other current liabilities (Note 9)	8,649,967	8,817,741
Total current liabilities	44,826,460	59,718,835
Noncurrent Liabilities		
Compensated absences (Note 15)	3,861,599	-
Long-term debt (Note 10)	32,297,537	381,346,621
Net pension liability (Note 13)	41,044,522	-
Other long-term liabilities (Note 11)	4,562,129	95,046,973
Total noncurrent liabilities	81,765,787	476,393,594
TOTAL LIABILITIES	126,592,247	536,112,429
Deferred Inflows of Resources (Note 13)	22,226,277	-
Net Position		
Net investment in capital assets	618,712,869	125,942,497
Restricted grants and donations	3,425,250	-
Restricted reserves	19,464,653	-
Unrestricted (deficit)	783,953,321	(31,222,632)
TOTAL NET POSITION	\$ 1,425,556,093	\$ 94,719,865

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the Year Ended March 31, 2022

	Primary Government	Discretely Presented Component Units
Operating Revenue		
Tenant revenue	\$ 33,136,641	\$ 26,517,624
Operating subsidies	444,534,130	3,184,270
Other income	12,646,294	266,727
Total operating revenue	490,317,065	29,968,621
Operating Expenses		
Administrative	61,290,238	6,188,790
Tenant services	4,611,945	273,075
Utilities	25,075,294	3,995,193
Maintenance	74,987,242	11,256,791
Protective services	9,065,646	446,678
General	27,403,325	4,480,914
Housing assistance payments	160,539,503	-
Depreciation and amortization	34,263,503	19,839,730
Total operating expenses	397,236,696	46,481,171
OPERATING INCOME (LOSS)	93,080,369	(16,512,550)
Nonoperating Revenue (Expenses)		
Interest and investment earnings	7,255,051	24,871
Interest expense	(1,894,173)	(7,919,134)
Loss on capital investment (Note 21)	(51,928)	-
Other revenues/(expenses)	2,852,650	(520)
Net nonoperating revenue (expenses)	8,161,600	(7,894,783)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	101,241,969	(24,407,333)
Capital Contributions		
HUD capital subsidies	11,613,116	-
Partner distributions	-	(73,935)
Partner contributions	-	47,409,089
Total capital contributions	11,613,116	47,335,154
CHANGE IN NET POSITION	112,855,085	22,927,821
Net Position, beginning		
As previously reported	1,308,908,262	75,584,790
Restatement (Note 21)	3,792,746	(3,792,746)
As restated	1,312,701,008	71,792,044
Net Position, ending	\$ 1,425,556,093	\$ 94,719,865

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF CASH FLOWS
For the Year Ended March 31, 2022

	Primary Government	Discretely Presented Component Units
Cash Flows from Operating Activities:		
Receipt from grants and subsidies	\$ 388,114,000	\$ 3,184,270
Cash received from tenants	32,376,521	25,910,777
Other cash receipts/payments	10,505,218	(114,852)
Cash payments to landlords	(160,539,503)	-
Cash payments for other operating expenses	(94,161,484)	(11,744,479)
Payments to and on behalf of employees	(114,305,353)	(8,116,941)
Net cash provided by operating activities	61,989,399	9,118,775
Cash Flows from Capital and Related Financing Activities:		
Construction costs paid	(30,290,300)	(15,843,284)
Purchases of capital assets	(1,341,957)	(59,090,392)
Proceeds from sale of capital assets	2,814,120	7,803
Proceeds from debt	-	79,181,841
Debt principal payments	(11,301,082)	(31,836,431)
Proceeds from partner contributions	-	45,592,386
Partner withdrawals	-	(73,935)
Tenant recovery received	222,135	-
Interest payments on debt	(2,138,955)	(1,242,467)
Cash payments for capital investment	(51,928)	-
Capital contributions to component units	(1,816,703)	1,816,703
Capital subsidies received	8,761,004	-
Net cash (used in) provided by capital and related financing activities	(35,143,666)	18,512,224
Cash Flows from Investing Activities:		
Purchase of investments	(71,174)	-
Proceeds from sale of investments	57,954	-
Mortgage receivable advances	(30,870,238)	-
Interest income received	521,054	24,937
Net cash (used in) provided by investing activities	(30,362,404)	24,937
Net (decrease) increase in cash and cash equivalents	(3,516,671)	27,655,936
Cash and Cash Equivalents:		
Beginning, as previously reported	241,027,647	47,975,683
Restatement (Note 21)	2,645,736	(2,645,736)
Beginning, as restated	243,673,383	45,329,947
Ending	\$ 240,156,712	\$ 72,985,883

(Continued)

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF CASH FLOWS (CONTINUED)
For the Year Ended March 31, 2022

	Primary Government	Discretely Presented Component Units
Consists of		
Cash and cash equivalents	\$ 207,831,996	\$ 11,588,752
Restricted cash and cash equivalents	32,324,716	61,397,131
Total unrestricted and restricted, March 31, 2022	\$ 240,156,712	\$ 72,985,883
Cash Flows from Operating Activities:		
Operating income (loss)	\$ 93,080,369	\$ (16,512,550)
Adjustments made to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation and amortization	34,263,503	19,839,730
(Increase) decrease in assets and deferred outflows:		
Tenant accounts receivable	(78,405)	(160,361)
Accounts receivable - subsidy	(56,326,755)	-
Accounts receivable - general	(3,657,189)	(53,158)
Other current assets	(307,879)	(370,702)
Deferred outflows of resources	1,661,081	-
Increase (decrease) in liabilities:		
Accounts payable and accrued liabilities	391,455	193,729
Unearned revenue and other current and noncurrent liabilities	3,966,849	6,182,087
Net pension liability	(30,002,068)	-
Deferred inflows of resources	18,998,438	-
Net cash provided by operating activities	\$ 61,989,399	\$ 9,118,775

SUPPLEMENTAL DISCLOSURE OF NONCASH ACTIVITIES

Gain on disposal of capital assets	\$ 2,630,515	\$ -
Increase in capital assets from advance to acquire properties	\$ 148,667	\$ -
Increase in capital assets from capital lease	\$ 1,692,788	\$ -
Decrease in payable for capital assets purchase	\$ 1,244,258	\$ -
Interest income added to mortgages receivable	\$ 7,144,004	\$ -
Interest expense added to accrued interest payable	\$ -	\$ 6,476,915

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND TYPE - PENSION TRUST FUND
October 31, 2021

A S S E T S	
Cash and cash equivalents	\$ 144,654
Investment, at fair value	
Pooled separate accounts	49,973,335
Bonds - domestic and global	29,990,805
Common stocks	53,625,929
Mutual funds	91,171,207
Total Investments	224,761,276
Receivables	
Employer contributions	4,060
Employee contributions	4,061
Securities sold	49,202
Interest, dividend and other	39,816
Total Receivables	97,139
TOTAL ASSETS	225,003,069
LIABILITIES	
Securities purchased	90,935
Other liabilities	2,201
TOTAL LIABILITIES	93,136
NET POSITION HELD IN TRUST FOR PENSION BENEFITS	\$ 224,909,933

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND TYPE - PENSION TRUST FUND
For the Year Ended October 31, 2021

ADDITIONS TO NET POSITION:

Investment Income

Interest	\$	491,267
Dividends		2,130,679
Net appreciation in fair value of investments		41,770,180
Total investment income		44,392,126
Investment management and custodial fees		(674,119)
Net investment income		43,718,007

Contributions

Employer	10,853,526
Employee	104,074
Total contributions	10,957,600

Other income	3,725
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TOTAL ADDITIONS TO NET POSITION	54,679,332
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DEDUCTIONS FROM NET POSITION:

Benefit payments	22,566,589
Administrative costs	818,745

TOTAL DEDUCTIONS FROM NET POSITION	23,385,334
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CHANGE IN NET POSITION	31,293,998
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NET POSITION, Beginning	193,615,935
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NET POSITION, Ending	\$ 224,909,933
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See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2022

Note 1. Organization and the Agency

Philadelphia Housing Authority ("PHA" or the "Authority") is the local housing authority established under Pennsylvania law to provide public housing and related services for the City of Philadelphia. PHA receives subsidies primarily for public housing operations, modernization, and rental assistance programs from the federal government. The U.S. Department of Housing and Urban Development (HUD) is the federal oversight entity for all public housing authorities and has the responsibility of allocating federal subsidies to housing authorities, including PHA. PHA owns and/or operates approximately 11,779 family and elderly units in more than 80 developments and/or Asset Management Projects ("AMPs") and administers approximately 19,000 housing choice vouchers. The numbers of units owned/operated, vouchers administered, and households served by PHA vary over time based on numerous factors including occupancy of new developments; redevelopment, including demolition, disposition, construction, and relocation timetables; award of new special purpose and/or other voucher allocations; lease up success rates; and other factors.

To meet its operating expenditures, PHA receives subsidies, primarily from HUD, in the form of annual grants for operating assistance, contributions for capital and reimbursement of expenditures incurred for certain federal housing programs, and/or debt service payments. Subsidies are established through Federal Congressional Appropriations processes, which establish amounts to be funded by HUD. From time to time, PHA receives additional special purpose grants from HUD and/or other grantor agencies that are generally awarded on a competitive basis.

PHA is governed by a nine-member Board of Commissioners (the Board) whose composition is defined by legislation approved by the Pennsylvania Legislature and signed into law by the Governor in July 2012. Under current Pennsylvania law, PHA Board Members are appointed by the Mayor of Philadelphia, subject to the approval of the Philadelphia City Council. The Board members serve terms concurrent with the appointing Mayor. The Board appoints the President and Chief Executive Officer (CEO) (the office formerly known as Executive Director) to oversee and direct all of PHA operations. In March 2013, following a national search, the Board appointed Kelvin A. Jeremiah as PHA's President and CEO.

Note 2. Summary of Significant Accounting Policies

Reporting Entity

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

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

PHILADELPHIA HOUSING AUTHORITY
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Note 2. Summary of Significant Accounting Policies (Continued)

Reporting Entity (Continued)

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

PHA's financial statements include twenty-one (21) blended component units pursuant to GASB's criteria. These are legally separate entities for which PHA has operational responsibility and are controlled by PHA. There is a financial benefit/burden relationship between PHA, and the component units and the services provided are entirely or almost entirely to the benefit of PHA. The blended component units are fully described in Note 18.

PHA's financial statements also include 44 discrete component units which consist of Limited Partnerships, Limited Liability Corporations and Alternate Managed Entities and are fully described in Note 18. The discrete component units follow the Financial Accounting Standards Board (FASB) pronouncements.

Thirteen (13) blended and most of the discrete component units are reported on a three-month time lag as of December 31, 2021. The blended component units and discretely presented units are listed in Note 18. The component units also issue stand-alone financial reports. These reports can be obtained from the office of the Senior Executive Vice President/Chief Administrative and Financial Officer of the Authority located at 2013 Ridge Avenue, Philadelphia, PA 19121.

PHA's financial statements also includes the fiduciary fund type – pension trust fund (the Plan). The Plan is reported as of October 31, 2021.

Description of Financial Statements

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

All PHA's programs are accounted for as a single enterprise fund, which is a type of proprietary fund. Enterprise funds are used to report any activity for which a fee is charged to external users for goods or services. The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position and cash flows. The generally accepted accounting principles ("GAAP") promulgated by the GASB are similar to businesses in the private sector.

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

Basis of Accounting

Proprietary funds and fiduciary funds are presented on the accrual basis of accounting. Non-exchange revenues, including intergovernmental grants and subsidies, are reported when all eligibility requirements have been met. Fees and charges and other exchange revenues are recognized when earned and expenses are recognized when incurred.

Federal Programs

Grant programs are subject to financial and compliance audits by the grantors or their representatives. Management believes PHA's potential future liability for disallowances resulting from these audits will not have an adverse impact on the financial statements of PHA.

PHILADELPHIA HOUSING AUTHORITY
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March 31, 2022

Note 2. Summary of Significant Accounting Policies (Continued)

Federal Programs (Continued)

PHA received approximately 90% of its fiscal 2022 operating subsidies from HUD under the Low-Rent Housing and Section 8 Programs. Descriptions of the primary PHA programs follow:

Low-Rent Housing Program: This program provides low-rent housing to qualified residents of the City of Philadelphia. All units are owned and operated by PHA and were purchased with financing arranged or provided through HUD. The operations of the program are subsidized by HUD through Annual Contributions Contract W-55. Operating subsidy contributions for the year ended March 31, 2022, were \$146,244,221 and are included in operating subsidies in the statement of revenues, expenses and changes in net position.

Section 8 Programs: The Section 8 Programs - Housing Choice Voucher Programs - include Moving to Work, Substantial Rehabilitation, Moderate Rehabilitation, Project Based, Rental Assistance Demonstration (RAD), Rental Vouchers, and Single Room Occupancy programs. These programs were authorized by Section 8 of the National Housing Act and provide housing assistance payments to private, not-for-profit, or public landlords to subsidize rentals for low-income persons. HUD contributions for Section 8 programs under Annual Contributions Contract P-4601 are included in operating subsidies in the statement of revenues, expenses and changes in net position as follows:

Housing Choice Voucher Program	\$ 249,467,978
Mainstream	3,387,069
Emergency Housing Vouchers	3,929,992
Moderate Rehabilitation	1,791,134
Single Room Occupancy	1,355,666
	<u>\$ 259,931,839</u>

Moving-to-Work Program: The MTW Demonstration Program is focused on helping families achieve self-sufficiency and on improving and increasing the stock of quality affordable housing throughout the City. It furnishes convenient and comprehensive services to families to assist them in reaching their full potential, with an emphasis on education, job training and placement, self-sufficiency, and preparation for homeownership. In addition, MTW promotes the revitalization of neighborhoods where MTW and MTW-eligible families live.

Coronavirus Aid, Relief, Economic Security Act (CARES Act) Funding: CARES Act Funding was enacted in response to the COVID-19 pandemic. The CARES Act provided additional funding to Housing Authorities under the HCVP and the PH Program. The additional funding is intended to offset additional administrative, housing, and operating expenses related to current program activities affected or to new activities necessary as a result of the pandemic.

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

Moderate Rehabilitation Program: This program provides for the rehabilitation of housing units, which then must be rented to low-income individuals for a contracted period. Both for-profit and not-for-profit developers may participate in this program. Under this program, developers must obtain their own rehabilitation financing and then HUD subsidizes rents, once the units are occupied, in such amounts sufficient to cover the developer's debt service payments on the financing.

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
March 31, 2022

Note 2. Summary of Significant Accounting Policies (Continued)

Federal Programs (Continued)

Housing Choice Voucher Program: This program allows for existing privately-owned housing units to be used for low-income housing. This program assists low-income families and persons to find and lease a house or apartment. After inspecting the unit, PHA assists the resident in negotiating a lease under HUD rules and regulations for the program. The resident pays a share of the rent according to HUD guidelines, and the remainder is subsidized by PHA through HUD funding.

PHA earns a fee from HUD for administering the HCVP. This fund accounts for the revenues and expenses associated with providing administrative services.

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

- Senior Program
- Summer Food Program
- Congregate Housing Services Program
- Summer Youth Program
- Homeownership
- Nursing Home Assistance
- Jobs-Plus Pilot Initiative
- Juvenile Re-entry Assistance Program
- Resident Opportunity and Supportive Services
- Family Self-Sufficiency
- Choice Neighborhood Initiatives
- Lead-Based Paint CFP Grant

Budgets

Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a “project” basis. Beginning with the budget prepared for the year ending March 31, 2015, budgets are subject to approval by PHA’s Board.

Cash and Cash Equivalents

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

Investments

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

PHILADELPHIA HOUSING AUTHORITY
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Note 2. Summary of Significant Accounting Policies (Continued)

Capital Assets

Capital assets include land, structures and equipment recorded at cost and are comprised of initial development costs, property betterments and additions, and modernization program costs. Donated capital assets are recorded at their estimated acquisition value at the date of the donation. Assets capitalized generally have an original cost of five hundred dollars (\$500) or more, and a useful life in excess of one year. PHA depreciates these assets over their estimated useful lives using the straight-line method of depreciation. The useful lives are as follows:

Buildings	40 years
Building improvements	15 years
Roofs	10 years
Heavy equipment	7 years
Automobiles	5 years
Equipment	5 years
Computer equipment	3 years

Maintenance and Repairs

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

Impairment of long-lived assets

PHA and its component units review events or circumstances affecting their capital assets that may indicate a significant or unexpected decline in capital assets may have occurred. These events or circumstances affecting their capital assets, once identified by PHA and its component units, are tested to determine if the related capital assets are impaired. Accordingly, for assets determined to be impaired, as having a significant and unexpected decline in service utility, PHA and its component units use various methods to measure impairment based on the type of impairment. There were no matters identified during the fiscal year ended March 31, 2022, that were deemed to trigger an impairment.

Accounts Receivable

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

Compensated Absences

A liability is recorded for compensated absences attributable to services already rendered and not contingent on a specific event outside the control of PHA and its employees, as employees earn the right to the benefits. Compensated absences that relate to future services or that are contingent on a specific event outside the control of PHA and its employees are accounted for in the period in which such services are rendered or in which such events take place.

Income Taxes

PHA is a Pennsylvania municipal authority and, as such, is exempt from income taxes and other state and local taxes. PHA believes it has not engaged in any activities for which its tax-exempt status would not be sustained under Internal Revenue Service (IRS) examination or that would require filing of an income tax return for unrelated business income taxes.

Use of Restricted Assets

When both restricted and unrestricted resources are available for a particular restricted use, it is PHA's policy to use restricted resources first, and then unrestricted resources as needed.

Operating Revenues and Expenses

PHA defines operating revenues as income derived from operating subsidies, from charges to residents and others for services provided, and in the management of PHA assets. Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. PHA classifies other revenues and expenses as non-operating.

PHILADELPHIA HOUSING AUTHORITY
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Note 2. Summary of Significant Accounting Policies (Continued)

Net Position Classifications

Net position is reported in four components:

- a. **Net investment in capital assets** – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. **Restricted grants and donations** – Consist of net position restricted to specific program services to be provided by PHA by agreement with either a grantor or contributor.
- c. **Restricted reserves** – Consists of net position restricted to specific properties' operations, debt service or capital improvement uses by (1) agreements with external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- d. **Unrestricted** – All other net position that does not meet the definition of "restricted" or "net investment in capital assets". In instances where unrestricted or restricted resources may be used to fund expenditure, the Authority will initially use restricted assets.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

New Accounting Standards Adopted

GASB Statement No. 89 ("GASB 89"), *Accounting for Interest Costs Incurred Before the End of a Construction Period*, was issued in June 2018. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. GASB 89 also reiterates that in financial statements prepared using the current financial resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles. There was no impact on PHA's current year financial statements. PHA did not have construction period interest to recognize in the current year.

GASB Statement No. 93 ("GASB 93"), *Replacement of Interbank Offered Rates*, was issued in March 2020. The removal of LIBOR as an appropriate benchmark interest rate is effective for PHA for year ending March 31, 2022. All other requirements of this Statement are effective for PHA for the year ending March 31, 2023. There was no impact on PHA's current year financial statements.

Accounting Standards Issued But Not Yet Adopted

GASB Statement No. 87 ("GASB 87"), *Leases*, was issued in June 2017 to improve accounting and finance reporting for leases by governments. This Statement increases the usefulness of government financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. The requirements of this Statement are effective for PHA for year ending March 31, 2023.

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Note 2. Summary of Significant Accounting Policies (Continued)

Accounting Standards Issued But Not Yet Adopted (Continued)

GASB Statement No. 91 (“GASB 91”), *Conduit Debt Obligations*, will be effective for PHA for year ending March 31, 2023. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement clarifies the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. GASB 91 is effective for PHA for year ending March 31, 2023.

GASB Statement No. 92 (“GASB 92”), *Omnibus 2020*, will be effective for PHA for year ending March 31, 2024. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. GASB 92 is effective for PHA for year ending March 31, 2023.

GASB Statement No. 93 (“GASB 93”), *Replacement of Interbank Offered Rates*, was issued in March 2020. The requirements of this Statement, except for paragraphs 11b, 13 and 14 are effective for PHA for year ending March 31, 2022. The requirements in paragraphs 11b, 13 and 14 are effective for PHA for year ending March 31, 2023. The objective of this Statement is to address those and other accounting and financial reporting implications that result from the replacement of an interbank offered rate (IBOR).

GASB Statement No. 94 (“GASB 94”), *Public-Private and Public-Private Partnerships and Availability Payment Arrangements* will be effective for PHA for year ending March 31, 2024. The requirements of this Statement will improve financial reporting by establishing the definitions of public-private and public-public partnership agreements (PPPs) and availability payment arrangements (APAs) and providing uniform guidance on accounting and financial reporting for transactions that meet those requirements.

GASB Statement No. 96 (“GASB 96”), *Subscription-Based Information Technology Arrangements (SBITAs)*, was issued in March 2020. This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements for government end-users. GASB 96 is effective for PHA for year ending March 31, 2024.

GASB Statement No. 97 (“GASB 97”), *Certain Component Unit Criteria, and Accounting and Financial Reporting for IRS 457*, was issued in June 2020. The primary objectives of this Statement are related to the reporting of fiduciary component units and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans. The remaining two provisions are effective for PHA for year ending March 31, 2023.

GASB Statement No. 98 (“GASB 98”), *The Annual Comprehensive Financial Report*, was issued in October 2021. This Statement establishes the term annual comprehensive financial report and its acronym ACFR. That new term and acronym replace instances of comprehensive annual financial report and its acronym in generally accepted accounting principles for state and local governments. GASB 98 is effective for PHA for year ending March 31, 2023.

GASB Statement No. 99 (“GASB 99”), *Omnibus 2022*, was issued in April 2022. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The requirements related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63 are effective upon issuance. Requirements related to leases, PPPs, SBITAs are effective for PHA for year ending March 31, 2024. Requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 for PHA for year ending March 31, 2025.

PHILADELPHIA HOUSING AUTHORITY
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March 31, 2022

Note 2. Summary of Significant Accounting Policies (Continued)

Accounting Standards Issued But Not Yet Adopted (Continued)

GASB Statement No. 100 (“GASB 100”), *Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62*, was issued in June 2022. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. GASB 100 is effective for PHA for year ending March 31, 2025.

GASB Statement No. 101 (“GASB 101”), *Compensated Absences*, was issued in June 2022. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. GASB 101 is effective for PHA for year ending March 31, 2025.

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

Note 3. Cash and Cash Equivalents and Restricted Investments

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

All investments are held in secured custody accounts in the name of PHA. All investments are publicly traded, and the fair value was based on published quoted values or quoted values of similar securities.

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

HUD defines three custodial credit risk categories for deposits as follows:

- (1) Insured or collateralized with securities held by the entity or by its agent (correspondent bank or Federal Reserve Bank) in the entity’s name.
- (2) Collateralized with securities held by the pledging financial institution, trust department or agent in the entity’s name.
- (3) Uncollateralized or collateralized with securities held by the pledging financial institution or by its trust department or agent, but not in the entity’s name.

Philly Seeds, Inc., a blended component unit, is a nonprofit corporation that does not receive federal funding. Philly Seeds follows PHA’s investment strategies but is not restricted to investing in obligations of the U.S. Treasury, U.S. Government agencies, and their instrumentalities.

PHILADELPHIA HOUSING AUTHORITY
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March 31, 2022

Note 3. Cash and Cash Equivalents and Restricted Investments (Continued)

At March 31, 2022, cash, cash equivalents and investments consisted of the following:

	Carrying Amount
Primary Government - Cash and Cash equivalents	
Money market funds - government obligations	\$ 219,279,995
Money market funds - banks	1,447,210
Demand deposits	14,909,235
Worker's compensation escrow fund held by third-party	4,517,495
Petty cash	2,777
Total cash and cash equivalents	240,156,712
Primary Government - Restricted Investments	
Philly Seeds - mutual funds	621,638
Philly Seeds - exchange-traded funds	328,955
Total restricted investments	950,593
Total cash, cash equivalents and restricted investments	\$ 241,107,305

Reconciliation of detail to statement of net position:

	Primary Government	Discrete Component Units
Cash and cash equivalents	\$ 207,831,996	\$ 11,588,752
Restricted cash and cash equivalents	32,324,716	61,397,131
Restricted investments	950,593	-
	\$ 241,107,305	\$ 72,985,883

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

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

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2022

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

Restricted cash, cash equivalents and investments at March 31, 2022 pertain to the following:

	Primary Government	Discrete Component Units
Restricted cash and cash equivalents:		
Annual Contributions Contract (ACC) transition reserves	\$ -	\$ 1,816,222
Affordability reserves	4,518,085	1,357,055
Bond debt service reserves	1,196,788	-
Bond Proceeds	-	25,843,574
Cash collateral reserves	-	694,758
Choice Neighborhood Initiatives (CNI) endowment	1,685,863	-
Donor restricted - scholarships / workforce training program	739,773	-
FSS escrow deposits	2,006,357	-
Emergency housing vouchers - unearned service fees	1,510,250	-
Grant advances - Other grants	425,000	-
Housing assistance payments reserves	3,137,221	-
Investment equity / capital reserves	-	784,392
Mortgage escrow deposit	-	26,202
Operating reserves	3,230,540	8,445,804
Real estate tax and insurance escrows	-	923,711
Replacement reserves	7,797,508	13,407,940
Resident security deposits	857,880	540,643
Re-tenanting reserve	-	269,774
Revenue deficit reserve	-	30,000
Supportive service reserves	-	2,525,424
Transformation / operating subsidy reserves	677,667	4,696,644
Worker's compensation escrow fund held by third party	4,517,495	-
Other reserves	24,289	34,988
	<u>32,324,716</u>	<u>61,397,131</u>
Investments		
Donor restricted - scholarships / workforce training program	950,593	-
	<u>950,593</u>	<u>-</u>
Total restricted cash, cash equivalents and investments	\$ 33,275,309	\$ 61,397,131

Total bank balances for primary government and component units as of March 31, 2022, were \$10.6 million and \$21.4 million, respectively.

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

	Amount	Maturity 0 - 12 Months	Rating S&P	Moody
First American Government Obligations Fund	\$ 219,279,995	\$ 219,279,995	N/A	N/A
Wells Fargo - Executive Health Protection Plan	1,447,210	1,447,210	N/A	N/A
	<u>\$ 220,727,205</u>	<u>\$ 220,727,205</u>		
	Cost	Fair Value		
Mutual funds	\$ 645,733	\$ 621,638		
Exchange-traded funds	265,758	328,955		
	<u>\$ 911,491</u>	<u>\$ 950,593</u>		

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
March 31, 2022

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

The First American Government Obligations Fund invests primarily in short-term, high quality fixed-income securities such as U.S. Government Agency debt, U.S. Government Agency repurchase agreements, U.S. Treasury debt and U.S. Treasury repurchase agreements. The First American Government Obligations Fund is managed to meet the requirements of external investment pools as amended by GASB 79. It can be reasonably expected to have a fair value that will be unaffected by interest rate changes. As such, the government obligations fund uses amortized cost to approximate fair value.

Credit Risk

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

Concentration of Credit Risk

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

Interest Rate Risk

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

Custodial Credit Risk for Cash and Cash Equivalents and Investments

Custodial credit risk is contingent on the health of a depository financial institution. In the event of the failure of a depository financial institution that holds PHA funds or investments, PHA may not be able to recover its deposits, or be able to recover collateral securities that are in the possession of an outside party. PHA's policy is to mitigate the risk by monitoring the financial stability of such depository banks and trust agents holding said collateral.

Custodial Credit Risk for Cash and Cash Equivalents and Investments Continued

In order to protect against this risk, PHA prohibits custodial banks from holding securities purchased for the PHA and purchasing such securities from brokers or dealers related to the custodial bank, unless a provision to the contrary is negotiated with and agreed to by PHA as part of a credit or borrowing program. The custodial risk for investment is the risk that, in the event of the failure of the counter party (e.g., broker/dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

Foreign Currency Risk

Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment or deposit. The Plan mitigates foreign currency risk by requiring the portfolio to be broadly diversified by number of holdings, by geographic location and across industry sectors. Based on the Defined Benefit Plan's investment policy, the impact of foreign currency risk is minimal.

PHILADELPHIA HOUSING AUTHORITY
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Note 3. Cash and Cash Equivalents and Investments (Continued)

Restricted Funds

PHA and component units maintain funds that are restricted in use either by contractual agreement or at the specific direction of HUD. Some of these restricted funds are held by third-party trustees. These restricted funds are available for disbursement for their intended uses. The Philly Seed endowment fund of approximately \$900k is for scholarships to PHA residents.

Fiduciary Fund

The fair value of the Plan's investments by fund manager, including short-term investments of \$144,654 for 2021, included in cash and cash equivalents on the Statement of Fiduciary Net Position are as follows:

Cash and Cash Equivalents	\$ 144,654
Investments	
Equity Fund Managers:	
Morgan Stanley Funds	27,082,726
Income Research and Management	43,845,793
Rhumbline	133,815
Waddell & Reed Investment Management Company	14,723,662
Grantham Mayo Van Otterloo & Co., LLC	20,242,689
Chartwell Investments	11,487,100
Westfield Capital	12,788,891
Barrow Asset Management	14,492,460
Total equities	144,797,136
Fixed Income Fund Managers:	
Prudential Retirement	49,973,335
City of London Investment Management Company	16,901,915
Rhumbline	13,088,890
Total fixed income	79,964,140
Total investments by fund managers	224,761,276
Total Cash and Cash Equivalents and Investments	\$ 224,905,930

Method Used to Value Investments

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

Deposits and Investments

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

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

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

Investments that represent five (5) percent or more of fair value of the Plan's assets available for benefits at October 31, 2021 are as follows:

Investment	Fund Manager	
Bloomberg 1-3 Year Treasury Index	Income Research and Management	\$ 43,845,793
International Equity Portfolio Class I	Morgan Stanley Funds	27,082,726
Core Bond Enhanced Index/PGIM	Prudential Retirement	22,800,561
Dryden S&P 500 Index Fund	Prudential Retirement	22,566,916
Global Asset Alloc. Fund-III	Grantham Mayo Van Oterloo & Co., LLC	20,242,689
Emerging (Free) Markets Country Fund	City of London Investment Management Company	16,901,915
NHIT: Multisector Full Discretion Trust	Rhumblin	13,088,891

Note 4. Fair Value Measurements

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

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

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

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

Fair Value – Authority's Investments

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

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

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

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Note 4. Fair Value Measurements (Continued)

The Authority's investments and securities have the following fair value measurements as of March 31, 2022:

	Totals	Quoted Prices in Active Markets For Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Unobservable Inputs (Level 3)
Money market funds	\$ 1,447,210	\$ 1,447,210	\$ -	\$ -
Mutual funds	621,638	621,638	-	-
Exchange-traded funds	328,955	328,955	-	-
Total Investments at Fair Value Level	2,397,803	\$ 2,397,803	\$ -	\$ -
Government Obligations Fund, at amortized cost	219,279,995			
	\$ 221,677,798			

Fair Value - Fiduciary Fund

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

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

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

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

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

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Note 4. Fair Value Measurements (Continued)

Fair Value - Fiduciary Fund (continued)

The following table represents the Plan's investments and securities recognized at fair value on a recurring basis classified under the appropriate level of the fair value hierarchy as of October 31, 2021:

	Quoted Prices in Active Markets For Identical Assets	Significant Other Observable Inputs	Significant Other Unobservable Inputs	Fair Value Measurements
	(Level 1)	(Level 2)	(Level 3)	
Cash and cash equivalents	\$ 144,654	\$ -	\$ -	\$ 144,654
Common stocks	53,625,929	-	-	53,625,929
Mutual funds	91,171,207	-	-	91,171,207
Total Investments by fair value level	\$ 144,941,790	\$ -	\$ -	144,941,790
Investments Measured at NAV				
Dryden S&P 500 Index Fund				22,566,916
Core Bond Enhanced Index/PGIM				22,800,561
Prudential Short-Term Fund				4,605,857
Emerging (Free) Markets Country Fund				16,901,915
NHIT: Multisector Full Discretion Trust				13,088,891
Total investments measured at NAV				79,964,140
Total				\$ 224,905,930

The following table represents the Plan's investments and securities recognized at the Net Asset Value (NAV) as of October 31, 2021:

Investments Measured at NAV	10/31/2021	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Dryden S&P 500 Index Fund	\$ 22,566,916	\$ -	Daily	60 days
Core Bond Enhanced Index/PGIM	22,800,561	-	Daily	30 days
Prudential Short-Term Fund	4,605,857	-	Daily	7 days
Emerging (Free) Markets Country Fund	16,901,915	-	Daily	30 days
NHIT: Multisector Full Discretion Trust	13,088,891	-	Daily	1 day
Total investments measured at NAV	\$ 79,964,140	\$ -		

1. Dryden S&P 500 Index Fund primarily invests in domestic equities. The investment is valued at the net asset value of units held at the end of the period based upon the fair value of the underlying investments.

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Note 4. Fair Value Measurements (Continued)

Fair Value - Fiduciary Fund (continued)

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

Note 5. Receivables

Rents are due from tenants on the first day of each month. As a result, tenant receivable balances primarily consist of rents past due and due from vacated tenants. An allowance for doubtful accounts is established to provide for accounts which may not be collected in the future for any reason.

Accounts receivable at March 31, 2022 was comprised of the following:

	Primary Government	Discrete Component Units
Tenant receivables	\$ 8,002,861	\$ 2,404,316
Due from HUD	217,828,771	-
Due from other governments	1,667,049	-
Accrued interest	14,452	175
Development fees	10,600,808	-
Due from affiliates	4,624,775	1,421,041
Miscellaneous	2,213,370	36,279
	244,952,086	3,861,811
Less allowance for doubtful accounts	(6,464,702)	(1,202,471)
	\$ 238,487,384	\$ 2,659,340

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

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Note 6. Other Current Assets and Other Assets

Other assets at March 31, 2022 were comprised of the following:

	Primary Government	Discrete Component Units
Current:		
Prepaid expenses	\$ 1,301,399	\$ 655,181
Materials and supplies, net	1,296,587	247,652
	\$ 2,597,986	\$ 902,833
Noncurrent:		
Turnkey homes held for resale	\$ 88,012	\$ -
Advances to acquire property	2,043,116	-
Deferred tax credit compliance and monitoring fees, net of amortization	-	2,040,516
Prepaid ground lease	-	257,778
Other	-	87,727
	\$ 2,131,128	\$ 2,386,021

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

The redevelopment plan will encompass developing 1,200 new units, including affordable rental units and affordable homeownership units. PHA also plans to build market rate units for rent and for sale, develop retail space, relocate PHA headquarters, and renovate a neighborhood school. The transformations will double the number of PHA affordable housing units in Blumberg/Sharswood area. PHA has transferred \$27,000,000 to PRA to cover costs associated with the initial property acquisition and condemnation undertakings. As of March 31, 2022, PRA acquired properties amounting to \$24,956,884 included in the construction in progress.

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Note 7. Capital Assets

Capital assets for the year ended March 31, 2022, were as follows:

	Beginning Balance Restated	Increases	Decreases	Transfers	Ending Balance
Primary Government					
Capital assets not being depreciated					
Land	\$ 30,417,202	\$ -	\$ (32,518)	\$ -	\$ 30,384,684
Construction in progress	71,154,314	29,046,043	-	-	100,200,357
Capital assets being depreciated					
Building and improvements	1,686,422,479	-	(11,923,023)	-	1,674,499,456
Equipment - dwelling	2,167,768	153,715	(66,020)	-	2,255,463
Equipment - administration	41,433,927	3,014,071	(1,502,255)	-	42,945,743
Total Capital Assets	1,831,595,690	32,213,829	(13,523,816)	-	1,850,285,703
Less: accumulated depreciation	(1,170,322,426)	(34,263,503)	10,180,470	-	(1,194,405,459)
Net Capital Assets	\$ 661,273,264	\$ (2,049,674)	\$ (3,343,346)	\$ -	\$ 655,880,244

	Beginning Balance Restated	Increases	Decreases	Transfers	Ending Balance
Discrete Component Units					
Capital assets not being depreciated					
Land	\$ 4,069,558	\$ 1,824,624	\$ -	\$ -	\$ 5,894,182
Construction in progress	-	15,843,284	-	-	15,843,284
Capital assets being depreciated					
Building and improvements	649,586,620	56,385,153	(160,750)	-	705,811,023
Equipment - dwelling	370,136	9,027	-	-	379,163
Equipment - administration	4,209,898	1,024,015	-	-	5,233,913
Total Capital Assets	658,236,212	75,086,103	(160,750)	-	733,161,565
Less: accumulated depreciation	(161,423,618)	(19,839,730)	-	-	(181,263,348)
Net Capital Assets	\$ 496,812,594	\$ 55,246,373	\$ (160,750)	\$ -	\$ 551,898,217

Construction in progress represents costs incurred on open development projects or on major improvement projects. PHA recognizes construction in progress on the accompanying statement of net position until such time as the assets are placed in service and transferred to the applicable capital asset class on a development-by-development basis. These projects were at various stages of completion at March 31, 2022. Upon transfer to the proper capital asset class, these capital assets will be depreciated over their estimated useful lives.

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Note 8. Mortgages and Notes Receivable

Mortgages and notes receivable are summarized as follows:

(a) Mortgage note due from a third party with interest rate of 3.65% and maturity date of December 2061	\$ 21,826,903
(b) Mortgage note due from a third party with interest rate of 3.00%, secured by Roberto Clemente Homes and subordinate to the other Senior Loans; and maturity date of May 2057	1,200,000
(c) Mortgage note due from a third party with interest rate of 3.00%, secured by the property; and maturity date of September 2059	2,400,000
(d) Subsidy loans notes due from multiple homebuyers with 0% interest rate, secured by the homebuyers properties; due if properties are sold within 10 years and forgiven after 20 years of execution date	2,900,000
(e) Note receivable due from a third party with interest rate of 2.00%, secured by interest and rights of the borrower in the Sharswood North Lot; maturity date of October 2030	19,703,100
(f) Mortgage note due from a third party with 2% interest rate, secured by the manager's interest in Sharswood 1, LLC and proceeds; maturity date of November 2030	2,193,420
(g) Note receivable due from a third party with 0% interest rate, secured by the manager's interest in Sharswood 1 Garage LLC and proceeds; maturity date of November 2030	632,000
(h) Mortgage note due from a third party with interest rate of 0% during construction then 1.00% after completion of construction, secured by Norris Homes Phase V and subordinate to the First Mortgage Note; maturity date of December 2059	9,602,500
(i) Mortgage note due from a third party with interest rate of 0% during construction then 1.00% after completion of construction, secured by borrower's right, title, and interest in and to the land and improvements, and proceeds; maturity date of December 2060	4,700,000
(j) Note receivable due from a third party with interest rate of 1.00% secured by borrower's right, title, and interest in and to the land and improvements, and proceeds; maturity date of July 2058	1,500,000
(k) Mortgage note due from a third party with interest rate of 1.00% secured by Susquehanna Townhome Apartments and subordinate to the First Mortgage Note; maturity date of November 2060	5,056,071
(l) Amounts due from PHA component units, at interest rates ranging from 0% to 10% and maturity dates ranging from November 2040 to November 2069 (Note 10)	283,341,175
Mortgage and notes receivable from third party and discrete component units	355,055,169
Accrued interest from third party and discrete component units	66,780,159
	\$ 421,835,328

PHILADELPHIA HOUSING AUTHORITY
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Note 8. Mortgages and Notes Receivable (Continued)

- (a) The amount of \$22.6 million due from Courtyard Preservation, LP, is in connection with the sale of the rental housing project "*The Courtyard Apartments at Riverview*," by Southwark Plaza Limited Partnership (Southwark), a previous component unit of PHA, to Courtyard Preservation, LP; a Pennsylvania limited partnership (Courtyard), on December 28, 2016.

At closing under the purchase contract, PRA and Southwark as legal and beneficial owner of the property conveyed their interest in land to PHA and transferred the improvements to Courtyard, and PHA leased the land to Courtyard. Southwark paid PHA the sum of \$12 million because of the PHA mortgages, and Courtyard assumed the outstanding balance of PHA's mortgage. At closing, Courtyard executed a replacement promissory note in the remaining principal amount of \$21,826,903. The balance, including accrued interest, was \$25,759,862 at March 31, 2022. The remaining principal, if unpaid, plus accrued interest shall be due and payable on December 30, 2061 and limited to Courtyard's interest in the land and the property.

- (b) PHA issued a loan to Roberto Clemente Homes, L.P in the amount of \$1.2 million for the purpose of providing funds for the substantial rehabilitation of a building to include 38 units of permanent rental housing for low-income residents located at Roberto Clemente Condominium. The loan note was executed on May 31, 2017. The balance, including accrued interest, was \$1,308,000 at March 31, 2022. The remaining principal, if unpaid, plus accrued interest shall be due and payable on May 31, 2057.

- (c) The amount of \$2.4 million represents a loan agreement between Susquehanna Square Housing LP, and PHA. This PHA note was issued for the purpose of providing funds for the development of thirty-seven (37) units in Susquehanna. The balance, including accrued interest, was \$2,490,000 at March 31, 2022.

Provided no Event of Default shall occur, no interest shall accrue on the loan prior to construction completion; thereafter, simple interest shall accrue at a rate of three percent (3%) per annum on the principal amount due under the note. The entire outstanding balance of this PHA note, including all unpaid principal, accrued interest, and any other outstanding sums, are due and payable in full upon the expiration of 40 years on September 2059.

- (d) In March 2019, PHA amended and executed a Memorandum of Understanding (MOU) with Habitat for Humanity Philadelphia, Inc. (HFHP) for funding in the maximum amount of \$3,500,000 regarding HFHP's 20-unit homeownership project known as Oxford Green, located on the 2300 block of W. Oxford Street, Philadelphia, PA (the "Project"). The Project will be constructed on two blocks: Block 1 and Block 2. Block 1 will consist of 9 townhomes on the property identified as 2300 W. Oxford. Block 2 will consist of 11 townhomes on the property identified as 2350 W. Oxford, also known as 1515-21 N. 24th Street. The PHA funding will assist low-income homebuyers by subsidizing the purchase price of their house and will also be used to pay a portion of HFHP's costs.

PHA shall provide a purchase price subsidy loan to each HFHP buyer in the amount of \$145,000 at the closing for the sale of each unit. The purchase price subsidy loan shall be secured by a note and a mortgage that will be recorded in a second lien position. \$725,000 of payments were made to home buyers during this fiscal year, with a total outstanding as of March 31, 2022 of \$2,900,000.

- (e) In October 2020, entered into a loan agreement with COCRF Investor 170, LLC in the principal amount of \$19,703,100 for the construction of commercial and rental property at the Sharswood North Lot site. Monthly interest only payments are due each month until November 2027 when interest and principal payments begin until the maturity date of October 2030. Interest payments of \$394,062 were received by PHA during fiscal year ending March 31, 2022. The outstanding principal balance as of March 31, 2021 was \$19,703,100 and accrued interest was \$0.

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Note 8. Mortgages and Notes Receivable (Continued)

- (f) In October 2020, entered into a loan agreement with Sharswood 1, LLC in the principal amount of \$4,664,900 for the construction of commercial and rental property at the Sharswood North Lot site. Monthly interest only payments are due each month until November 1, 2022 when interest and principal payments begin until the maturity date of November 1, 2030. The outstanding balance as of March 31, 2022 was \$2,193,420, with accrued interest of \$431,882.
- (g) In October 2020, entered into a loan agreement with Sharswood Garage 1, LLC in the principal amount of \$632,000 for the construction of a parking garage at the Sharswood North Lot site. Interest shall accrue at a rate of zero percent (0%) per annum on the principal amount due. The balance was \$632,000 at March 31, 2022. The outstanding balance shall be due and payable on November 1, 2030.
- (h) PHA issued a loan to Rose Norris Homes, LLC in the amount of \$9,602,500 for the purpose of providing funds for the construction of a building to include 133 units of permanent rental housing for low-income residents located at Norris Homes Phase V. The loan note was executed on December 18, 2019. Simple interest shall accrue at a rate of one percent (1%) per annum on the principal amount due under the note following Conversion. The balance was \$9,602,500 at March 31, 2022, with accrued interest of \$0. The remaining principal, if unpaid, plus accrued interest shall be due and payable on December 18, 2059.
- (i) PHA issued a loan to Sharswood Phase I LLC in the amount of \$4.7 million for the purpose of providing funds for the construction of a building to include 60 units of permanent rental housing for low-income residents located at Hunt Sharswood Phase I. The loan note was executed on December 18, 2020. Simple interest shall accrue at a rate of one percent (1%) per annum on the principal amount due under the note following Permanent Mortgage Commencement. The balance was \$4,700,000 at March 31, 2022, with accrued interest of \$0. The remaining principal, if unpaid, plus accrued interest shall be due and payable on December 18, 2060.
- (j) PHA issued a loan to HELP PA VI LP in the amount of \$1.5 million for the purpose of providing funds for the substantial rehabilitation of a building to include 55 units of permanent rental housing for low-income residents located at Hunt HELP Philadelphia VI – Reynolds School. The loan note was executed on July 27, 2020. The balance was \$1,519,623 at March 31, 2022, including accrued interest of \$19,623. Simple interest shall accrue at a rate of one percent (1%) per annum on the principal amount due under the note. The remaining principal, if unpaid, plus accrued interest shall be due and payable on July 27, 2058.
- (k) PHA issued a loan to Susquehanna Net Zero Housing LP in the amount of \$6.5 million for the purpose of providing funds for the substantial rehabilitation of a building to include 78 units of permanent rental housing for low-income residents located at Susquehanna Townhome Apartments. The loan note was executed on November 12, 2020. The balance was \$5,338,134 at March 31, 2022, including accrued interest of \$282,063. Simple interest accrues at a rate of one percent (1%) per annum on the principal amount due under the note. The remaining principal, if unpaid, plus accrued interest shall be due and payable on November 12, 2060.
- (l) The amounts due from the component units represent advances of various HUD grants under the MTW Program, Hope VI Program and other capital fund programs. The offsetting liability of the discrete component units is included in long-term debt and accrued interest (Note 10). The mortgage and interest receivable and the respective liabilities net to zero except for \$6,527,051 in advances made to component units and timing differences of interest receivables and payables between December 31, 2021, and March 31, 2022.

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Note 8. Mortgages and Notes Receivable (Continued)

The repayment schedule is as follows:

Years Ending March 31	
2023-2027	\$ -
2028-2032	22,960,401
2033-2037	-
2038-2042	48,930,975
2043-2047	38,221,277
2048-2052	41,242,078
2053-2057	30,671,108
2058-2062	154,594,654
2063-2067	71,174,147
2068-2072	14,040,688
	\$ 421,835,328

Note 9. Unearned Revenue and Other Current Liabilities

Unearned revenue and other current liabilities at March 31, 2022 consisted of the following:

	Primary Government	Discrete Component Units
Accrual for workers' compensation claim (Notes 11 and 12)	\$ 4,136,875	\$ -
Due to affiliates	-	28,500
Unearned revenues	2,452,989	298,573
Escrow accounts	1,366,673	-
Construction costs payable	-	8,490,668
Other payables	693,430	-
	\$ 8,649,967	\$ 8,817,741

Note 10. Long-Term Debt

Long-term debt at March 31, 2022 is summarized as follows:

	Beginning Balance Restated	Additions	Repayments	Amortization	Ending Balance	Due within 1 year
Primary Government						
Bonds	\$ 39,105,000	\$ -	\$ (9,410,000)	\$ -	\$ 29,695,000	\$ 2,980,000
Capital lease payable	5,491,595	1,692,788	(1,891,082)	-	5,293,301	1,889,838
Unamortized bond premium	2,268,933	-	-	(89,859)	2,179,074	-
	\$ 46,865,528	\$ 1,692,788	\$ (11,301,082)	\$ (89,859)	\$ 37,167,375	\$ 4,869,838
Discrete Component Units						
Notes due to PHA	\$ 264,190,831	\$ 13,950,588	\$ -	\$ -	\$ 278,141,419	\$ -
Other notes	116,110,557	65,231,253	(31,836,431)	-	149,505,379	44,609,099
Debt issuance costs	(1,475,340)	(384,245)	-	168,507	(1,691,078)	-
	\$ 378,826,048	\$ 78,797,596	\$ (31,836,431)	\$ 168,507	\$ 425,955,720	\$ 44,609,099

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Note 10. Long-Term Debt (Continued)

<u>Borrower/Description</u>		
Primary Government	Due Third Parties	Due PHA
Tasker II Capital Fund Revenue Bonds, Series D of 2003; 4.75% interest payable each June 1 and December 1; annual principal payments due through 2022	\$ 2,405,000	\$ -
PHA Headquarters Project General Revenue Bonds, Series 2017; interest at rates ranging from 3.0% to 5.0% payable each May 1 and November 1; annual principal payments due May 1, 2019 through 2047	27,290,000	-
Capital lease for the vehicles; monthly payments through January 2027	5,293,301	-
	34,988,301	-
Add: unamortized bond premium	2,179,074	-
	<u>\$ 37,167,375</u>	<u>\$ -</u>
<u>Discrete Component Units</u>	<u>Due Third Parties</u>	<u>Due PHA</u>
Non-interest-bearing mortgage note collateralized by <i>1301 North 8th Limited Partnership</i> property; due in 2062	\$ 1,800,001	\$ -
6.5% mortgage note collateralized by <i>1301 North 8th Limited Partnership</i> property; principal and interest; due in 2062	1,000,000	-
2.0% mortgage note collateralized by <i>1952 Allegheny Associates Limited Partnership</i> property; principal and interest; due in 2054	-	577,851
6.0% mortgage note collateralized by <i>1952 Allegheny Associates Limited Partnership</i> property; principal and interest; due in 2056	315,000	-
6.0% mortgage note collateralized by <i>1952 Allegheny Associates Limited Partnership</i> property; principal and interest; due in 2056	100,000	-
Non-interest-bearing direct subsidy grant for <i>1952 Allegheny Associates Limited Partnership</i> ; no repayment required if the project is maintained in accordance with AHP regulations until 2031	500,000	-
Non-interest-bearing direct subsidy grant for <i>1952 Allegheny Associates Limited Partnership</i> ; no repayment required if the project is maintained in accordance with AHP regulations until 2031	250,000	-
0.5% mortgage note collateralized by <i>8 Diamonds Townhouses</i> property; principal and interest; due in 2040	-	15,968,970
1.0% mortgage note collateralized by <i>Blumberg Apartments Phase I LP</i> property; principal and interest; due in 2047	-	5,466,394
Non-interest-bearing mortgage note collateralized by <i>Blumberg Apartments Phase I LP</i> property; due in 2050	1,500,000	-
5.93% mortgage note collateralized by <i>Blumberg Apartments Phase I LP</i> property; principal and interest paid monthly; matures in 2037	2,402,624	-
1.0% mortgage note collateralized by <i>Blumberg Apartments Phase III Limited Partnership</i> property; principal and interest due in 2051	-	18,000,000
5.9% mortgage note collateralized by <i>Blumberg Apartments Phase III Limited Partnership</i> property; principal and interest due in 2037	5,329,632	-
1% mortgage note collateralized by <i>Blumberg Senior Apartments LP</i> property; principal and interest; due in 2064 or from available net cash flow	-	15,834,930

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Note 10. Long-Term Debt (Continued)

Discrete Component Units (Continued)	Due Third Parties	Due PHA
5.23% mortgage note collateralized by <i>Cambridge III, L.P.</i> property; principal and interest due in 2059	\$ -	\$ 3,041,325
1.0% mortgage note collateralized by <i>Casa Indiana LLC</i> property; principal and interest due in 2060	2,000,000	-
Non-interest-bearing mortgage note collateralized by <i>Casa Indiana LLC</i> property; due in 2069	1,800,000	-
2.64% mortgage note collateralized by <i>Casa Indiana LLC</i> property; due in 2069	680,000	-
5.6% mortgage note collateralized by <i>Casa Indiana LLC</i> property; principal and interest due in 2069	457,012	-
Non-interest-bearing mortgage note collateralized by <i>Casa Indiana LLC</i> property; due in 2055	405,000	-
Non-interest-bearing direct subsidy grant for <i>Francis House on Fairmount, L.P.</i> ; no repayment required if the project is maintained in accordance with AHP regulations until 2035	543,345	-
Non-interest-bearing direct subsidy grant for <i>Francis House on Fairmount, L.P.</i> ; no repayment required if the project is maintained in accordance with AHP regulations until 2035	282,569	-
Non-interest-bearing mortgage note collateralized by <i>Francis House on Fairmount, L.P.</i> property; due in 2055	1,399,985	-
2.25% mortgage note collateralized by <i>Francis House on Fairmount, L.P.</i> property; principal and interest due in 2057	2,375,000	-
3.02% mortgage note collateralized by <i>Francis House on Fairmount, L.P.</i> property; principal and interest due in 2050	294,559	-
Applicable federal rate mortgage note collateralized by <i>Germantown House, L.P.</i> property; principal and interest due in 2061	-	5,687,912
Non-interest-bearing mortgage note collateralized by <i>Germantown House, L.P.</i> property; due in 2059	-	2,500,000
LIBO Rate mortgage note collateralized by Harrison Senior Tower LP property; interest-only monthly payments; principal in 2023	25,800,000	-
1% mortgage note collateralized by Harrison Senior Tower L.P. property; principal and interest due in 2062		10,716,019
Non-interest-bearing mortgage note collateralized by <i>Liberty52 LP</i> ; property; due in 2054	535,612	
3.25% mortgage note collateralized by <i>Liberty52 LP</i> ; principal and interest due in 2054	500,000	
3.25% mortgage note collateralized by <i>Liberty52 LP</i> ; principal and interest due in 2054	500,000	
LIBOR plus 250 basis points bridge loan collateralized by <i>Liberty52 LP</i> ; interest only payments during construction; balance due in 2021	1,000,000	
Applicable federal rate mortgage note collateralized by <i>Lucien E. Blackwell Homes Phase II, L.P.</i> property; principal and interest due in 2060	-	4,201,075
1% mortgage note collateralized by <i>Ludlow Scattered Sites Phase III, L.P.</i> property; principal and interest due in 2052	-	6,050,000
Applicable federal rate mortgage note collateralized by <i>Ludlow Scattered Sites Phase III, L.P.</i> property; principal and interest due in 2062	-	5,495,499
Non-interest-bearing mortgage note collateralized by <i>Mantua Phase I, L.P.</i> property; due in 2059	-	3,427,110
4.177% mortgage note collateralized by <i>Mantua Phase I, L.P.</i> property; principal and interest due in 2059	-	4,972,070

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Note 10. Long-Term Debt (Continued)

Discrete Component Units (Continued)	Due Third Parties	Due PHA
Non-interest bearing mortgage notes collateralized by Mantua Phase II, L.P. property; due in 2060	\$ -	\$ 9,685,589
Non-interest bearing mortgage notes collateralized by Mantua Phase II, L.P. property; due in 2060	1,987,000	-
3% mortgage note collateralized by <i>Marshall Shepard Village, L.P.</i> property; principal and interest due in 2062	-	14,395,705
Non-interest-bearing mortgage note collateralized by Maguire Residence property; due in 2054	300,000	-
Non-interest-bearing mortgage note collateralized by Maguire Residence property; due in 2054	1,999,999	-
5.15% mortgage note collateralized by <i>Nellie Reynolds Gardens, L.P.</i> property; principal and interest due in 2062	-	2,848,291
Non-interest bearing mortgage note collateralized by <i>Neumann North, L.P.</i> property; due in 2035	1,665,000	-
4.83% mortgage note collateralized by <i>Neumann North, L.P.</i> property; principal and interest due in 2060	-	2,000,000
Non-interest bearing mortgage note collateralized by <i>Newcourtland Apartment at Allegheny, LP</i> property; due in 2044	2,750,000	-
Non-interest bearing mortgage note collateralized by <i>Newcourtland Apartment at Allegheny, LP</i> property; due in 2045	600,000	-
2.00% mortgage note collateralized by <i>Newcourtland Apartment at Allegheny, LP</i> property; principal and interest due in 2047	378,510	-
0% mortgage note collateralized by <i>Newcourtland Apartment at Henry Ave LP</i> property; principal and interest due in 2049	1,499,395	-
1.9% mortgage note collateralized by <i>Newcourtland Apartment at Henry Ave LP</i> property; principal and interest due in 2059	4,285,080	-
1.9% mortgage note collateralized by <i>Newcourtland Apartment at Henry Ave LP</i> property; principal and interest due in 2059	6,686,738	-
0% mortgage note collateralized by <i>Newcourtland Apartment at Henry Ave LP</i> property; principal and interest due in 2059	750,000	-
1.75% mortgage note collateralized by <i>Newcourtland Apartment at Henry Ave 1B LP</i> property; principal and interest due in 2060	7,396,343	-
2.25% over LIBOR mortgage note collateralized by <i>Nicole Hines Limited Partnership</i> ; interest-only monthly payments; principal in 2022	8,350,000	
Non-interest bearing mortgage note collateralized by <i>Nicole Hines, Limited Partnership</i> property; due in 2051	999,098	
2% mortgage note collateralized by <i>Nicole Hines Limited Partnership</i> ; principal and interest due in 2061	1,777,352	
7% mortgage note collateralized by <i>Nicole Hines Limited Partnership</i> ; principal and interest due in 2061	415,400	
Non-interest bearing mortgage note collateralized by <i>Nicole Hines, Limited Partnership</i> property; due in 2036	271,887	
2.89% mortgage note collateralized by <i>Nicole Hines Limited Partnership</i> ; principal and interest due in 2061	193,762	
6% mortgage note collateralized by <i>Nicole Hines Limited Partnership</i> ; principal and interest due in 2061	199,400	
2% mortgage note collateralized by the <i>Norris Apartments, L.P.</i> property; principal and interest due in 2066	-	13,917,241
1% mortgage note collateralized by <i>North Central CNI Phase II LP property</i> ; principal and interest due in 2057	-	9,384,977

PHILADELPHIA HOUSING AUTHORITY
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Note 10. Long-Term Debt (Continued)

1% mortgage note collateralized by <i>North Central CNI Phase II LP property</i> ; principal and interest due in 2057	\$ 9,000,000	\$ -
5.19% mortgage note collateralized by <i>North Central CNI Phase II LP property</i> ; principal and interest due monthly; matures in 2035	4,921,210	-
0% mortgage note collateralized by <i>North Central CNI Phase III LP property</i> ; principal and interest due in 2061	-	7,860,360
0% mortgage note collateralized by <i>North Central CNI Phase III LP property</i> ; principal and interest due in 2061	7,000,000	-
5.87% mortgage note collateralized by <i>North Central CNI Phase III LP property</i> ; principal and interest due in 2036	1,696,572	-
2% mortgage note collateralized by <i>Paschall Phase I, L.P. property</i> ; <i>due in 2065</i>	-	10,657,385
2% mortgage note collateralized by <i>Paschall Phase II, L.P. property</i> ; <i>due in 2065</i>	-	14,698,348
2% mortgage note payable collateralized by <i>Queen Lane Apartments, LP</i> ; principal and interest due in 2069	-	12,494,750
0.10% mortgage note collateralized by <i>Ridge Avenue Housing, L.P.</i> property; principal and interest due in 2041	-	18,187,838
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Development Associates, LP property</i> ; due in 2039	1,812,625	-
6% mortgage note collateralized by <i>Spring Garden Development</i> <i>Associates, LP property</i> ; principal and interest due in 2063	-	1,900,000
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Development Associates, LP property</i> ; due in 2041	2,700,000	-
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Development Associates, LP property</i> ; due in 2048	2,000,000	-
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Development Associates, LP property</i> ; due in 2038	429,800	-
3.0% mortgage note collateralized by <i>Spring Garden Housing Limited</i> <i>Partnership property</i> ; due in 2045	500,000	-
6.55% mortgage note collateralized by <i>Spring Garden Housing Limited</i> <i>Partnership property</i> ; due in 2045	1,290,000	-
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Housing Limited Partnership property</i> ; due in 2045	209,534	-
Non-interest-bearing mortgage note collateralized by <i>Spring Garden Housing Limited Partnership property</i> ; due in 2045	1,861,700	-
6.55% mortgage note collateralized by <i>Spring Garden Housing Limited</i> <i>Partnership property</i> ; due in 2045	180,000	-
6.55% mortgage note collateralized by <i>Spring Garden Housing Limited</i> <i>Partnership property</i> ; due in 2045	-	1,900,000
5.12% mortgage note collateralized by <i>Spring Garden Housing Limited</i> <i>Partnership property</i> ; due in 2045	-	1,039,083
6.55% note payable; <i>Spring Garden Housing Limited Partnership</i> principal and interest due in 2031	51,000	-
Non-interest bearing unsecured note payable <i>Spring Garden Housing Limited Partnership</i>	15,000	-
Non-interest-bearing mortgage note collateralized by <i>St. Anthony's</i> <i>Senior Residences, L.P. property</i> ; due in annual installments from 2030 through 2039	1,500,000	-

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Note 10. Long-Term Debt (Continued)

Discrete Component Units (Continued)	Due Third Parties	Due PHA
5.67% mortgage note collateralized by <i>St. Anthony's Senior Residences, L.P.</i> property; due in annual installments from 2030 to 2039	\$ 150,000	\$ -
8.0% note payable; <i>St. Francis Villa Senior Housing, L.P.</i> property; principal and interest due in 2061	-	1,800,000
Non-interest-bearing mortgage note collateralized by <i>St. Francis Villa Senior Housing, L.P.</i> property; due in 2031	443,991	-
Non-interest-bearing note collateralized by <i>St. Ignatius Senior Housing I, L.P.</i> property; due in 2033	756,669	-
5.43% mortgage note collateralized by <i>St. Ignatius Senior Housing I, L.P.</i> property; principal and interest due in 2033	315,000	-
5.43% mortgage note collateralized by <i>St. Ignatius Senior Housing I, L.P.</i> property; principal and interest due in 2033	350,000	-
Non-interest-bearing note collateralized by <i>St. Ignatius Senior Housing I, L.P.</i> property; due in 2033	500,755	-
5.2% mortgage note collateralized by <i>St. Ignatius Senior Housing I, L.P.</i> property; principal and interest due in 2044	-	362,000
4.46% mortgage note collateralized by <i>St. Ignatius Senior Housing II, L.P.</i> property; principal and interest due in 2038	450,000	-
10% mortgage note collateralized by <i>St. Ignatius Senior Housing II, L.P.</i> property; principal and interest due in 2048	-	300,000
Note payable under subsidy agreement for <i>St. Ignatius Senior Housing II, L.P.</i> property; no repayment if meet AHP regulations for 15 years	350,000	-
10% mortgage note collateralized by <i>St. Ignatius Senior Housing II, L.P.</i> principal and interest due in 2038	50,000	-
3.67% mortgage note collateralized by <i>St. Rita Place Senior Housing, L.P.</i> property; interest due monthly and principal in 2022	8,537,779	-
Non-interest-bearing mortgage note collateralized by <i>St. Rita Place Senior Housing, L.P.</i> property; due in 2056	661,609	-
1% mortgage note collateralized by <i>St. Rita Place Senior Housing, L.P.</i> property; principal and interest due in 2063	2,261,676	-
Non-interest-bearing mortgage note collateralized by <i>St. Rita Place Senior Housing, L.P.</i> property; due in 2061	604,083	-
Non-interest-bearing mortgage note collateralized by <i>St. Rita Place Senior Housing, L.P.</i> property; due in 2061	300,000	-
Non-interest-bearing mortgage note collateralized by <i>St. Rita Place Senior Housing, L.P.</i> property; due in 2061	500,000	-
1% mortgage note collateralized by <i>Strawberry Mansion LP</i> ; due in annual installments commencing in 2033, matures in 2054	-	7,519,852
5.77% mortgage note collateralized by <i>Strawberry Mansion LP</i> ; principal and interest paid monthly; matures in 2037	2,944,773	-
2.81% mortgage note collateralized by <i>Strawberry Mansion LP</i> ; due in annual installments commencing in 2033, matures in 2054	-	1,052,249
Series C 0.1% mortgage note collateralized by <i>Tasker II, L.P.</i> property; due in 2043	-	20,983,881

PHILADELPHIA HOUSING AUTHORITY
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Note 10. Long-Term Debt (Continued)

Discrete Component Units (Continued)	Due Third Parties	Due PHA
6.09% mortgage note collateralized by <i>Uni-Penn Housing Partnership I</i> property; principal and interest due in 2032	\$ 188,400	\$ -
6.09% mortgage note collateralized by <i>Uni-Penn Housing Partnership I</i> property; principal and interest due in 2041	-	2,271,039
0.00% mortgage note collateralized by <i>Uni-Penn Housing Partnership II</i> property; principal and interest due in 2042	697,900	-
5.23% mortgage note collateralized by <i>Uni-Penn Housing Partnership II</i> property; principal and interest due in 2042	-	2,495,383
4.52% mortgage note collateralized by <i>Uni-Penn Housing Partnership IV</i> property; principal and interest due in 2045	-	3,351,430
Non-interest-bearing mortgage note collateralized by <i>Warnock Phase I, L.P.</i> property; due in 2053	-	4,842,724
4.58% mortgage note collateralized by <i>Warnock Phase I, L.P.</i> property; principal and interest due in 2053	-	3,000,000
4.32% mortgage note collateralized by <i>Warnock Phase II, L.P.</i> property; principal and interest due in 2053	-	7,254,139
	<u>149,505,379</u>	<u>\$ 278,141,419</u>
Total debt for discrete component units	427,646,798	
Less: unamortized debt issuance costs	(1,691,078)	
	<u>\$ 425,955,720</u>	

The Tasker Capital Fund Revenue Bonds, Series A and the RDA Bonds related to the Tasker I project (Bonds), are limited obligations of PHA and were issued on a parity basis pursuant to Trust Indentures (indentures) dated July 1, 2002, between PHA and Wachovia Bank, N.A. (now Wells Fargo Bank), as Trustee (Trustee), to provide funds for the indicated projects and other PHA projects. Repayment of the bonds is collateralized by a security interest in a portion of PHA's Capital Fund Allocations ("grants") from HUD. Such grants are subject to the availability of appropriations and are to be paid directly by HUD to the Trustee. In the event of a default, the Trustee shall apply all Capital Fund Allocations from HUD required to pay debt service on the Bonds pursuant to the HUD Approval Letter, the ACC Financing Amendment and the Indenture and shall enforce the ACC Financing Amendment against the Authority and HUD.

On June 1, 2017, PHA on behalf of the Philadelphia Housing Authority Development Corporation (PHADC) issued General Revenue Bonds (PHA Headquarters Project) Series 2017 with an aggregate principal amount of \$28,870,000. The Bonds are limited obligations of PHA payable solely from (i) amounts to be paid by PHADC, which amounts consist of project revenues, which include payments of base rent to be paid by PHA under the lease and (ii) other funds available to the Trustee under the Indenture. The obligation to pay the base rent is a general obligation of PHA secured by a pledge of its general revenues under the lease. PHA approved the appointment of U.S. Bank National Association as the Trustee under the Indenture. The Bonds include an acceleration provision that should any Event of Default occur and be continuing, then the Trustee may declare the principal of all bonds then outstanding to be due and payable immediately together with interest accrued.

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

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Note 10. Long-Term Debt (Continued)

Under the indentures, certain component units are required to maintain a debt service fund equal to the annual debt service requirements. The notes agreements for the component units include provisions that in the event of a default all outstanding principal and interest balances are immediately payable.

Capital Lease Obligation

On April 7, 2017, PHA and Enterprise Fleet Management, Inc. (Enterprise) executed a contract whereby PHA will commence leasing vehicles from Enterprise for a term of 5 years. PHA leased 60 vehicles in fiscal year 2022. PHA has a total of 355 vehicles leased from Enterprise. At the end of the lease terms, the vehicles will be returned to Enterprise. The cost of vehicles acquired under the capital lease was \$10,130,688 and accumulated depreciation was \$5,075,037 as of March 31, 2022. The net amount is included in capital assets in the statement of net position. The depreciation expense on assets recorded under the capital lease for the year ended March 31, 2022, was \$1,850,884.

The balance of capital lease obligation was \$5,293,301 as of March 31, 2022. The future minimum capital lease payments are as follow:

Years Ending March 31	
2023	\$ 1,889,838
2024	1,465,506
2025	1,048,876
2026	691,522
2027	197,559
	\$ 5,293,301

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

Years Ending March 31,	Primary Government			Years Ending December 31,	Component Units		
	Principal	Interest	Debt Service Requirements		Principal	Interest	Debt Service Requirements
2023	\$ 4,869,838	\$ 1,343,439	\$ 6,213,277	2022	\$ 44,609,099	\$ 849,276	\$ 45,458,375
2024	2,070,506	1,199,701	3,270,207	2023	619,676	302,036	921,712
2025	1,683,876	1,168,701	2,852,577	2024	285,561	294,676	580,237
2026	1,356,522	1,136,201	2,492,723	2025	302,386	286,871	589,257
2027	897,559	1,102,076	1,999,635	2026	320,205	278,594	598,799
2028-2032	4,010,000	5,002,530	9,012,530	2027-2031	6,723,026	1,480,239	8,203,265
2033-2037	4,830,000	4,181,635	9,011,635	2032-2036	7,648,324	7,035,556	14,683,880
2038-2042	5,920,000	3,099,109	9,019,109	2037-2041	50,503,670	17,843,367	68,347,037
2043-2047	7,590,000	1,426,750	9,016,750	2042-2046	38,195,442	33,909,597	72,105,039
2048-2052	1,760,000	44,000	1,804,000	2047-2051	30,437,956	8,650,557	39,088,513
2053-2057	-	-	-	2052-2056	37,014,020	32,322,486	69,336,506
2058-2062	-	-	-	2057-2061	99,830,576	73,721,330	173,551,906
2063-2067	-	-	-	2062-2066	97,525,095	112,724,955	210,250,050
2068-2072	-	-	-	2067-2071	13,631,762	15,652,246	29,284,008
	<u>34,988,301</u>	<u>\$ 19,704,142</u>	<u>\$ 54,692,443</u>		<u>427,646,798</u>	<u>\$ 305,351,786</u>	<u>\$ 732,998,584</u>
Less current portion	<u>4,869,838</u>				<u>44,609,099</u>		
	30,118,463				383,037,699		
Premium on bonds	<u>2,179,074</u>		Unamortized debt issuance costs		<u>(1,691,078)</u>		
	<u>\$ 32,297,537</u>				<u>\$ 381,346,621</u>		

PHILADELPHIA HOUSING AUTHORITY
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Note 11. Changes in Other Long-Term Liabilities

Changes in other long-term liabilities for the year ended March 31, 2022, are as follows:

	Beginning Balance Restated	Increases	Decreases	Ending Balance	Due within 1 year
Primary Government					
Other long-term liabilities:					
Estimated liability for other claims	\$ 2,395,198	\$ -	\$ (2,316)	\$ 2,392,882	\$ -
Workers' compensation payable	3,094,638	10,033,913	(8,991,676)	4,136,875	4,136,875
Health trust escrow	1,528,005	175	(80,970)	1,447,210	-
FSS escrow	1,538,065	750,351	(282,059)	2,006,357	1,284,320
Total other long-term liabilities	\$ 8,555,906	\$ 10,784,439	\$ (9,357,021)	\$ 9,983,324	\$ 5,421,195
Discrete Component Units					
Other long-term liabilities:					
Development fees payable	\$ 16,191,729	\$ 4,071,635	\$ (3,716,880)	\$ 16,546,484	\$ -
Interest due PHA	54,954,251	5,009,850	-	59,964,101	-
Interest due to third parties	7,336,538	1,570,480	-	8,907,018	425,961
Other liabilities	302,742	36,509	(103,487)	235,764	-
Due to partners	9,994,288	429,136	(603,857)	9,819,567	-
Total other long-term liabilities	\$ 88,779,548	\$ 11,117,610	\$ (4,424,224)	\$ 95,472,934	\$ 425,961

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Note 12. Workers' Compensation Insurance

PHA maintains a loss-sensitive Workers' Compensation and Employer's Liability insurance policy whereby PHA has responsibility to pay a significant portion of claims. For the policy periods which incepted from October 15, 2008, through October 15, 2021, except for the policy period from October 15, 2015 to October 15, 2016 (see below), PHA was insured under a large-deductible Workers' Compensation program whereby PHA was responsible to pay the first \$350,000 of Workers' Compensation and Employers Liability claims for each and every occurrence. Losses were accrued based on the insurance carrier's estimate of losses attributable to the claims filed in each policy year, and the estimated losses for each policy year are updated periodically by the insurance carrier. PHA is required to fund the estimated losses into an escrow account held by the insurance carrier, and claims incurred are paid out of the escrow fund on a recurring basis until all claims from those policy terms are closed. As of March 31, 2022, the balance in the escrow fund related to the large deductible policies, which incepted in October 15, 2008 through October 15, 2021 was \$4,517,495 and is included in restricted cash and cash equivalents in the Statement of Net Position. The estimated future amounts payable against the escrow fund based on anticipated development of existing open claims is \$4,136,875. This amount is recorded as other liabilities. See Note 11.

For the policy period from October 15, 2015, to October 15, 2016, PHA renewed its Workers' Compensation and Employer's Liability insurance under an Incurred Loss Retrospective Program (Retro Program). Under such a Retro Program, PHA maintains responsibility to pay for the first \$350,000 of each claim arising out of an occurrence during the policy term, but the calculation of the final Retro Program cost is slightly different. Based on claims valued as of March 31, 2022, and applying the insurance company program factors, PHA has a credit balance of \$95,877. This Retro program for this policy year closed effective March 31, 2022. As a result, the credit was applied against other policy years.

Changes in liability for workers compensation for the past two years are as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
For the year ended March 31, 2022	\$ 3,094,638	\$ 10,033,913	\$ (8,991,676)	\$ 4,136,875
	Beginning Balance	Increases	Decreases	Ending Balance
For the year ended March 31, 2021	\$ 3,145,890	\$ 6,233,828	\$ (6,285,080)	\$ 3,094,638

PHILADELPHIA HOUSING AUTHORITY
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Note 13. Employees' Retirement Plans

Defined Benefit Pension Plan

Plan Description

PHA contributes to the Philadelphia Housing Authority Retirement Income Plan (the "Plan"), which was initiated on November 1, 1952. The Plan is a single-employer plan which issues separate financial statements, a copy of which may be obtained by contacting PHA's office. Employees are required to contribute 5.5% of total salary to the Plan on a pre-tax basis. The following table provides information concerning covered employees and benefit provisions for the Plan.

Plan participants at November 1, 2020 were as follows:

Active	307
Vested terminations	220
Retiree and beneficiary currently receiving benefits	1,425
Total	<u>1,952</u>

Covered employees	As of March 31, 2022, the Plan covered non-represented employees hired before October 1, 2005.
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In April 2014, non-represented employees' benefits were frozen.

Current annual covered payroll	\$1,861,853
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Normal retirement date	65 th birthday
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Normal retirement benefit	2.5 percent of average earnings, as defined in the Plan, multiplied by the years of service not to exceed 25 years, plus 1.25 percent of average earnings multiplied by years of service in excess of 25 years.
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Death benefit	The Plan contains provisions for the payment of benefits to surviving spouses of employees.
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Actuarially Determined Contribution Requirements and Contributions Made

Actuarially determined contributions are required to provide enough assets to pay benefits when due and are determined using the entry age normal method. Under this method, the actuarial present value of projected benefits of everyone included in an actuarial valuation is allocated on a level basis over the earnings of service of the individual between entry age and assumed exit age. The portion of actuarial present value allocated to each valuation is called the normal cost. The significant actuarial assumptions used to compute the actuarial determined contributions are as follows:

- a) A rate of return on the investments of 6.75 percent per year
- b) Projected salary increases of 3.00 percent per year
- c) No post-retirement benefit increase

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Note 13. Employees' Retirement Plans (Continued)

Defined Benefit Pension Plan (Continued)

Funding Policy

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

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

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

Net Pension Liability

At March 31, 2022, PHA reported a net pension liability of \$41,044,522. The components of the net pension liability of the Plan were measured at October 31, 2021, and were as follows:

Total pension liability	\$ 265,954,455
Plan fiduciary net position	224,909,933
Authority's net pension liability	<u><u>\$ 41,044,522</u></u>
Plan fiduciary net position as a percentage of the total pension liability	84.57%

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation for the October 31, 2020, measurement period, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation rate	2.50 percent
Salary increases	3.00 percent, average including Inflation
Investment rate of return	6.75 percent, net of pension plan, net of pension plan investment expense, including inflation

At October 31, 2021 measurement date, mortality rates were based on the PubG-2010 Total General Mortality Tables with Scale MP-2021, set forward 3 years for males and 2 years for females.

The actuarial assumptions used in the valuation for the October 31, 2021, measurement period were based on past experience under the Plan and reasonable future expectations which represent the Plan's best estimate of anticipated experience. The most recent experience study was based on experience from November 1, 2013, through October 31, 2021.

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Note 13. Employees' Retirement Plans (Continued)

Defined Benefit Pension Plan (Continued)

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

As a result of the most recent experience study, the following assumptions were modified:

- The mortality projected on a generational basis using Scale MP-2018 was changed to Scale MP-2019. The tables for Active, Vested Terminated, Healthy Retirees and Beneficiaries were changed from the RP2014 tables to the PubG-2010 tables set forward 3 years for Healthy Retirees and set forward 2 years for Healthy Beneficiaries.
- The assumed investment return was reduced from 7% to 6.75%.

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of October 31, 2021, are summarized in the following table:

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

Rate of return

For the year ended October 31, 2021, the annual money-weighted rate of return on Plan investments, net of the Plan investment expense, was 23.70%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts invested.

Discount Rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that Plan member contributions will be made at the current contribution rate and that Plan contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

The following presents the net pension liability of the Authority, calculated using the discount rate of 6.75%, as well as what the Authority's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (5.75%) or 1-percentage point higher (7.75%) than the current rate:

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Note 13. Employees' Retirement Plans (Continued)

Defined Benefit Pension Plan (Continued)

	1% Decrease (5.75%)	Current Discount Rate (6.75%)	1% Increase (7.75%)
Authority's net pension liability	\$64,720,554	\$41,044,522	\$20,693,001

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

The November 1, 2020, actuarial valuation was used to determine the net pension liability. Updated procedures were used to roll-forward the net pension liability to the measurement date of October 31, 2021.

	Increase/(Decrease) For the Fiscal Year Ended October 31, 2021		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
BALANCES, as of October 31, 2020	\$ 264,581,730	\$ 193,615,935	\$ 70,965,795
CHANGES FOR THE YEAR			
Service cost	152,244		152,244
Interest	17,541,906		17,541,906
Differences between expected and actual experience	(1,296,787)		(1,296,787)
Change of assumptions	7,541,951		7,541,951
Employer contributions		10,853,526	(10,853,526)
Employee contributions		104,074	(104,074)
Net investment income		43,718,007	(43,718,007)
Benefit payments, net	(22,566,589)	(22,566,589)	-
Plan administrative expenses		(818,745)	818,745
Other		3,725	(3,725)
NET CHANGES	1,372,725	31,293,998	(29,921,273)
BALANCES, as of October 31, 2021	\$ 265,954,455	\$ 224,909,933	\$ 41,044,522

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Note 13. Employees' Retirement Plans (Continued)

Defined Benefit Pension Plan (Continued)

At March 31, 2022, the deferred outflows of resources and deferred inflows of resources related to the pension are:

	<u>Deferred Inflow of Resources</u>	<u>Deferred Outflow of Resources</u>
Actual/Projected Earnings	\$ (22,226,277)	\$ -
November 1, 2021 to March 31, 2022 subsequent contributions	-	4,564,514
Total	<u>\$ (22,226,277)</u>	<u>\$ 4,564,514</u>

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

Years Ending March 31,

2022	\$ 874,123
2023	(6,963,927)
2024	(5,359,680)
2025	(6,212,279)
Total	<u>\$ (17,661,763)</u>

Risks and Uncertainties

The Plan invests in several investment instruments that may be exposed to various risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term, and such changes could materially affect the amounts reported in the Statements of Plan Net Position.

In March 2020, the World Health Organization declared the outbreak of the coronavirus disease (COVID-19) as a pandemic. The outbreak in the United States has negatively impacted economies and global financial markets. While the disruption is currently expected to be temporary, there is considerable uncertainty around the duration.

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Note 13. Employees' Retirement Plans (Continued)

Defined Benefit Pension Plan (Continued)

Based on the Plan's intent to hold the investments for a reasonable period of time sufficient for a recovery of fair value, the Plan's management considers any losses or reduction in appreciation to be temporary. However, because of the uncertainty of the duration or impact of this pandemic, the near- and long-term financial impact cannot be reasonably estimated at this time.

Plan contributions are made, and the actuarial present value of accumulated plan benefits are reported based on certain assumptions pertaining to interest rates, inflation rates, and employee demographics as of the date of the calculation. As a result of the pandemic, all the assumptions used in the actuarial present value of accumulated plan benefits are subject to change. Due to uncertainties inherent in the estimation and assumption processes, it is reasonably possible that an actuarial calculation of the present value of the accumulated plan benefits made subsequent to October 31, 2020, could result in changes in the assumptions used and an estimate that could be materially different from the amounts reported and disclosed in the accompanying financial statements.

Defined Contribution Plan

On April 1, 2001, PHA (Plan Sponsor) established a defined contribution plan (DC Plan) for providing retirement benefits for its executive management. Effective in October 2005, all newly hired, non-represented employees were required to participate in the DC Plan. The DC Plan was originally established as a contributory participant directed "Money Purchase Plan". However, the DC Plan was subsequently amended to be a tax-qualified "Profit Sharing Plan". Non-represented permanent employees of PHA are eligible for participation in the DC Plan beginning on the first of the month following the date of hire.

The DC Plan is a qualified defined contribution plan that satisfies the applicable requirements of Section 401(a) of the IRS Code and the reporting requirements pursuant to Pennsylvania Act 203. However, the Plan is a government plan and, therefore, is not subject to the provisions of the Employee Retirement Income Security Act (ERISA) of 1974.

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

Each year participants are required to contribute 5.5% of their annual compensation into an individual account. PHA contributes an additional 5.5% of each participant's annual compensation as prescribed by the DC Plan. Additional amounts may be contributed at the option of PHA's Board of Commissioners.

Under the DC Plan PHA may pay reasonable expenses of administering the DC Plan and Trust. PHA absorbs most of the administrative expenses. Administrative expenses, such as Investment and Trustee Fees, are paid out of DC Plan assets.

PHA made contributions of about \$3.7 million to the Plan for the year ended March 31, 2022.

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Note 14. Commitments

Energy Performance Contract (EPI)

On September 14, 2018, PHA executed an EPI contract for a five-year term with Johnson Controls Inc. for a total amount not to exceed \$31.5 million. Phase 1 commenced on September 24, 2018, for lighting and water improvements and will cost approximately \$8 million. As of March 31, 2022, approximately \$9.6 million was expended.

Habitat for Humanity Philadelphia

In March 2019, PHA amended and executed a Memorandum of Understanding (MOU) with Habitat for Humanity Philadelphia, Inc. (HFHP) for funding in the maximum amount of \$3,500,000 regarding HFHP's 20-unit homeownership project known as Oxford Green, located on the 2300 block of W. Oxford Street, Philadelphia, PA (the "Project"). The Project will be constructed on two blocks: Block 1 and Block 2. Block 1 will consist of 9 townhomes on the property identified as 2300 W. Oxford. Block 2 will consist of 11 townhomes on the property identified as 2350 W. Oxford, also known as 1515-21 N. 24th Street. The PHA funding will assist low-income homebuyers by subsidizing the purchase price of their house and will also be used to pay a portion of HFHP's costs. As of March 31, 2022, PHA provided funding of \$3.3 million for subsidized home purchases, \$2.9 million of the total are second mortgages provided to homebuyers.

Sharswood North Lot Mixed Use Site

In October 2020, PHA executed an agreement with Sharswood Partners LP to construct 98 residential units, a garage, a grocery outlet, and an urgent care center. PHA committed a total of \$25 million for construction funding of which \$22.5 million was expended as of March 31, 2022.

27th & Susquehanna

Construction of 78 affordable housing units began in November 2020 with total construction costs estimated at \$16.5 million. PHA committed to providing construction financing in the amount of \$6.5 million with \$5 million expended as of March 31, 2022.

Choice Neighborhoods Implementation Grant

On April 23, 2020, HUD awarded PHA \$30 million Choice Neighborhoods Implementation Grant for the implementation of a Transformation Plan for the Sharswood Blumberg area. PHA committed additional \$34.4 million to this project and has expended approximately \$1.4 million as of March 31, 2022.

PHA Warehouse and Logistics Center

On January 21, 2021, PHA passed a resolution to issue a task order, under an existing contract to AP Construction/Synterra Ltd. for construction management services for a consolidated PHA Warehouse and Logistics Center for approximately \$14.8 million. PHA expended approximately \$732,020 in fiscal year 2022.

Harrison Senior Tower

Construction of 116 affordable housing units began in 2022 with total construction costs estimated at \$26.5 million. PHA committed to providing construction financing in the amount of \$26.5 million with \$15.4 million expended as of March 31, 2022.

Blumberg 4A

Construction of 58 affordable housing units beginning July 2022 with total construction costs estimated at \$26.2 million. PHA committed to providing construction financing for approximately \$15.0 million with approximately \$1 million expended as of March 31, 2022.

Sharswood Phase 2

Construction of 59 affordable housing units beginning March 2022 with total construction costs estimated at \$28.3 million. PHA committed to providing construction financing for approximately \$7.0 million.

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Note 15. Compensated Absence

A liability is recorded for compensated absences attributable to services already rendered and not contingent on a specific event outside the control of PHA and its employees, as employees earn the right to the benefits.

The liability is typically liquidated with resources of the same funding source that has paid the applicable employee's regular salaries and fringe benefits.

Summary of Accrued Compensation Absences				
	Beginning Balance	Net Increases	Net Decreases	Ending Balance
Current portion	\$ 5,781,111	\$ 2,767,899	\$ (2,756,614)	\$ 5,792,396
Long-term portion	3,854,075	888,136	(880,612)	3,861,599
	<u>\$ 9,635,186</u>	<u>\$ 3,656,035</u>	<u>\$ (3,637,226)</u>	<u>\$ 9,653,995</u>

Note 16. Other Post-Employment Benefits (OPEB)

PHA had administered Executive Health Protection Plan (EHPP) which provided prescribed total amounts to be made available for the payment of medical insurance premiums on behalf of eligible employees following separation from service. The EHPP covered eligible executive employees and could be terminated by PHA at any time.

Eligibility and Termination

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

Contributions

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

Vesting

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

EHPP Status

The EHPP eligibility was frozen in 2011 and no employees have since been added to the EHPP. As of March 31, 2022, PHA had segregated cash of \$1.4 million for the payment of the remaining plan benefits to the 24 previous and current executive employees included in the EHPP. This amount is recorded as other liabilities. See Note 11.

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Note 17. Risk Management

PHA is subject to risk of loss from fire, property damage, personal injury, auto, employment practices, etc. PHA covers these risks through the purchase of commercial insurance. PHA has initiated a loss control program utilizing insurer and broker resources to improve safety at PHA. Loss control training sessions were held in fiscal year 2022. These trainings were done by Loss Control representatives from Conner Strong & Buckelew (PHA's Broker) and HARRG Insurance Co. (PHA's liability carrier). Risk Management and Human Resources work together to support these efforts. During the fiscal year 2022, the number of formal training was limited due to COVID.

The PHA Board passed a Risk Management Framework in Resolution 11721 at the July 17, 2014, Board meeting. Pursuant to that Risk Management Framework, a Risk Management Committee at PHA meets quarterly to identify and evaluate risks facing PHA. There were two meetings of the Committee in fiscal year 2022. The Risk Management Committee provides updates to the PHA Audit Committee in conjunction with the Office of Audit and Compliance (OAC). The Risk Management Committee provides an annual report to the Board. The Risk Management Committee also provides input to OAC (when requested) in the formulation of its risk survey to PHA departments as part of its risk identification function.

Note 18. Component Units

Blended Component Units

Philadelphia Housing Authority Development Corporation (PHADC) - a Pennsylvania nonprofit corporation formed by PHA to support PHA in providing safe and affordable housing for persons of low income through the acquisition, purchase, renovation, restoration, repair, rehabilitation, construction and management of real property, and other economic development activities in Philadelphia.

Philadelphia Asset and Property Management Corporation (PAPMC) - a Pennsylvania nonprofit corporation formed by PHA to provide operational and financial services to several housing developments in Philadelphia.

Philadelphia Housing Authority Homeownership Corporation (PHAHC) - a Pennsylvania nonprofit corporation formed by PHA to hold certain escrow payments, counseling, and home association fees for homebuyers of designated PHA low-income housing properties.

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

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

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

Cambridge Plaza L.P. - a Pennsylvania limited partnership which operates a 44-unit apartment complex known as Cambridge Plaza Apartments. Cambridge has a ninety-nine-year ground lease with PHA at a nominal rent. The project was funded by \$4.5 million of investor capital and \$2.6 million in PHA mortgage debt. On August 31, 2018, PHA acquired the Tax Credit Investor's, John Hancock Realty Advisors, Inc., limited partnership interest in Cambridge Plaza L.P. of 99.99 percent for \$1, assuming responsibility for the annual Tax Credit Investor's transaction costs of \$5,000 and any other costs of transferring the Partnership interest to become the sole member of the new entity CPLPI 1100 Poplar LLC.

PHILADELPHIA HOUSING AUTHORITY
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Note 18. Component Units (Continued)

Blended Component Units (Continued)

Suffolk Manor Apartments, L.P. - a Pennsylvania limited partnership which operates 137 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$13.5 million of investor capital and \$10.5 million in PHA mortgage loans. On August 31, 2018, PHA acquired the Tax Credit Investor's, John Hancock Realty Advisors, Inc., limited partnership interest in Suffolk Manor Apartments, L.P. of 99.99 percent for \$1, assuming responsibility for the annual Tax Credit Investor's transaction costs of \$5,000 and any other costs of transferring the Partnership interest to become the sole member of the new entity SMLP 1416 Clearview LLC.

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

RA Phase 3 LLC - a Pennsylvania limited liability corporation formed by PHA to become the Limited Partner of Richard Allen Phase III L.P. PHA is the sole member of RA Phase 3 LLC. On October 4, 2019, RA Phase 3 LLC acquired the Investor Limited Partner, Centerline Guaranteed Corporate Partners II, L.P. – Series A, and the Special Limited Partner, RCC Guaranteed SLP II, L.P. – Series A limited partnership interest in Richard Allen Phase III L.P. of 99.99 percent for an agreed upon sales price of \$1,107,491 assuming responsibility for the annual Tax Credit Investor's transaction costs of \$5,000 and any other costs of transferring the Partnership interest to RA Phase 3 LLC. RA Phase 3 LLC also paid related settlement costs of \$11,582 for total acquisition costs of \$1,119,073. The financing for the transaction was funded through a promissory note with PHA. The note accrues interest of five percent per annum and matures October 3, 2059.

Richard Allen Phase III L.P. - a Pennsylvania limited partnership which operates a 178-unit apartment complex and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$11.1 million of investor capital and a \$26.4 million mortgage loan from PHA.

CPLP 2 LLC - a Pennsylvania limited liability corporation formed by PHA to become the Investor Limited Partner of Cambridge Plaza II L.P. PHA is the sole member of CPLP2 LLC. On July 15, 2020, CPLP 2 LLC acquired the Investor Limited Partner's, TCIG Guaranteed Tax Credit Fund IV, LLC, limited partnership interest in Cambridge Plaza II, L.P. of 99.99 percent for contract sales price of \$100 assuming responsibility for the annual Tax Credit Investor's transaction costs of \$10,000 and any other costs of transferring the Partnership interest to CPLP 2 LLC. CPLP 2 LLC also paid related settlement costs of \$23,275 for total acquisition costs of \$23,375.

Cambridge Plaza II, L.P. - a Pennsylvania limited partnership which operates 40 residential rental units known as Cambridge Plaza Apartments Phase II and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$6 million of investor capital and \$3.6 million in PHA mortgage debt.

Mt. Olivet SLP LLC - a Pennsylvania limited Liability Corporation formed by PHA to become the Investor Limited Partner and Special Limited Partner of Mt. Olivet L.P. PHA is the sole member of Mt. Olivet SLP LLC. On February 8, 2021, Mt. Olivet SLP LLC acquired the Investor Limited Partner's, HCI Mt. Olivet, LLC, limited partnership interest in Mt. Olivet, L.P. of 99.99 percent for contract sales price of \$823,793 and the Special Limited Partner's, BFIM Special Limited Partner, Inc., limited partnership interest of 0.00 percent for contract sales price of \$10,000 and any other costs of transferring the Partnership interest to Mt. Olivet SLP LLC. Mt. Olivet SLP LLC also paid related settlement costs of \$9,170 for total acquisition costs of \$842,963.

Mt. Olivet, L.P. - a Pennsylvania limited partnership which operates 161 residential rental units known as Mt. Olivet Apartments and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$7 million of investor capital and \$9.7 million in PHA mortgage debt.

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Note 18. Component Units (Continued)

Blended Component Units (Continued)

Tasker SLP LLC - a Pennsylvania limited Liability Corporation formed by PHA to become the Investor Limited Partner and Special Limited Partner of Tasker I, L.P. PHA is the sole member of Tasker SLP LLC. On February 8, 2021, Tasker SLP LLC acquired the Investor Limited Partner's, MMA Tasker Homes I, LLC, limited partnership interest in Tasker I, L.P. of 99.99 percent for contract sales price of \$1,850,950 and the Special Limited Partner's, SLP, Inc., limited partnership interest of 0.00 percent for contract sales price of \$10,000 and any other costs of transferring the Partnership interest to Tasker SLP LLC. Tasker SLP LLC also paid related settlement costs of \$19,616 for total acquisition costs of \$1,880,566.

Tasker I, L.P. - a Pennsylvania limited partnership which operates 245 residential rental units known as Tasker Homes Phase I and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$15.5 million of investor capital and \$33 million in PHA mortgage debt.

LBHLP III LLC - a Pennsylvania limited Liability Corporation formed by PHA to become the Investor Limited Partner and Special Limited Partner of Lucien E. Blackwell Phase III, L.P. PHA is the sole member of LBHLP III LLC. On February 1, 2022, LBHLP III LLC acquired the Investor Limited Partner's, PNC Multifamily Capital Institutional Fund XXXI Limited Partnership, limited partnership interest in Lucien E. Blackwell Homes Phase III, L.P. of 99.99 percent for contract sales price of \$8,895 and the Special Limited Partner's, Columbia Housing SLP Corporation, limited partnership interest of 0.00 percent and any other costs of transferring the Partnership interest to LBHLP III LLC. LBHLP III LLC also paid related settlement costs of \$12,339 for total acquisition costs of \$21,234. See Note 21.

Lucien E. Blackwell Homes Phase III, L.P. - a Pennsylvania limited partnership which operates 50 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$11.5 million of investor capital and \$2.9 million in PHA mortgage debt. Prior to LBHLP III LLC, an entity solely owned by PHA, becoming the Limited Partner of Lucien E. Blackwell Phase III, L.P., Lucien E. Blackwell Phase III, L.P. was reported as a discretely presented component unit. With the acquisition of the 99.99 percent investor limited partnership interest by LBHLP III LLC, Lucien E. Blackwell Phase III, L.P. is now a blended component unit of PHA. The beginning net position of \$3,557,090 was transferred from the discrete component unit into the blended component unit. See Note 21.

MCLP Phase I LLC - a Pennsylvania limited Liability Corporation formed by PHA to become the Investor Limited Partner and Special Limited Partner of Mill Creek Phase I, L.P. PHA is the sole member of MCLP Phase I LLC. On February 1, 2022, MCLP Phase I LLC acquired the Investor Limited Partner's, PNC Multifamily Capital Institutional Fund XXVI Limited Partnership, limited partnership interest in Mill Creek Phase I, L.P. of 99.99 percent for contract sales price of \$11,809 and the Special Limited Partner's, Columbia Housing SLP Corporation, limited partnership interest of 0.00 percent and any other costs of transferring the Partnership interest to MCLP Phase I LLC. MCLP Phase I LLC also paid related settlement costs of \$18,885 for total acquisition costs of \$30,694. See Note 21.

Mill Creek Phase I, L.P. - a Pennsylvania limited partnership which operates 80 residential rental units included in a development known as Lucien Blackwell Homes and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.8 million of investor capital and \$6.1 million in PHA mortgage debt. The project has qualified for federal low-income housing credits. Prior to MCLP Phase I LLC, an entity solely owned by PHA, becoming the Limited Partner of Mill Creek Phase I, L.P., Mill Creek Phase I, L.P. was reported as a discretely presented component unit. With the acquisition of the 99.99 percent investor limited partnership interest by MCLP Phase I LLC, Mill Creek Phase I, L.P. is now a blended component unit of PHA. The beginning net position of \$235,656 was transferred from the discrete component unit into the blended component unit. See Note 21.

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Note 18. Component Units (Continued)

Blended Component Units (Continued)

PHA also formed other Blended Component Units namely, Elderly and Disabled Services, LLC, Philadelphia Urban Revitalization Enterprise, LLC, Reynolds School, LLC, and Walton School, LLC. As of March 31, 2022, these component units have no significant activities.

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

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Note 18. Component Units (Continued)

Blended Component Units (Continued)

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

	PHADC	PAPMC	PHAHC	Gordon Street, LLC	Oakdale Street, LLC	Suffolk Manor Apartments, L.P.	Cambridge Plaza, L.P.	Cambridge Plaza II, L.P.
	3/31/2022	12/31/2021	3/31/2022	12/31/2021	12/31/2021	12/31/2021	12/31/2021	12/31/2021
ASSETS								
Cash and cash equivalents	\$ 47,702,239	\$ 2,190,867	\$ -	\$ 60,028	\$ 20,128	\$ 615,096	\$ 77,386	\$ 57,567
Restricted cash and cash equivalents	3,214,017	-	-	196,919	100,649	571,153	432,246	767,455
Receivables	9,921,588	693,310	7,550	28,040	25,744	141,205	47,311	17,751
Other current assets	105,944	56,056	-	-	4,761	-	-	-
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	56,663,440	18	-	6,411,768	3,641,504	13,096,422	3,409,845	4,488,031
Noncurrent assets	-	-	-	-	-	-	-	-
Total Assets	117,607,228	2,940,251	7,550	6,696,755	3,792,786	14,423,876	4,056,788	5,330,804
Deferred outflows of resources								
	-	-	-	-	-	-	-	-
LIABILITIES								
Current liabilities	33,696,077	647,403	7,550	8,234,475	4,690,975	20,373,940	5,421,816	6,935,384
Noncurrent liabilities	-	62,047	-	-	-	-	-	-
Long-term debt	-	-	-	-	-	-	-	-
Total Liabilities	33,696,077	709,450	7,550	8,234,475	4,690,975	20,373,940	5,421,816	6,935,384
Deferred inflows of resources								
	-	-	-	-	-	-	-	-
NET POSITION								
Net investment in capital assets	56,663,440	18	-	6,411,768	3,641,504	13,096,422	3,409,845	4,488,031
Restricted grants and donations	-	-	-	-	-	-	-	-
Restricted reserves	3,208,017	-	-	194,543	99,461	557,689	428,715	763,099
Unrestricted (deficit)	24,039,694	2,230,783	-	(8,144,031)	(4,639,154)	(19,604,175)	(5,293,588)	(6,855,710)
Total Net Position	\$ 83,911,151	\$ 2,230,801	\$ -	\$ (1,537,720)	\$ (898,189)	\$ (5,950,064)	\$ (1,365,028)	\$ (1,604,580)

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2022

Note 18. Component Units (Continued)

Blended Component Units (Continued)

	Richard Allen Phase III, L.P.	RA Phase 3 LLC	PHA Plymouth Hall, LLC	Mt. Olivet L.P.	Mt. Olivet SLP, LLC	Tasker I, L.P.	Tasker SLP, LLC	CPLP 2 LLC
	12/31/2021	3/31/2022	12/31/2021	12/31/2021	3/31/2022	12/31/2021	3/31/2022	3/31/2022
ASSETS								
Cash and cash equivalents	\$ 169,680	\$ -	\$ 162,849	\$ 180,432	\$ -	\$ 226,568	\$ -	\$ -
Restricted cash and cash equivalents	2,264,322	-	1,861,391	1,852,538	-	2,889,650	-	-
Receivables	102,779	-	23,356	185,091	-	320,127	-	-
Other current assets	-	-	11,658	-	-	-	-	-
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	16,836,829	-	60,501	8,802,929	-	23,626,282	-	-
Noncurrent assets	-	-	-	-	-	-	-	-
Total Assets	19,373,610	-	2,119,755	11,020,990	-	27,062,627	-	-
Deferred outflows of resources								
	-	-	-	-	-	-	-	-
LIABILITIES								
Current liabilities	23,041,309	1,119,073	2,051,612	15,997,772	842,963	33,416,028	1,880,566	23,375
Noncurrent liabilities	-	-	-	-	-	-	-	-
Long-term debt	-	-	-	-	-	-	-	-
Total Liabilities	23,041,309	1,119,073	2,051,612	15,997,772	842,963	33,416,028	1,880,566	23,375
Deferred inflows of resources								
	-	-	-	-	-	-	-	-
NET POSITION								
Net investment in capital assets	16,836,829	-	60,501	8,802,929	-	23,626,282	-	-
Restricted grants and donations	-	-	-	-	-	-	-	-
Restricted reserves	2,244,641	-	1,855,823	1,836,896	-	2,862,822	-	-
Unrestricted (deficit)	(22,749,169)	(1,119,073)	(1,848,181)	(15,616,607)	(842,963)	(32,842,505)	(1,880,566)	(23,375)
Total Net Position	\$ (3,667,699)	\$ (1,119,073)	\$ 68,143	\$ (4,976,782)	\$ (842,963)	\$ (6,353,401)	\$ (1,880,566)	\$ (23,375)

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
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Note 18. Component Units (Continued)

Blended Component Units (Continued)

	Lucien E Blackwell Homes Phase III, L.P.	LBHLP III LLC	Mill Creek Phase I, L.P.	MCLP Phase I LLC	Philly Seeds, Inc.	BCU	PHA	Eliminations	Primary Government Total
	12/31/2021	3/31/2022	12/31/2021	3/31/2022	12/31/2021	Total	3/31/2022		
ASSETS									
Cash and cash equivalents	\$ 225,094	\$ -	\$ 333,208	\$ -	\$ 128,647	\$ 52,149,789	\$ 155,682,207	\$ -	\$ 207,831,996
Restricted cash and cash equivalents	750,993	-	1,433,377	-	739,773	17,074,483	15,250,233	-	32,324,716
Receivables	132,559	-	168,301	-	-	11,814,712	403,248,744	(176,576,072)	238,487,384
Other current assets	-	-	-	-	-	178,419	2,419,567	-	2,597,986
Mortgage receivable	-	-	-	-	-	-	421,835,328	-	421,835,328
Restricted investments	-	-	-	-	950,593	950,593	-	-	950,593
Capital assets, net of depreciation	8,195,636	-	9,157,153	-	-	154,480,358	501,399,886	-	655,880,244
Noncurrent assets	-	-	-	-	-	-	9,901,856	-	9,901,856
Total Assets	9,304,282	-	11,092,039	-	1,819,013	236,648,354	1,509,737,821	(176,576,072)	1,569,810,103
Deferred outflows of resources	-	-	-	-	-	-	4,564,514	-	4,564,514
LIABILITIES									
Current liabilities	6,175,091	21,234	11,158,966	30,694	20,472	175,786,775	45,615,757	(176,576,072)	44,826,460
Noncurrent liabilities	-	-	-	-	-	62,047	49,406,203	-	49,468,250
Long-term debt	-	-	-	-	-	-	32,297,537	-	32,297,537
Total Liabilities	6,175,091	21,234	11,158,966	30,694	20,472	175,848,822	127,319,497	(176,576,072)	126,592,247
Deferred inflows of resources	-	-	-	-	-	-	22,226,277	-	22,226,277
NET POSITION									
Net investment in capital assets	8,195,636	-	9,157,153	-	-	154,480,358	464,232,511	-	618,712,869
Restricted grants and donations	-	-	-	-	1,739,387	1,739,387	1,685,863	-	3,425,250
Restricted reserves	746,439	-	1,425,655	-	-	16,223,800	3,240,853	-	19,464,653
Unrestricted (deficit)	(5,812,884)	(21,234)	(10,649,735)	(30,694)	59,154	(111,644,013)	895,597,334	-	783,953,321
Total Net Position	\$ 3,129,191	\$ (21,234)	\$ (66,927)	\$ (30,694)	\$ 1,798,541	\$ 60,799,532	\$ 1,364,756,561	\$ -	\$ 1,425,556,093

PHILADELPHIA HOUSING AUTHORITY
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Note 18. Component Units (Continued)

Blended Component Units (Continued)

	PHADC 3/31/2022	PAPMC 12/31/2021	PHAHC 3/31/2022	Gordon Street, LLC 12/31/2021	Oakdale Street, LLC 12/31/2021	Suffolk Manor Apartments, L.P. 12/31/2021	Cambridge Plaza, L.P. 12/31/2021	Cambridge Plaza II, L.P. 12/31/2021
OPERATING REVENUES								
Total tenant revenue	\$ -	\$ -	\$ -	\$ 71,515	\$ 41,411	\$ 576,207	\$ 207,219	\$ 155,599
Operating subsidies	-	-	-	214,745	75,121	-	160,844	-
Other income	6,779,954	1,887,833	-	-	-	831,497	-	277,501
Total operating revenue	6,779,954	1,887,833	-	286,260	116,532	1,407,704	368,063	433,100
OPERATING EXPENSES								
Administrative	28,173	1,244,016	10,950	41,508	26,252	232,800	67,278	87,167
Tenant services	-	-	-	-	-	-	-	-
Utilities	432,333	-	-	17,548	11,775	250,254	47,324	66,578
Maintenance	255,714	-	-	77,020	64,737	858,283	170,979	206,893
Protective services	36,082	-	-	-	-	-	-	-
General	134,118	567,287	-	37,748	17,276	99,511	60,076	46,647
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	2,108,890	616	-	261,887	152,158	597,546	161,036	201,570
Total operating expenses	2,995,310	1,811,919	10,950	435,711	272,198	2,038,394	506,693	608,855
Operating income (loss)	3,784,644	75,914	(10,950)	(149,451)	(155,666)	(630,690)	(138,630)	(175,755)
Net nonoperating revenue (expense)	14,826	-	-	(81,777)	(29,582)	(499,264)	(141,613)	(188,309)
Income (loss) before capital contributions	3,799,470	75,914	(10,950)	(231,228)	(185,248)	(1,129,954)	(280,243)	(364,064)
Capital contributions (distributions)	(9,150,057)	-	10,950	-	-	-	-	-
Change in net position	(5,350,587)	75,914	-	(231,228)	(185,248)	(1,129,954)	(280,243)	(364,064)
Net position, beginning As previously reported Restatement As restated	89,261,738 - 89,261,738	2,154,887 - 2,154,887	- - -	(1,306,492) - (1,306,492)	(712,941) - (712,941)	(4,820,110) - (4,820,110)	(1,084,785) - (1,084,785)	(1,240,516) - (1,240,516)
Net position, ending	\$ 83,911,151	\$ 2,230,801	\$ -	\$ (1,537,720)	\$ (898,189)	\$ (5,950,064)	\$ (1,365,028)	\$ (1,604,580)

PHILADELPHIA HOUSING AUTHORITY
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Note 18. Component Units (Continued)

Blended Component Units (Continued)

	Richard Allen Phase III, L.P. 12/31/2021	RA Phase 3 LLC 3/31/2022	PHA Plymouth Hall, LLC 12/31/2021	Mt. Olivet, L.P. 12/31/2021	Mt. Olivet SLP, LLC 3/31/2022	Tasker I, L.P. 12/31/2021	Tasker SLP, LLC 3/31/2022	CPLP 2 LLC 3/31/2022
OPERATING REVENUES								
Total tenant revenue	\$ 853,255	\$ -	\$ 159,844	\$ 699,053	\$ -	\$ 1,080,070	\$ -	\$ -
Operating subsidies	-	-	364,768	-	-	-	-	-
Other income	652,989	-	3,841	1,256,180	-	1,562,614	-	-
Total operating revenue	1,506,244	-	528,453	1,955,233	-	2,642,684	-	-
OPERATING EXPENSES								
Administrative	312,750	-	80,430	176,764	-	376,091	-	-
Tenant services	-	-	-	-	-	-	-	-
Utilities	228,730	-	69,877	330,151	-	359,804	-	-
Maintenance	745,992	-	208,173	997,855	-	1,425,738	-	-
Protective services	-	-	99,629	251,573	-	113,891	-	-
General	129,507	-	31,434	119,630	-	214,927	-	-
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	796,529	-	1,639	404,757	-	1,053,434	-	-
Total operating expenses	2,213,508	-	491,182	2,280,730	-	3,543,885	-	-
Operating income (loss)	(707,264)	-	37,271	(325,497)	-	(901,201)	-	-
Net nonoperating revenue (expense)	(21,508)	-	(52,942)	(335,340)	-	(31,458)	-	-
Income (loss) before capital contributions	(728,772)	-	(15,671)	(660,837)	-	(932,659)	-	-
Capital contributions (distributions)	-	-	-	-	-	-	-	-
Change in net position	(728,772)	-	(15,671)	(660,837)	-	(932,659)	-	-
Net position, beginning	(2,938,927)	(1,119,073)	83,814	(4,315,945)	(842,963)	(5,420,742)	(1,880,566)	(23,375)
As previously reported	-	-	-	-	-	-	-	-
Restatement	(2,938,927)	(1,119,073)	83,814	(4,315,945)	(842,963)	(5,420,742)	(1,880,566)	(23,375)
As restated	(3,667,699)	(1,119,073)	83,814	(4,976,782)	(842,963)	(6,353,401)	(1,880,566)	(23,375)
Net position, ending	\$ (3,667,699)	\$ (1,119,073)	\$ 68,143	\$ (4,976,782)	\$ (842,963)	\$ (6,353,401)	\$ (1,880,566)	\$ (23,375)

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
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Note 18. Component Units (Continued)

Blended Component Units (Continued)

	Lucien E Blackwell Homes Phase III, L.P. 12/31/2021	LBHLP III LLC 3/31/2022	Mill Creek Phase I, L.P. 12/31/2021	MCCLP Phase I LLC 3/31/2022	Philly Seeds, Inc. 12/31/2021	BCU Total	PHA 3/31/2022	Eliminations	Primary Government Total
OPERATING REVENUES									
Total tenant revenue	\$ 225,893	\$ -	\$ 329,959	\$ -	\$ -	\$ 4,400,025	\$ 28,736,616	\$ -	\$ 33,136,641
Operating subsidies	-	-	-	-	60,000	714,634	444,474,130	(654,634)	444,534,130
Other income	546,720	-	891,624	-	1,122,116	15,973,713	5,484,450	(8,811,869)	12,646,294
Total operating revenue	772,613	-	1,221,583	-	1,182,116	21,088,372	478,695,196	(9,466,503)	490,317,065
OPERATING EXPENSES									
Administrative	106,525	-	166,218	-	85,416	3,042,338	60,775,397	(2,527,496)	61,290,239
Tenant services	-	-	-	-	647,068	647,068	4,139,877	(175,000)	4,611,945
Utilities	44,323	-	83,204	-	-	1,941,901	23,133,393	-	25,075,294
Maintenance	305,386	-	433,783	-	-	5,750,553	69,236,689	-	74,987,242
Protective services	-	-	-	-	-	501,175	8,564,471	-	9,065,646
General	87,699	-	159,199	-	-	1,705,059	31,807,639	(6,109,373)	27,403,325
Housing assistance programs	-	-	-	-	-	-	161,194,137	(654,634)	160,539,503
Depreciation and amortization	364,609	-	398,142	-	-	6,502,813	27,760,690	-	34,263,503
Total operating expenses	908,542	-	1,240,546	-	732,484	20,090,907	386,612,293	(9,466,503)	397,236,697
Operating income (loss)	(135,929)	-	(18,963)	-	449,632	997,465	92,082,903	-	93,080,368
Net nonoperating revenue (expense)	(291,970)	(21,234)	(283,620)	(30,694)	53,306	(1,941,179)	10,102,779	-	8,161,600
Income (loss) before capital contributions	(427,899)	(21,234)	(302,583)	(30,694)	502,938	(943,714)	102,185,682	-	101,241,968
Capital contributions (distributions)	-	-	-	-	-	(9,139,107)	20,752,223	-	11,613,116
Change in net position	(427,899)	(21,234)	(302,583)	(30,694)	502,938	(10,082,821)	122,937,905	-	112,855,084
Net position, beginning As previously reported	-	-	-	-	1,295,603	67,089,607	1,241,818,655	-	1,308,908,262
Restatement	3,557,090	-	235,656	-	-	3,792,746	-	-	3,792,746
As restated	3,557,090	-	235,656	-	1,295,603	70,882,353	1,241,818,655	-	1,312,701,008
Net position, ending	\$ 3,129,191	\$ (21,234)	\$ (66,927)	\$ (30,694)	\$ 1,798,541	\$ 60,799,532	\$ 1,364,756,560	\$ -	\$ 1,425,556,092

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Note 18. Component Units (Continued)

Blended Component Units (Continued)

	PHADC	PAPMC	PHAHC	Gordon Street, LLC	Oakdale Street, LLC	Suffolk Manor Apartments, L.P.	Cambridge Plaza, L.P.	Cambridge Plaza II, L.P.
	3/31/2022	12/31/2021	3/31/2022	12/31/2021	12/31/2021	12/31/2021	12/31/2021	12/31/2021
Net cash provided by (used in)								
Operating activities	\$ 2,605,345	\$ 159,643	\$ -	\$ 182,067	\$ 11,277	\$ (22,802)	\$ 21,823	\$ 19,520
Financing activities	(8,220,811)	-	-	(114,020)	(41,550)	-	-	-
Investing activities	12,562	-	-	96	106	-	-	-
Net increases (decreases) in cash	(5,602,904)	159,643	-	68,143	(30,167)	(22,802)	21,823	19,520
Cash, beginning								
As previously reported	56,519,160	2,031,224	-	188,804	150,944	1,209,051	487,809	805,502
Restatement	-	-	-	-	-	-	-	-
As restated	56,519,160	2,031,224	-	188,804	150,944	1,209,051	487,809	805,502
Cash, ending	\$ 50,916,256	\$ 2,190,867	\$ -	\$ 256,947	\$ 120,777	\$ 1,186,249	\$ 509,632	\$ 825,022

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
March 31, 2022

Note 18. Component Units (Continued)

Blended Component Units (Continued)

	Richard Allen Phase III, L.P.	RA Phase 3 LLC	PHA Plymouth Hall, LLC	Mt. Olivet, L.P.	Mt. Olivet SLP, LLC	Tasker I, L.P.	Tasker SLP, LLC	CPLP 2 LLC
	12/31/2021	3/31/2022	12/31/2021	12/31/2021	3/31/2022	12/31/2021	3/31/2022	3/31/2022
Net cash provided by (used in)								
Operating activities	\$ 106,996	\$ -	\$ 22,367	\$ 69,159	\$ -	\$ 171,678	\$ -	\$ -
Financing activities	-	-	-	-	-	-	-	-
Investing activities	-	-	724	(73,075)	-	-	-	-
Net increases (decreases) in cash	106,996	-	23,091	(3,916)	-	171,678	-	-
Cash, beginning								
As previously reported	2,327,006	-	2,001,149	2,036,886	-	2,944,540	-	-
Restatement	-	-	-	-	-	-	-	-
As restated	2,327,006	-	2,001,149	2,036,886	-	2,944,540	-	-
Cash, ending	\$ 2,434,002	\$ -	\$ 2,024,240	\$ 2,032,970	\$ -	\$ 3,116,218	\$ -	\$ -

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

Blended Component Units (Continued)

	Lucien E Blackwell Homes Phase III, L.P.	LBHLP III LLC	Mill Creek Phase I, L.P.	MCLP Phase I LLC	Philly Seeds, Inc.	BCU	PHA	Eliminations	Primary Government Total
	12/31/2021	3/31/2022	12/31/2021	3/31/2022	12/31/2021	Total	3/31/2022		
Net cash provided by (used in)									
Operating activities	\$ 23,023	\$ -	\$ 73,913	\$ -	\$ 457,330	\$ 3,901,339	\$ 58,088,060	\$ -	\$ 61,989,399
Financing activities	-	-	-	-	-	(8,376,381)	(26,767,285)	-	(35,143,666)
Investing activities	-	-	-	-	(13,220)	(72,807)	(30,289,597)	-	(30,362,404)
Net increases (decreases) in cash	23,023	-	73,913	-	444,110	(4,547,849)	1,031,178	-	(3,516,671)
Cash, beginning	-	-	-	-	-	-	-	-	-
As previously reported	953,064	-	1,692,672	-	424,310	71,126,385	169,901,262	-	241,027,647
Restatement	-	-	-	-	-	2,645,736	-	-	2,645,736
As restated	953,064	-	1,692,672	-	424,310	73,772,121	169,901,262	-	243,673,383
Cash, ending	\$ 976,087	\$ -	\$ 1,766,585	\$ -	\$ 868,420	\$ 69,224,272	\$ 170,932,440	\$ -	\$ 240,156,712

PHILADELPHIA HOUSING AUTHORITY
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Note 18. Component Units (Continued)

	Discrete Component Units:	Number of Housing Units
	<u>Limited Partnerships</u>	
1	Blumberg Apartments Phase I LP	57
2	Blumberg Senior Apartments LP	94
3	Blumberg Apartments Phase III LP	83
4	Cambridge III, L.P.	40
5	Germantown House, L.P.	133
6	Harrison Senior Tower LP	116
7	Lucien E. Blackwell Homes Phase II, L.P.	80
8	Ludlow Scattered Sites Phase III, L.P.	75
9	Mantua Phase I, L.P.	50
10	Mantua Phase II, L.P.	51
11	Marshall Shepard Village, L.P.	80
12	Nellie Reynolds Gardens, L.P.	64
13	Norris Apartments, L.P.	51
14	North Central CNI Phase II, L.P.	89
15	North Central CNI Phase III, L.P.	50
16	Paschall Phase I, L.P.	50
17	Paschall Phase II, L.P.	50
18	Queen Lane Apartments, L.P.	55
19	Strawberry Mansion LP	55
20	Tasker II, L.P.	184
21	Uni-Penn Housing Partnership IV	42
22	Warnock Phase I, L.P.	50
23	Warnock Phase II, L.P.	45
	<u>Alternate Managed Entities</u>	
1	1301 North 8th Limited Partnership	40
2	1920 East Orleans Limited Partnership	42
3	1952 Allegheny Associates Limited Partnership	18
4	Casa Indiana LLC	50
5	Francis House on Fairmount, L.P.	60
6	Liberty52 LP	24
7	Neuman North, L.P.	67
8	NewCourtland Apartments at Allegheny, L.P.	60
9	NewCourtland Apartments at Henry Avenue 1B LP	36
10	NewCourtland Apartments at Henry Avenue LP	49
11	Nicole Hines Limited Partnership	35
12	Raymond Rosen Associates, L.P.	152
13	Ridge Avenue Housing, L.P.	135
14	Spring Garden Development Associates, LP	58
15	Spring Garden Housing Limited Partnership	97
16	St. Anthony's Senior Residences Associates, L.P.	38
17	St. Francis Villa Senior Housing L.P.	40
18	St. Ignatius Senior Housing I, L.P.	67
19	St. Ignatius Senior Housing II, L.P.	54
20	St. Rita's Place	46
21	Uni-Penn Housing Partnership I	49
22	Uni-Penn Housing Partnership II	45

PHILADELPHIA HOUSING AUTHORITY
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Note 18. Component Units (Continued)

Discrete Component Units (Continued)

In most instances, the component units have entered into agreements with PHA to provide various services for housing projects. In addition, management and/or development fees are paid to PHADC for services rendered over the life of the project. The individual entities have issued bonds or other debt to fund projects, including amounts owed to PRA and PHA as mortgagees.

LIMITED PARTNERSHIPS (LPs)

LPs are component units where PHA serves as General Partner and owns 1/10 of 1 percent of the Partnership. PHA's equity interest in the component units was \$7,770,728 as reported on the Statement of Net Position. PHA provides operation and financial services to the LPs via Operating Subsidy (Operating) and Regulatory and Operating (R&O) Agreements and directly managed by PAPMC.

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

- **Blumberg Apartments Phase I LP** – a Pennsylvania limited partnership formed to develop 57 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.9 million of investor capital (\$11.4 million paid as of December 31, 2021), \$5.5 million in PHA mortgage debt, \$2.6 million in Wells Fargo mortgage debt, and \$1.5 million in HOME funds. The project has qualified for federal low-income housing credits.
- **Blumberg Senior Apartments LP** - a Pennsylvania limited partnership formed to develop 94 residential rental units. It has a ninety-nine-year ground lease with PHA, the land was sold to the partnership for a cost of \$494,000 (tax basis) of which the carrying value of \$268,630 is a prepaid ground lease to be amortized over the life of the lease. The project was financed by \$9.6 million of investor capital (\$7.7 million paid as of December 31, 2021), \$13.2 million in Wells Fargo mortgage debt (\$13.1 million was repaid during December 31, 2020, the outstanding balance is \$0) and \$18.1 million in PHA mortgage debt (\$15.8 million outstanding as of December 31, 2021). The project has qualified for federal low-income housing credits.
- **Blumberg Apartments Phase III LP** – a Pennsylvania limited partnership formed to develop 83 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$18.0 million in PHA mortgage debt, \$10.2 million of investor capital (\$8.2 million paid as of December 31, 2021), and \$5.4 million in Citizens Bank mortgage debt. This project has qualified for federal low-income housing credits.
- **Cambridge III, L.P.** - a Pennsylvania limited partnership which operates a 40-unit rental housing project and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$6.3 million of investor capital and \$3 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Germantown House, L.P.** - a Pennsylvania limited partnership which operates a 133-unit apartment project and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$11.9 million of investor capital and \$8.2 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Harrison Senior Tower LP** - a Pennsylvania limited partnership which operates a 116-unit rental housing project and purchased the units from PHA for a mortgage note of \$3,026,700. The project rehabilitation will be financed by \$20.7 million of investor capital and \$26.5 million in PHA mortgage debt.
- **Lucien E. Blackwell Homes Phase II, L.P.** - a Pennsylvania limited partnership which operates an 80-unit rental housing project and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$14.1 million of investor capital and \$4.2 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
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Note 18. Component Units (Continued)

Discrete Component Units (Continued)

- **Ludlow Scattered Sites Phase III, L.P.** - a Pennsylvania limited partnership which operates 75 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.8 million of investor capital and \$11.5 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Mantua Phase I, L.P.** - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$9.5 million of investor capital and \$8.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Mantua Phase II, L.P.** - a Pennsylvania limited partnership which operates 51 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$5.4 million of investor capital and \$9.7 million in PHA mortgage debt and \$2.0 million in PHFA TCAP funds. The project has qualified for federal low-income housing credits.
- **Marshall Shepard Village, L.P.** - a Pennsylvania limited partnership which operates 80 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$8.9 million of investor capital and \$14.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Nellie Reynolds Gardens, L.P.** - a Pennsylvania limited partnership which operates 64 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was originally financed by \$11.2 million of investor capital and \$7.5 million in PHA mortgage debt. As required by the amended Partnership Agreement, in January 2009 PHA refinanced \$5.1 million of the mortgage principal and \$.4 million of accrued interest by means of capital contributions. The partnership maintains \$2.8 million in PHA debt. The project has qualified for federal low-income housing credits.
- **Norris Apartments, L.P.** - a Pennsylvania limited partnership which operates 51 residential housing units. The project is being financed by \$9.1 million of investor capital and \$12.4 million in PHA debt. The project has qualified for federal low-income housing credits.
- **North Central CNI Phase II LP** - a Pennsylvania limited partnership formed to develop 89 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.3 million of investor capital (\$10.3 million paid as of December 31, 2021), \$9 million in PRA loan, \$9.4 million in PHA mortgage debt, and \$5 million from Wells Fargo mortgage funds. The project has qualified for federal low-income housing credits.
- **North Central CNI Phase III LP** - a Pennsylvania limited partnership formed to develop 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$11.7 million of investor capital (\$10.6 million paid as of December 31, 2021), \$7.9 million in PHA mortgage debt, \$7.0 million in PRA loan, \$1.7 million from Wells Fargo mortgage, and \$.1 million from deferred developer fees. This project has qualified for federal low-income housing credits.
- **Paschall Phase I, L.P.** - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$10.4 million of investor capital and \$10.7 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Paschall Phase II, L.P.** - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$6 million of investor capital and \$15.3 million in PHA debt (\$14.7 million outstanding as of December 31, 2021). The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2022

Note 18. Component Units (Continued)

Discrete Component Units (Continued)

- **Queen Lane Apartments, L.P.** – a Pennsylvania limited partnership which operates 55 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$7.4 million of investor capital and \$12.5 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Strawberry Mansion, LP** - a Pennsylvania limited partnership which operates 55 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$11.7 million of investor capital (\$11.3 million paid as of December 31, 2021), \$3 million JPMorgan Chase loan and \$8.6 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Tasker II, L.P.** - a Pennsylvania limited partnership which operates 184 residential rental units known as Tasker Homes Phase II and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.5 million of investor capital and \$21 million in PHA mortgage debt. The project has qualified for federal low-income housing tax credits.
- **Uni-Penn Housing Partnership IV** - a Pennsylvania limited partnership which operates 42 residential rental units known as Martin Luther King Plaza and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$5.4 million of investor capital and \$3.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Warnock Phase I, L.P.** - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project began operations in October 2010 and is financed by \$10.6 million of investor capital and \$7.8 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Warnock Phase II, L.P.** - a Pennsylvania limited partnership which operates 45 senior residential rental units within a three-story building. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project began operations in March 2010 and is financed by \$8.4 million of investor capital and \$7.3 million in PHA mortgage debt. The project has qualified for federal low-income housing.

ALTERNATIVE MANAGED ENTITIES (AMEs)

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

- **1301 North 8th Limited Partnership also known as Peg's Place** - a Pennsylvania limited partnership formed to develop 40 residential units, all of which are public housing units. The project was financed by \$12.1 million of investor capital (\$11.5 million paid as of December 31, 2021) and \$3 million in mortgage debt from PRA and Project Home (\$2.8 million was outstanding as of December 31, 2021). The project has qualified for federal low-income housing credits.
- **1920 East Orleans Limited Partnership also known as Maguire Residence** - a Pennsylvania limited partnership formed to develop 42 residential units, of which 27 are public housing units. The project was financed by \$11.6 million of investor capital and \$2.1 million in PRA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **1952 Allegheny Associates Limited Partnership also known as Impact Veterans Family Housing Center** - a Pennsylvania limited partnership formed to develop 50 residential units, of which 18 are public housing units. The project was financed by \$7.3 million of investor capital and \$2.1 million in mortgage debt. The project has qualified for federal low-income housing credits.

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

Discrete Component Units (Continued)

- **Casa Indiana LLC** - a Pennsylvania limited partnership formed to develop 50 residential units, all of which are public housing units. The project was financed by \$11.4 million of investor capital (\$11.37 million paid as of October 31, 2021) and \$5.3 million in mortgage debt. The project has qualified for federal low-income housing credits.
- **Francis Housing on Fairmount, L.P.** - a Pennsylvania limited partnership formed to develop 60 residential units, of which 50 are public housing units. The project was financed by \$12.5 million of investor capital and mortgage debt (\$4.9 million was outstanding as of December 31, 2021). The project has qualified for federal low-income housing credits.
- **Liberty52 L.P.** - a Pennsylvania limited partnership which operates 24 residential units, all of which are public housing units. The project was financed by \$7.7 million of investor capital and \$2.1 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **Neumann North, L.P.** - a Pennsylvania limited partnership which operates 67 senior housing residential units plus commercial space. The project was financed by \$6.0 million of investor capital and \$4.3 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **NewCourtland Apartments at Allegheny L.P.** – a Pennsylvania limited partnership formed to develop 60 senior rental units, of which 56 are public housing units. The project was financed by \$12.3 million of investor capital and \$3.3 million in another mortgage debt. The project has qualified for federal low-income housing credits.
- **NewCourtland Apartments at Henry Ave 1B LP** – a Pennsylvania limited partnership formed to construct and operate an apartment complex of 36 units, all of which are public housing units. The project was financed with \$3.7 million of investor capital (\$3.1 million paid as of December 31, 2021), \$7.4 million NewCourtland Elder Services note, and \$750k in another mortgage debt. The project has qualified for federal low-income housing credits.
- **NewCourtland Apartments at Henry Ave LP** – a Pennsylvania limited partnership formed to construct and operate an apartment complex of 49 units, all of which are public housing units. The project was financed with \$6.0 million of investor capital (\$5.8 million paid as of December 31, 2021), \$11.7 million NewCourtland Elder Services note, an affiliate of the general partner, and \$1.5 million Philadelphia Redevelopment Authority. The project has qualified for federal low-income housing credits.
- **Nicole Hines LP** – a Pennsylvania limited partnership formed to construct and operate an apartment complex of 35 units, all of which are public housing units. The project was financed with \$3.2 million of investor capital (\$3.2 million paid as of December 31, 2021) and \$12.1 million in mortgage debt from several sources including a Citizens Bank construction loan, PHFA, PRA. The project has qualified for federal low-income housing credits.
- **Raymond Rosen Associates, L.P.** (“8 Diamonds”) - a Pennsylvania limited partnership formed to acquire, construct, and operate a 152-unit apartment complex. 8 Diamonds has a ninety-nine-year ground lease with PHA at a nominal rent. The project has qualified for federal low-income housing tax credits. The project was financed by \$9.9 million of investor capital, a \$16 million first mortgage from PHA and other financing.
- **Ridge Avenue Housing, L.P.** - a Pennsylvania limited partnership which operates a 135-unit rental housing project and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$6.0 million of investor capital and \$18.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
March 31, 2022

Note 18. Component Units (Continued)

Discrete Component Units (Continued)

- **Spring Garden Development Associates, LP** - a Pennsylvania limited partnership formed to develop and operate a 58-unit apartment complex. The partnership was financed by \$7.2 million of investor capital, \$1.9 million of PHA mortgage debt and \$6.9 million of other debt. The project has qualified for federal low-income housing tax credits.
- **Spring Garden Housing Limited Partnership** - a Pennsylvania limited partnership which operates 97 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project is being financed by \$7.1 million of investor capital, \$2.9 million of PHA first mortgage debt and \$4.1 million of other debt. The project has qualified for federal low-income housing tax credits.
- **St. Anthony's Senior Residences Associates, L.P.** - a Pennsylvania limited partnership which operates a 38-unit rental housing project. The project was financed by \$1.7 million of mortgages from the PRA, and \$5.5 million of investor capital. The project has qualified for federal low-income housing tax credits.
- **St. Francis Villa Senior Housing, L.P.** - a Pennsylvania limited partnership formed to develop 40 residential units. The project was financed by \$10.6 million of investor capital and \$1.8 million in mortgage debt. The project has qualified for federal low-income housing credits.
- **St. Ignatius Senior Housing I, L.P.** - a Pennsylvania limited partnership which operates a 67-unit rental housing project. The project was financed by \$7.4 million of investor capital and \$2.5 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **St. Ignatius Senior Housing II, L.P.** - a Pennsylvania limited partnership which operates 54 senior housing residential units. The project is being financed by \$6.4 million of investor capital and \$1.2 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **St. Rita's Place Senior Housing, L.P.** - a Pennsylvania limited partnership which operates 46 senior housing residential units. The project is being financed by \$1.2 million of investor capital, \$10 million of Capital One mortgage debt (\$8.5 million paid as of December 31, 2021), Philadelphia Housing Development Corporation debt of \$2.5 million, and \$1.9 million of debt from other loans and mortgages. The project has qualified for federal low-income housing credits.
- **Uni-Penn Housing Partnership I** - a Pennsylvania limited partnership which operates 49 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$5.3 million of investor capital and \$2.4 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **Uni-Penn Housing Partnership II** - a Pennsylvania limited partnership which operates 45 residential rental units. The project was financed by \$5.7 million of investor capital and \$3.2 million in mortgage debt. The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
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Note 19. Contingencies

Claims and Litigation

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

As an Agency of the Commonwealth, the Authority is covered by the Sovereign Immunity Act, 42 Pa. C.S. sec. 8521, et seq., (the "Immunity Act"), which provides that the Commonwealth and its agencies are immune from suit except where expressly permitted by one of nine exceptions.

The exception most frequently applicable to the Authority generally permits suits against the Authority arising out of a dangerous condition of real estate owned by the Authority. The Immunity Act limits recovery against the Authority to a maximum of \$250,000 in favor of any plaintiff. The damages cap applies to negligence, personal injury, and other tort claims, which comprise most claims against the Authority. The liability insurance limit for the Authority's policy is \$15,000,000 per occurrence. A \$50,000 deductible applies to claims under that policy alleging wrongful acts after March 31, 2014.

PHA, through its insurance carrier, is defending against multiple claims. Although PHA is vigorously defending each pending claim, the parties' respective liability currently remains uncertain. PHA's liability cannot be determined with any certainty, although any damages will likely be well below \$250,000 in each individual case and cumulatively represent potential liability within the budgeted amount.

During FY2022, there was a fire at 869 N. 23rd Street, for which PHA has been placed on notice of several claims for wrongful death, bodily injury, and property damage. In addition to the above statements concerning sovereign immunity, PHA does not believe it has any civil liability for these various claims and intends to vigorously defend any lawsuits that may be filed on any and all theories of liability.

Note 20. Related Party Transactions

PHA, a component unit of the City of Philadelphia, engaged in various transactions with the City such as trash collection services and other services. In fiscal year 2022, PHA made payments of approximately \$23.1 million to the City and its component units for various services as summarized below.

	Amount
City of Philadelphia	\$ 16,107,899
City of Philadelphia - Multi Departments	35,370
Philadelphia Gas Works (PGW)	6,942,883
Total	\$ 23,086,152

City of Philadelphia – PHA paid the City approximately \$16.1 million for water, trash collection and other miscellaneous expenses during the year ended March 31, 2021. Approximately \$11.2 million was for water, and \$.9 million was accrued at March 31, 2022.

PGW – PHA paid PGW \$6.9 million for gas, approximately \$1.1 million was accrued at March 31, 2022.

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2022

Note 20. Related Party Transactions (Continued)

Choice Neighborhood Implementation (CNI) Grant – In 2013, HUD awarded a \$30 million Choice Neighborhood Implementation Grant to the City of Philadelphia as the Lead Grantee and PHA as a co-applicant. While the grant was awarded to the City, and then to PHA, only the City of Philadelphia has access to draw down the funds in LOCCs to disburse to PHA.

CNI Norris Endowment - HUD awarded a Fiscal Year 2013 Choice Neighborhoods Implementation Grant to the City of Philadelphia as the Lead Grantee and PHA as a co-applicant to support the Transformation Plan that had been developed for the Norris Apartments in the North Central Neighborhood of the City of Philadelphia. PHA established an Endowment Trust Account of \$1.5 million with U.S. Bank in October 2020. An additional \$750,000 was deposited during the fiscal year ending March 31, 2022. PHA expended approximately \$564,000 as of March 31, 2022.

Funds placed in the Endowment Trust Account shall be utilized solely for planning, providing, and evaluation of community and support services for the primary benefit of the public and/or assisted housing residents of the North Central Neighborhood and former residents of the Norris Apartments housing development occupying other public and/or assisted housing in accordance with the Transformation Plan.

CNI Lead Partner Contract – The City awarded PHA a contract for \$458,070 for PHA to provide People Strategy services as part of the CNI Grant. PHA received \$62,333 during the fiscal year ending March 31, 2022, and this was expended.

Shared Space Housing Program – In February 2020, PHA and the City executed a MOU for a master lease for up to 25 units. PHA received \$1.4 million from Philadelphia Redevelopment Authority for the rehabilitation of the 25 units. PHA expended approximately \$.8 million as of March 31, 2022. PHA expended \$4,010 during the fiscal year ended March 31, 2022.

Other Transactions

Blumberg Streets - This project includes the installation of three new streets costing approximately \$9.0 million. Upon completion of the streets, PHA plans to dedicate the new streets back to the City of Philadelphia to be placed on the City's street plan. PHA expended approximately \$9.0 million as of March 31, 2022. PHA expended \$9,803 during the fiscal year ended March 31, 2022.

Note 21. Restatement

As discussed in Note 18, during fiscal year ended March 31, 2022, two solely owned PHA entities purchased the 99.99 percent investor limited partner interest and special limited partner interest in two L.P. entities, Lucien E. Blackwell Homes Phase III, L.P. and Mill Creek Phase I, L.P. With the acquisition of the 99.99 percent investor limited partnership interests, Lucien E. Blackwell Homes Phase III, L.P. and Mill Creek Phase I, L.P. are now considered blended component units of PHA. The following tables are summaries of these acquisitions:

<u>Acquisition Details</u>				
<u>Entity Acquired</u>	<u>Acquired Date</u>	<u>PHA Owned Acquiring Entity</u>	<u>Former Investor Limited Partner</u>	<u>Former Special Limited Partner</u>
Lucien E. Blackwell Homes Phase	2/1/2022	LBHLP III LLC	PNC Multifamily Capital Institutional Fund XXXI Limited Partnership	Columbia Housing SLP Corporation
Mill Creek Phase I, L.P.	2/1/2022	MCLP Phase I LLC	PNC Multifamily Capital Institutional Fund XXVI Limited Partnership	Columbia Housing SLP Corporation

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2022

Note 21. Restatement (Continued)

Entity Acquired	<u>Acquisition Costs</u>		
	Sales Price	Related Settlement Costs	Total Consideration
Lucien E. Blackwell Homes Phase III, L.P.	\$ 8,895	\$ 12,339	\$ 21,234
Mill Creek Phase I, L.P.	11,809	18,885	30,694
	<u>\$ 20,704</u>	<u>\$ 31,224</u>	<u>\$ 51,928</u>

The consideration paid by LBHLP III LLC and MCLP Phase I LLC for the partnership interests is recognized as a capital investment. It was determined as of March 31, 2022, that a loss of \$20,704 should be recognized.

	<u>Loss on Investment</u>
LBHLP III LLC	\$ 8,895
MCLP Phase I LLC	11,809
Total Loss on Investment	<u>\$ 20,704</u>

The prior year net position per prior year audited financial statements was \$4,588,805 for the two L.P.s. All assets and liabilities were accounted for at carrying value. PHA recognized the following changes in beginning net positions as restatements:

	<u>Primary Government</u>	<u>Discrete Component Unit</u>
Lucien E. Blackwell Homes Phase III, L.P.	\$ 3,557,090	\$ (3,557,090)
Mill Creek Phase I, L.P.	235,656	(235,656)
Total restatements - net position	<u>\$ 3,792,746</u>	<u>\$ (3,792,746)</u>

Also, as a result of the acquisitions, the following changes in beginning cash and cash equivalents were recognized as restatements for purposes of the cash flow statement.

	<u>Primary Government</u>	<u>Discrete Component Unit</u>
Lucien E. Blackwell Homes Phase III, L.P.	\$ 953,064	\$ (953,064)
Mill Creek Phase I, L.P.	1,692,672	(1,692,672)
Total restatements - cash and cash equivalents	<u>\$ 2,645,736</u>	<u>\$ (2,645,736)</u>

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2022

Note 21. Restatement (Continued)

The following changes in beginning balances were recognized as restatements of beginning balances in notes as a result of the acquisitions.

	Primary Government	Discrete Component Unit
<u>Note 7 - Capital Assets</u>		
Lucien E. Blackwell Homes Phase III, L.P.	\$ 8,560,245	\$ (8,560,245)
Mill Creek Phase I, L.P.	9,555,295	(9,555,295)
Total restatements - capital assets	<u>\$ 18,115,540</u>	<u>\$ (18,115,540)</u>
Beginning, as previously reported	\$ 643,157,724	\$ 514,928,134
Restatements	18,115,540	(18,115,540)
Beginning as restated	<u>\$ 661,273,264</u>	<u>\$ 496,812,594</u>
		<u>Discrete Component Unit</u>
<u>Note 10 - Long-Term Debt</u>		
Lucien E. Blackwell Homes Phase III, L.P.		\$ (2,911,058)
Mill Creek Phase I, L.P.		(6,103,752)
Total restatements - long-term debt		<u>\$ (9,014,810)</u>
Beginning, as previously reported		\$ 387,840,858
Restatements		(9,014,810)
Beginning as restated		<u>\$ 378,826,048</u>
		<u>Discrete Component Unit</u>
<u>Note 11 - Changes in Other Long-Term Liabilities</u>		
Lucien E. Blackwell Homes Phase III, L.P.		\$ (3,115,625)
Mill Creek Phase I, L.P.		(4,991,588)
Total restatements - other long-term liabilities		<u>\$ (8,107,213)</u>
Beginning, as previously reported		\$ 96,886,761
Restatements		(8,107,213)
Beginning as restated		<u>\$ 88,779,548</u>

Note 22. Subsequent Events

The following subsequent events occurred after March 31, 2022.

Vehicle Lease

On April 7, 2017, PHA and Enterprise executed a contract whereby PHA will commence leasing vehicles from Enterprise for a term of 5 years. In fiscal year 2023, Enterprise will lease an additional 72 vehicles to PHA in Phase VI for an estimated budget of \$2.3 million.

Required Supplementary Information

(Unaudited)

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Philadelphia Housing Authority
Schedule of Changes in Net Pension Liability and Related Ratios
For the Years Ended October 31, 2021, 2020, 2019, 2018, 2017, 2016, and 2015
(Unaudited)

	2021	2020	2019	2018	2017	2016	2015
TOTAL PENSION LIABILITY							
Service cost	\$ 152,244	\$ 177,298	\$ 164,909	\$ 148,869	\$ 157,512	\$ 178,654	\$ 184,493
Interest	17,541,906	18,066,168	19,631,296	20,506,815	19,963,239	20,043,321	19,513,695
Differences between expected and actual experience	(1,296,787)	(5,894,005)	(6,263,388)	3,692,679	1,473,397	(2,520,157)	5,599,939
Changes of assumptions	7,541,951	(3,789,512)	5,858,784	-	6,489,361	-	6,421,293
Benefit payments	(22,566,589)	(22,760,167)	(22,851,868)	(22,962,473)	(23,127,536)	(22,370,128)	(21,901,820)
Net change in total pension liability	1,372,725	(14,200,218)	(3,460,267)	1,385,890	4,955,973	(4,668,310)	9,817,600
Total pension liability, beginning of year	264,581,730	278,781,948	282,242,215	280,856,325	275,900,332	280,568,642	270,751,042
Total pension liability, end of year	265,954,455	264,581,730	278,781,948	282,242,215	280,856,305	275,900,332	280,568,642
PLAN FIDUCIARY NET POSITION							
Employer contributions	\$ 10,853,526	\$ 10,860,096	\$ 10,860,514	\$ 10,857,898	\$ 9,607,310	\$ 7,972,427	\$ 6,776,109
Employee contributions	104,074	110,644	111,063	108,446	108,414	127,250	142,957
Net investment (loss) income	43,718,007	9,081,566	21,187,501	(1,680,135)	30,779,444	2,107,065	(90,357)
Benefit payments	(22,566,589)	(22,760,167)	(22,851,868)	(22,962,473)	(23,127,536)	(22,370,128)	(21,901,820)
Administrative expense	(818,745)	(258,177)	(612,170)	(401,018)	(746,115)	(517,456)	(842,624)
Other	3,725	23,410	15,694	4,795	6,929	1,220,911	47,292
Net change in plan fiduciary net position	31,293,998	(2,942,628)	8,710,734	(14,072,487)	16,628,446	(11,459,931)	(15,868,443)
Plan fiduciary net position, beginning of year	193,615,935	196,558,563	187,847,829	201,920,316	185,291,869	196,751,800	212,620,243
Plan fiduciary net position, end of year	224,909,933	193,615,935	196,558,563	187,847,829	201,920,315	185,291,869	196,751,800
NET PENSION LIABILITY	\$ 41,044,522	\$ 70,965,795	\$ 82,223,385	\$ 94,394,386	\$ 78,935,990	\$ 90,608,463	\$ 83,816,842
Plan fiduciary net position as a percentage of total pension liability	84.57%	73.18%	70.51%	66.56%	71.89%	67.16%	70.13%
Covered payroll	\$ 1,861,853	\$ 1,979,929	\$ 1,983,410	\$ 1,991,393	\$ 1,967,400	\$ 2,442,033	\$ 2,357,230
Net pension liability as a percentage of covered payroll	2,204.50%	3,584.26%	4,145.56%	4,740.12%	4,012.20%	3,710.37%	3,555.73%

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

Philadelphia Housing Authority
Schedule of Plan Contributions
(Unaudited)

	October 31,						
	2021	2020	2019	2018	2017	2016	2015
Actuarially Determined Contribution	\$ 8,264,492	\$ 9,235,159	\$ 11,071,275	\$ 10,749,452	\$ 11,557,544	\$ 13,068,032	\$ 11,731,727
Contributions in relation to the actuarially determined contribution	10,853,526	10,860,096	10,860,514	10,857,898	9,607,310	7,972,427	6,776,109
Contributions deficiency (excess)	<u>\$ (2,589,034)</u>	<u>\$ (1,624,937)</u>	<u>\$ 210,761</u>	<u>\$ (108,446)</u>	<u>\$ 1,950,234</u>	<u>\$ 5,095,605</u>	<u>\$ 4,955,618</u>
Covered payroll	\$ 1,861,853	\$ 1,979,929	\$ 1,983,410	\$ 1,991,393	\$ 1,967,400	\$ 2,442,033	\$ 2,357,230
Contributions as a percentage of covered payroll	583%	549%	548%	545%	488%	326%	287%

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

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Level dollar
Remaining amortization period	20 years
Asset valuation method	Smoothed asset value
Inflation	2.50%
Salary increases	3.00% average, including inflation
Investment rate of return	6.75%, including inflation and expenses
Retirement age	Age 55 with 10 years' service
Mortality	PubG-2010 Total General Mortality Tables with Scale MP-2021, set forward 3 years for males and 2 years for females

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

As a result of the most recent experience study, the following assumptions were modified:

- The mortality projected on a generational basis using Scale MP-2018 was changed to Scale MP-2019. The tables for Active, Vested Terminated, Healthy Retirees and Beneficiaries were changed from the RP2014 tables to the PubG-2010 tables set forward 3 years for Healthy Retirees and set forward 2 years for Healthy Beneficiaries.
- The assumed investment return was reduced from 7% to 6.75%.

Supplementary Information

Philadelphia Housing Authority
A Component Unit of the City of Philadelphia
Statement of Net Position for the City of Philadelphia Financial Statements
March 31, 2022

<u>Assets</u>	PHA	Discrete	Eliminations	Total
Cash on Deposit and on Hand	\$ 207,831,996	\$ 11,588,752	\$ -	\$ 219,420,748
Notes Receivable	421,835,328	-	(350,752,972)	71,082,356
Accounts Receivable-Net	20,644,161	2,659,165	(1,397,784)	21,905,542
Interest and Dividends Receivable	14,452	175	-	14,627
Due from Other Governments	217,828,771	-	-	217,828,771
Inventories	1,296,587	247,652	-	1,544,239
Equity Interest in Component Units	7,770,728	-	-	7,770,728
Other Assets	1,301,399	655,181	-	1,956,580
Restricted Assets:				
Cash and Cash Equivalents	32,324,716	61,397,131	-	93,721,847
Investments	950,593	-	-	950,593
Other Assets	2,131,128	2,386,021	-	4,517,149
Capital Assets:				
Land and Other Non-Depreciated Assets	130,585,041	21,737,466	-	152,322,507
Other Capital Assets (Net of Depreciation)	525,295,203	530,160,751	-	1,055,455,954
Total Capital Assets	655,880,244	551,898,217	-	1,207,778,461
Total Assets	1,569,810,103	630,832,294	(352,150,756)	1,848,491,641
<u>Deferred Outflows of Resources</u>	4,564,514	-	-	4,564,514
<u>Liabilities</u>				
Accounts Payable	9,334,492	2,774,111	-	12,108,603
Salaries and Wages Payable	4,716,310	27,355	-	4,743,665
Accrued Expenses	10,298,327	2,949,886	-	13,248,213
Funds Held in Escrow	2,224,553	540,643	-	2,765,196
Due to Other Governments	307,250	-	-	307,250
Unearned Revenue	2,452,989	298,573	-	2,751,562
Other Current Liabilities	4,830,305	8,519,168	(1,397,784)	11,951,689
Net OPEB Liability	1,447,210	-	-	1,447,210
Net Pension Liability	41,044,522	-	-	41,044,522
Non-Current Liabilities:				
Due within one year	10,662,234	44,609,099	-	55,271,333
Due in more than one year	39,274,055	476,393,594	(350,752,972)	164,914,677
Total Liabilities	126,592,247	536,112,429	(352,150,756)	310,553,920
<u>Deferred Inflows of Resources</u>	22,226,277	-	-	22,226,277
<u>Net Position</u>				
Net Investment in Capital Assets	618,712,869	125,942,497	-	744,655,366
Restricted For:				
Grant Programs	3,425,250	-	-	3,425,250
Other	19,464,653	-	-	19,464,653
Unrestricted	783,953,321	(31,222,632)	-	752,730,689
Total Net Position	\$ 1,425,556,093	\$ 94,719,865	\$ -	\$ 1,520,275,958

Philadelphia Housing Authority
A Component Unit of the City of Philadelphia
Statement of Activities for the City of Philadelphia Financial Statements
For the Year Ended March 31, 2022

Program Revenues					Philadelphia Housing Authority
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
PHA	\$ 397,236,696	\$ 45,782,935	\$ 444,534,130	\$ 11,613,116	\$ 104,693,485
Discrete	46,481,171	26,784,351	3,184,270	-	(16,512,550)
Eliminations	(12,674,733)	(12,674,733)	-	-	-
Total	431,043,134	59,892,553	447,718,400	11,613,116	88,180,935

	PHA	Discrete	Eliminations	
General Revenues:				
Interest and investment earnings	7,255,051	24,871	(5,009,850)	2,270,072
Interest expenses	(1,894,173)	(7,919,134)	5,009,850	(4,803,457)
Loss on capital investment	(51,928)		-	(51,928)
Partner distributions		(73,935)	-	(73,935)
Partner contributions	-	47,409,089	-	47,409,089
Miscellaneous	2,852,650	(520)	-	2,852,130
Total General Revenue	8,161,600	39,440,371	-	47,601,971
Change in Net Position				135,782,906

Net position, beginning			
As previously reported	1,308,908,262	75,584,790	1,384,493,052
Restatement	3,792,746	(3,792,746)	-
As restated	1,312,701,008	71,792,044	1,384,493,052
Net Position, ending			\$ 1,520,275,958

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
CONTRACT NUMBER: 1920678-02
STATEMENT OF SOURCE AND STATUS OF FUNDS
FOR THE FISCAL YEAR ENDED MARCH 31, 2022

	Choice Neighborhood Initiatives	Other City Funds	Total
Total Contract (Final Authorized Budget)	\$ 350,767	\$ 107,303	\$ 458,070
Less:			
Funds Drawn Down - Prior Fiscal Year	222,661	58,152	280,813
Funds Drawn Down - Current Fiscal Year	128,106	49,151	177,257
Total Funds Drawn Down	350,767	107,303	458,070
Funds Still Available for Draw Down	\$ -	\$ -	\$ -
Total Funds Drawn Down	\$ 350,767	\$ 107,303	\$ 458,070
Add:			
Program Income	-	-	-
Total Funds Received	350,767	107,303	458,070
Less:			
Program Income Expended	-	-	-
Funds Applied - Prior Fiscal Years	317,032	78,705	395,737
Funds Applied - Current Fiscal Year	33,735	28,598	62,333
Total Funds Applied	350,767	107,303	458,070
Total Funds Due From Funding Source	\$ -	\$ -	\$ -
Total Funds Available For Disposition	\$ -	\$ -	\$ -

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
CONTRACT NUMBER: 1920678-02
STATEMENT OF PROGRAM EXPENDITURES
FOR THE FISCAL YEAR ENDED MARCH 31, 2022

Contract Categories	Project Budget			Accrued Expenditures 3/31/2021			Accrued Expenditures 4/1/2021 to 3/31/2022			Accrued Expenditures Cumulative to 3/31/2022			Questioned Costs
	Choice Neighborhood Initiatives	Other City Funds	Total	Choice Neighborhood Initiatives	Other City Funds	Total	Choice Neighborhood Initiatives	Other City Funds	Total	Choice Neighborhood Initiatives	Other City Funds	Total	
Personnel	\$ 350,767	\$ 107,303	\$ 458,070	\$ 309,382	\$ 11,159	\$ 320,541	\$ 27,718	\$ 16,711	\$ 44,429	\$ 337,100	\$ 27,870	\$ 364,970	\$ -
Fringe Benefits	-	-	-	-	-	-	6,017	6,593	12,610	6,017	6,593	12,610	-
Travel/Transportation	-	-	-	3,990	-	3,990	-	5,294	5,294	3,990	5,294	9,284	-
Client Program Costs/Barrier Removal Funds	-	-	-	1,604	64,242	65,846	-	-	-	1,604	64,242	65,846	-
Accounting/Grant Management	-	-	-	-	2,400	2,400	-	-	-	-	2,400	2,400	-
Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	-
Consumable Supplies	-	-	-	2,056	904	2,960	-	-	-	2,056	904	2,960	-
Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Total	\$ 350,767	\$ 107,303	\$ 458,070	\$ 317,032	\$ 78,705	\$ 395,737	\$ 33,735	\$ 28,598	\$ 62,333	\$ 350,767	\$ 107,303	\$ 458,070	\$ -

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
CONTRACT NUMBER: 1920678-02
SCHEDULE OF PROGRAM INCOME
FOR THE FISCAL YEAR ENDED MARCH 31, 2022

	Sale Proceeds	Other	Total
Program Income (Cumulative to March 31, 2021)	\$ -	\$ -	\$ -
Less: Program Income Expended in Prior Years	-	-	-
Beginning Balance April 1, 2021	-	-	-
Add: Program Income Received in Current Fiscal Year	-	-	-
Less: Program Income Expended in Current Fiscal Year	-	-	-
Ending Balance March 31, 2022	\$ -	\$ -	\$ -

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
CONTRACT NUMBER: 1920678-02
RECONCILIATION SCHEDULE
FOR THE FISCAL YEAR ENDED MARCH 31, 2022

	Amount Per 3/31/2022 Books and Records	Amount Per 3/31/2022 Subrecipient Invoices	Differences
Contract	\$ 458,070	\$ 458,070	\$ -
Program Costs			
Current Year	62,333	62,333	-
Cumulative	458,070	458,070	-
Funds Drawn Down			
Current Year	177,257	177,257	-
Cumulative	458,070	458,070	-
Balance of Contract	\$ -	\$ -	\$ -

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
ENDOWMENT TRUST
STATEMENT OF SOURCE AND STATUS OF FUNDS
FOR THE FISCAL YEAR ENDED MARCH 31, 2022

	Choice Neighborhood Initiatives	Program Income	Other City Funds	Total
Total Endowment (Final Authorized Budget)	\$ 1,500,000	\$ -	\$ 750,000	\$ 2,250,000
Less:				
Funds Drawn Down - Prior Fiscal Year	1,500,000	-	-	1,500,000
Funds Drawn Down - Current Fiscal Year	-	-	750,000	750,000
Total Funds Drawn Down	1,500,000	-	750,000	2,250,000
Funds Still Available for Draw Down	\$ -	\$ -	\$ -	\$ -
Total Funds Drawn Down	\$ 1,500,000	\$ -	\$ 750,000	\$ 2,250,000
Add:				
Program Income	-	-	-	-
Total Funds Received	1,500,000	-	750,000	2,250,000
Less:				
Program Income Expended	-	-	-	-
Funds Applied - Prior Fiscal Years	121,289	-	-	121,289
Funds Applied - Current Fiscal Year	443,003	-	-	443,003
Total Funds Applied	564,292	-	-	564,292
Total Funds Due From Funding Source	\$ -	\$ -	\$ -	\$ -
Total Funds Available For Disposition	\$ 935,708	\$ -	\$ 750,000	\$ 1,685,708

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
ENDOWMENT TRUST
STATEMENT OF PROGRAM EXPENDITURES
FOR THE FISCAL YEAR ENDED MARCH 31, 2022

Endowment Categories	Project Budget			Accrued Expenditures 3/31/2021			Accrued Expenditures 4/1/2021 to 3/31/2022			Accrued Expenditures Cumulative to 3/31/2022			Questioned Costs
	Choice Neighborhood Initiatives	Other City Funds	Total	Choice Neighborhood Initiatives	Other City Funds	Total	Choice Neighborhood Initiatives	Other City Funds	Total	Choice Neighborhood Initiatives	Other City Funds	Total	
PHA Budget Costs	\$ 717,254	\$ 358,627	\$ 1,075,881	\$ 9,984	\$ -	\$ 9,984	\$ 10,125	\$ -	\$ 10,125	\$ 20,109	\$ -	\$ 20,109	\$ -
Norris Community Resident Council	414,010	207,005	621,015	111,305	-	111,305	432,878	-	432,878	544,183	-	544,183	-
Other Norris Community Center Costs	368,736	184,368	553,104	-	-	-	-	-	-	-	-	-	-
Total	\$ 1,500,000	\$ 750,000	\$ 2,250,000	\$ 121,289	\$ -	\$ 121,289	\$ 443,003	\$ -	\$ 443,003	\$ 564,292	\$ -	\$ 564,292	\$ -

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
ENDOWMENT TRUST
SCHEDULE OF PROGRAM INCOME
FOR THE FISCAL YEAR ENDED MARCH 31, 2022

	Sale Proceeds	Other Interest Income	Total
Program Income (Cumulative to March 31, 2021)	\$ -	\$ 155	\$ 155
Less: Program Income Expended in Prior Years	-	-	-
Beginning Balance April 1, 2021	-	155	155.00
Add: Program Income Received in Current Fiscal Year	-	-	-
Less: Program Income Expended in Current Fiscal Year	-	-	-
Ending Balance March 31, 2022	<u>\$ -</u>	<u>\$ 155</u>	<u>\$ 155</u>

**PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
ENDOWMENT TRUST
RECONCILIATION SCHEDULE
FOR THE FISCAL YEAR ENDED MARCH 31, 2022**

	Amount Per 3/31/2022 Books and Records	Amount Per 3/31/2022 Subrecipient Invoices	Differences
Endowment	\$ 2,250,000	\$ 2,250,000	\$ -
Program Costs			
Current Year	443,003	443,003	-
Cumulative	564,292	564,292	-
Funds Drawn Down			
Current Year	750,000	750,000	-
Cumulative	2,250,000	2,250,000	-
Balance of Advance	\$ 1,685,708	\$ 1,685,708	\$ -

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Philadelphia Housing Authority (PA002)
Philadelphia, PA
Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Project Total	14,879 Mainstream Vouchers	14,MSJ Mainstream CARES Act Funding	14,896 PIH Family Self-Sufficiency Program	14,895 Jobs-Plus Pilot Initiative
111 Cash - Unrestricted	\$122,190,177	\$1,180,450	\$0	\$0	\$0
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0	\$0	\$0
113 Cash - Other Restricted	\$399,243	\$16,392	\$0	\$0	\$0
114 Cash - Tenant Security Deposits	\$745,305	\$0	\$0	\$0	\$0
115 Cash - Restricted for Payment of Current Liabilities	\$323,959	\$0	\$0	\$0	\$0
100 Total Cash	\$123,658,684	\$1,196,842	\$0	\$0	\$0
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$2,127,941	\$0	\$225,726	\$73,923	\$372,844
124 Accounts Receivable - Other Government		\$0	\$0	\$0	\$0
125 Accounts Receivable - Miscellaneous	\$6,730,324	\$0	\$0	\$0	\$0
126 Accounts Receivable - Tenants	\$6,743,386	\$0	\$0	\$0	\$0
126.1 Allowance for Doubtful Accounts - Tenants	-\$3,677,190	\$0	\$0	\$0	\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0	\$0	\$0
128 Fraud Recovery	\$0	\$0	\$0	\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	\$0
129 Accrued Interest Receivable	\$0	\$0	\$0	\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$11,924,461	\$0	\$225,726	\$73,923	\$372,844
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	\$0
132 Investments - Restricted	\$0	\$0	\$0	\$0	\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$65,985	\$0	\$0	\$0	\$0
143 Inventories	\$1,440,654	\$0	\$0	\$0	\$0
143.1 Allowance for Obsolete Inventories	-\$144,067	\$0	\$0	\$0	\$0
144 Inter Program Due From	\$0	\$0	\$0	\$0	\$0
145 Assets Held for Sale	\$0	\$0	\$0	\$0	\$0
150 Total Current Assets	\$136,945,717	\$1,196,842	\$225,726	\$73,923	\$372,844

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit		Fiscal Year End: 03/31/2022			
	Project Total	14,879 Mainstream Vouchers	14, MSC Mainstream CARES Act Funding	14,896 PIH Family Self-Sufficiency Program	14,895 Jobs-Plus Pilot Initiative
161 Land	\$19,104,777	\$0	\$0	\$0	\$0
162 Buildings	\$1,093,778,850	\$0	\$0	\$0	\$0
163 Furniture, Equipment & Machinery - Dwellings	\$382,147	\$0	\$0	\$0	\$0
164 Furniture, Equipment & Machinery - Administration	\$996,590	\$0	\$0	\$0	\$95,552
165 Leasehold Improvements	\$0	\$0	\$0	\$0	\$0
166 Accumulated Depreciation	-\$865,562,363	\$0	\$0	\$0	-\$75,407
167 Construction in Progress	\$54,665,815	\$0	\$0	\$0	\$0
168 Infrastructure	\$0	\$0	\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$303,365,816	\$0	\$0	\$0	\$20,145
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$0	\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	\$0	\$0	\$0	\$0	\$0
173 Grants Receivable - Non Current		\$0	\$0	\$0	\$0
174 Other Assets	\$0	\$0	\$0	\$0	\$0
176 Investments in Joint Ventures	\$0	\$0	\$0	\$0	\$0
180 Total Non-Current Assets	\$303,365,816	\$0	\$0	\$0	\$20,145
200 Deferred Outflow of Resources		\$0	\$0	\$0	\$0
290 Total Assets and Deferred Outflow of Resources	\$440,311,533	\$1,196,842	\$225,726	\$73,923	\$392,989

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Project Total	14.879 Mainstream Vouchers	14.MSC Mainstream CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative
311 Bank Overdraft	\$0	\$0	\$0	\$0	\$0
312 Accounts Payable <= 90 Days	\$3,052,948	\$0	\$0	\$27,570	\$7,416
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$2,037,843	\$0	\$0	\$0	\$0
322 Accrued Compensated Absences - Current Portion	\$4,297,106	\$0	\$0	\$0	\$0
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	\$0
325 Accrued Interest Payable	\$0	\$0	\$0	\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	\$0
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	\$0
333 Accounts Payable - Other Government	\$307,250	\$0	\$0	\$0	\$0
341 Tenant Security Deposits	\$745,305	\$0	\$0	\$0	\$0
342 Unearned Revenue	\$0	\$0	\$0	\$0	\$0
343 Current Portion of Long-term Debt - Capital	\$0	\$0	\$0	\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings		\$0	\$0	\$0	\$0
345 Other Current Liabilities	\$870,432	\$0	\$0	\$0	\$0
346 Accrued Liabilities - Other	\$5,008,991	\$0	\$0	\$0	\$0
347 Inter Program - Due To	\$0	\$0	\$225,726	\$46,353	\$362,554
348 Loan Liability - Current	\$0	\$0	\$0	\$0	\$0
310 Total Current Liabilities	\$16,319,875	\$0	\$225,726	\$73,923	\$369,970

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit		Fiscal Year End: 03/31/2022			
	Project Total	14,879 Mainstream Vouchers	14, MSC Mainstream CARES Act Funding	14,896 PIH Family Self-Sufficiency Program	14,895 Jobs-Plus Pilot Initiative
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$0	\$0	\$0	\$0	\$0
352 Long-term Debt, Net of Current - Operating Borrowings		\$0	\$0	\$0	\$0
353 Non-current Liabilities - Other	\$399,243	\$0	\$0	\$0	\$2,875
354 Accrued Compensated Absences - Non Current	\$2,864,740	\$0	\$0	\$0	\$0
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	\$0
356 FASB 5 Liabilities		\$0	\$0	\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$0	\$0	\$0	\$0
350 Total Non-Current Liabilities	\$3,263,983	\$0	\$0	\$0	\$2,875
300 Total Liabilities	\$19,583,858	\$0	\$225,726	\$73,923	\$372,845
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$303,365,816	\$0	\$0	\$0	\$20,145
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$0	\$16,392			
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$117,361,859	\$1,180,450	\$0	\$0	-\$1
513 Total Equity - Net Assets / Position	\$420,727,675	\$1,196,842	\$0	\$0	\$20,144
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$440,311,533	\$1,196,842	\$225,726	\$73,923	\$392,989

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.870 Resident Opportunity and Supportive Services	93.602 New Assets for Independence Demonstration Program	14.CMT CARES Act Funding Transferred to MTW	14.PHC Public Housing CARES Act Funding	14.CFP MTW Demonstration Program for Capital Fund
111 Cash - Unrestricted	\$0	\$28,981	\$0	\$0	
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0	\$0	
113 Cash - Other Restricted	\$0	\$0	\$0	\$0	
114 Cash - Tenant Security Deposits	\$0	\$0	\$0	\$0	
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$0	\$0	
100 Total Cash	\$0	\$28,981	\$0	\$0	\$0
121 Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$0	
122 Accounts Receivable - HUD Other Projects	\$14,706	\$0	\$0	\$0	
124 Accounts Receivable - Other Government	\$0	\$0	\$0	\$0	
125 Accounts Receivable - Miscellaneous	\$0	\$0	\$0	\$0	
126 Accounts Receivable - Tenants	\$0	\$0	\$0	\$0	
126.1 Allowance for Doubtful Accounts -Tenants	\$0	\$0	\$0	\$0	
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$0	\$0	
128 Fraud Recovery	\$0	\$0	\$0	\$0	
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	
129 Accrued Interest Receivable	\$0	\$14	\$0	\$0	
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$14,706	\$14	\$0	\$0	\$0
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	
132 Investments - Restricted	\$0	\$0	\$0	\$0	
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	
142 Prepaid Expenses and Other Assets	\$0	\$0	\$0	\$0	
143 Inventories	\$0	\$0	\$0	\$0	
143.1 Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	
144 Inter Program Due From	\$0	\$0	\$0	\$0	
145 Assets Held for Sale	\$0	\$0	\$0	\$0	
150 Total Current Assets	\$14,706	\$28,995	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit		Fiscal Year End: 03/31/2022			
	14 870 Resident Opportunity and Supportive Services	93.602 New Assets for Independence Demonstration Program	14 CMT CARES Act Funding Transferred to MTW	14 PHC Public Housing CARES Act Funding	14 CFP MTW Demonstration Program for Capital Fund
161 Land	\$0	\$0	\$0	\$0	
162 Buildings	\$0	\$0	\$0	\$0	
163 Furniture, Equipment & Machinery - Dwellings	\$0	\$0	\$0	\$0	
164 Furniture, Equipment & Machinery - Administration	\$85,755	\$0	\$0	\$0	
165 Leasehold Improvements	\$0	\$0	\$0	\$0	
166 Accumulated Depreciation	-\$85,755	\$0	\$0	\$0	
167 Construction in Progress	\$0	\$0	\$0	\$0	
168 Infrastructure	\$0	\$0	\$0	\$0	
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$0	\$0	
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	\$0	\$0	\$0	\$0	
173 Grants Receivable - Non Current	\$0	\$0	\$0	\$0	
174 Other Assets	\$0	\$0	\$0	\$0	
176 Investments in Joint Ventures	\$0	\$0	\$0	\$0	
180 Total Non-Current Assets	\$0	\$0	\$0	\$0	\$0
200 Deferred Outflow of Resources	\$0	\$0	\$0	\$0	
290 Total Assets and Deferred Outflow of Resources	\$14,706	\$28,995	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit		Fiscal Year End: 03/31/2022			
	14.870 Resident Opportunity and Supportive Services	93.602 New Assets for Independence Demonstration Program	14.CMT CARES Act Funding Transferred to MTW	14.PHC Public Housing CARES Act Funding	14.CFP MTW Demonstration Program for Capital Fund
311 Bank Overdraft	\$0	\$0	\$0	\$0	
312 Accounts Payable <= 90 Days	\$0	\$0	\$0	\$0	
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	
321 Accrued Wage/Payroll Taxes Payable	\$0	\$0	\$0	\$0	
322 Accrued Compensated Absences - Current Portion	\$0	\$0	\$0	\$0	
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	
325 Accrued Interest Payable	\$0	\$0	\$0	\$0	
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	
333 Accounts Payable - Other Government	\$0	\$0	\$0	\$0	
341 Tenant Security Deposits	\$0	\$0	\$0	\$0	
342 Unearned Revenue	\$0	\$0	\$0	\$0	
343 Current Portion of Long-term Debt - Capital	\$0	\$0	\$0	\$0	
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	
345 Other Current Liabilities	\$0	\$0	\$0	\$0	
346 Accrued Liabilities - Other	\$0	\$0	\$0	\$0	
347 Inter Program - Due To	\$13,826	\$0	\$0	\$0	
348 Loan Liability - Current	\$0	\$0	\$0	\$0	
310 Total Current Liabilities	\$13,826	\$0	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.870 Resident Opportunity and Supportive Services	93.602 New Assets for Independence Demonstration Program	14.CMT CARES Act Funding Transferred to MTW	14.PHC Public Housing CARES Act Funding	14.CFP MTW Demonstration Program for Capital Fund
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$0	\$0	\$0	\$0	
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0	\$0	
353 Non-current Liabilities - Other	\$880	\$0	\$0	\$0	
354 Accrued Compensated Absences - Non Current	\$0	\$0	\$0	\$0	
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	
356 FASB 5 Liabilities	\$0	\$0	\$0	\$0	
357 Accrued Pension and OPEB Liabilities	\$0	\$0	\$0	\$0	\$0
350 Total Non-Current Liabilities	\$880	\$0	\$0	\$0	\$0
300 Total Liabilities	\$14,706	\$0	\$0	\$0	\$0
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$0	\$0	\$0	\$0	\$0
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position					
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$0	\$28,995	\$0	\$0	\$0
513 Total Equity - Net Assets / Position	\$0	\$28,995	\$0	\$0	\$0
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$14,706	\$28,995	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14. OPS MTW Demonstration Program for Low Rent	10. 559 Summer Food Service Program for Children	14. HCV MTW Demonstration Program for HCV program	14. 889 Choice Neighborhoods Implementation Grants	14. 249 Section 8 Moderate Rehabilitation Single Room Occupancy
111 Cash - Unrestricted	\$0		\$0		\$1,903,187
112 Cash - Restricted - Modernization and Development	\$0		\$0		\$0
113 Cash - Other Restricted	\$0		\$0		\$0
114 Cash - Tenant Security Deposits	\$0		\$0		\$0
115 Cash - Restricted for Payment of Current Liabilities	\$0		\$0		\$0
100 Total Cash	\$0	\$0	\$0		\$1,903,187
121 Accounts Receivable - PHA Projects		\$0			\$0
122 Accounts Receivable - HUD Other Projects		\$0		\$226,726	\$261,438
124 Accounts Receivable - Other Government		\$883,206		\$0	\$0
125 Accounts Receivable - Miscellaneous		\$0		\$0	\$0
126 Accounts Receivable - Tenants		\$0		\$0	\$0
126.1 Allowance for Doubtful Accounts -Tenants		\$0		\$0	\$0
126.2 Allowance for Doubtful Accounts - Other		\$0		\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current		\$0		\$0	\$0
128 Fraud Recovery		\$0		\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud		\$0		\$0	\$0
129 Accrued Interest Receivable		\$0		\$0	\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$883,206	\$0	\$226,726	\$261,438
131 Investments - Unrestricted		\$0		\$0	\$0
132 Investments - Restricted		\$0		\$0	\$0
135 Investments - Restricted for Payment of Current Liability		\$0		\$0	\$0
142 Prepaid Expenses and Other Assets		\$0		\$0	\$0
143 Inventories		\$0		\$0	\$0
143.1 Allowance for Obsolete Inventories		\$0		\$0	\$0
144 Inter Program Due From		\$0		\$0	\$0
145 Assets Held for Sale		\$0		\$0	\$0
150 Total Current Assets	\$0	\$883,206	\$0	\$226,726	\$2,164,625

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14. OPS MTW Demonstration Program for Low Rent	10. 559 Summer Food Service Program for Children	14. HCV MTW Demonstration Program for HCV program	14. 889 Choice Neighborhoods Implementation Grants	14. 249 Section 8 Moderate Rehabilitation Single Room Occupancy
161 Land	\$0			\$0	\$0
162 Buildings	\$0			\$0	\$0
163 Furniture, Equipment & Machinery - Dwellings	\$0			\$0	\$0
164 Furniture, Equipment & Machinery - Administration	\$0			\$792	\$0
165 Leasehold Improvements	\$0			\$0	\$0
166 Accumulated Depreciation	\$0			-\$792	\$0
167 Construction in Progress	\$0			\$0	\$0
168 Infrastructure	\$0			\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current		\$0		\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past		\$0		\$0	\$0
173 Grants Receivable - Non Current		\$0		\$0	\$0
174 Other Assets		\$0		\$0	\$0
176 Investments in Joint Ventures		\$0		\$0	\$0
180 Total Non-Current Assets	\$0	\$0	\$0	\$0	\$0
200 Deferred Outflow of Resources		\$0		\$0	\$0
290 Total Assets and Deferred Outflow of Resources	\$0	\$883,206	\$0	\$226,726	\$2,164,625

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.OPS MTW Demonstration Program for Low Rent	10.559 Summer Food Service Program for Children	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
311 Bank Overdraft	\$0			\$0	\$0
312 Accounts Payable <= 90 Days	\$11			\$6,469	\$0
313 Accounts Payable >90 Days Past Due	\$0			\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$0			\$0	\$0
322 Accrued Compensated Absences - Current Portion	\$0			\$0	\$0
324 Accrued Contingency Liability	\$0			\$0	\$0
325 Accrued Interest Payable	\$0			\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0			\$0	\$0
332 Account Payable - PHA Projects	\$0			\$0	\$0
333 Accounts Payable - Other Government	\$0			\$0	\$0
341 Tenant Security Deposits	\$0			\$0	\$0
342 Unearned Revenue	\$0			\$0	\$27,672
343 Current Portion of Long-term Debt - Capital	\$0			\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0			\$0	\$0
345 Other Current Liabilities	\$0			\$0	\$0
346 Accrued Liabilities - Other	\$0			\$0	\$0
347 Inter Program - Due To		\$883,195		\$220,257	\$0
348 Loan Liability - Current		\$0		\$0	\$0
310 Total Current Liabilities	\$0	\$883,206	\$0	\$226,726	\$27,672

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.OPS MTW Demonstration Program for Low Rent	10.559 Summer Food Service Program for Children	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$0			\$0	\$0
352 Long-term Debt, Net of Current - Operating Borrowings	\$0			\$0	\$0
353 Non-current Liabilities - Other	\$0			\$0	\$0
354 Accrued Compensated Absences - Non Current	\$0			\$0	\$0
355 Loan Liability - Non Current	\$0			\$0	\$0
356 FASB 5 Liabilities	\$0			\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$0		\$0	\$0	\$0
350 Total Non-Current Liabilities	\$0		\$0	\$0	\$0
300 Total Liabilities	\$0	\$883,206	\$0	\$226,726	\$27,672
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$0	\$0	\$0	\$0	\$0
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position					
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$0	\$0	\$0	\$0	\$2,136,953
513 Total Equity - Net Assets / Position	\$0	\$0	\$0	\$0	\$2,136,953
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$0	\$883,206	\$0	\$226,726	\$2,164,625

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit		Fiscal Year End: 03/31/2022			
	14,881 Moving to Work Demonstration Program	14,170 Congregate Housing Service Program	1 Business Activities	2 State/Local	5 Fiduciary
111 Cash - Unrestricted	\$18,452,721	\$181,755	\$8,840,618	\$407,562	
112 Cash - Restricted - Modernization and Development	\$0	\$0	\$0	\$0	
113 Cash - Other Restricted	\$4,840,289	\$0	\$0	\$1,685,863	\$144,654
114 Cash - Tenant Security Deposits	\$0	\$0	\$1,665	\$0	
115 Cash - Restricted for Payment of Current Liabilities	\$960,361	\$0	\$1,221,077	\$425,000	
100 Total Cash	\$24,253,371	\$181,755	\$10,063,360	\$2,518,425	\$144,654
121 Accounts Receivable - PHA Projects	\$1,957,537	\$0	\$0	\$0	
122 Accounts Receivable - HUD Other Projects	\$213,490,826	\$0	\$0	\$0	
124 Accounts Receivable - Other Government	\$63,189	\$0	\$0	\$720,654	
125 Accounts Receivable - Miscellaneous	\$5,664,408	\$0	\$3,391,504	\$0	\$67,323
126 Accounts Receivable - Tenants	\$0	\$0	\$0	\$0	
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0	\$0	\$0	
126.2 Allowance for Doubtful Accounts - Other	\$-1,269,540	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0	\$161,841,873	\$0	
128 Fraud Recovery	\$0	\$0	\$0	\$0	
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	
129 Accrued Interest Receivable	\$9,925	\$0	\$545	\$4	\$39,816
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$219,916,345	\$0	\$165,233,922	\$720,658	\$97,139
131 Investments - Unrestricted	\$0	\$0	\$0	\$0	
132 Investments - Restricted	\$0	\$0	\$0	\$0	\$224,761,276
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0	\$0	
142 Prepaid Expenses and Other Assets	\$1,056,995	\$0	\$0	\$0	
143 Inventories	\$0	\$0	\$0	\$0	
143.1 Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	
144 Inter Program Due From	\$2,360,058	\$0	\$0	\$0	
145 Assets Held for Sale	\$0	\$0	\$0	\$0	
150 Total Current Assets	\$247,586,769	\$181,755	\$175,297,282	\$3,239,083	\$225,003,069

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.881 Moving to Work Demonstration Program	14.170 Congregate Housing Service Program	1 Business Activities	2 State/Local	5 Fiduciary
161 Land	\$3,718,521	\$0	\$7,254,728	\$0	
162 Buildings	\$328,559,966	\$0	\$12,152,474	\$250,000	
163 Furniture, Equipment & Machinery - Dwellings	\$1,867,288	\$0	\$0	\$6,028	
164 Furniture, Equipment & Machinery - Administration	\$39,525,861	\$0	\$30,808	\$461,146	
165 Leasehold Improvements	\$0	\$0	\$0	\$0	
166 Accumulated Depreciation	-\$238,940,504	\$0	-\$1,848,395	-\$597,259	
167 Construction in Progress	\$43,823,673	\$0	\$0	\$0	
168 Infrastructure	\$0	\$0	\$0	\$0	
160 Total Capital Assets, Net of Accumulated Depreciation	\$178,554,805	\$0	\$17,589,615	\$119,915	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$22,553,283	\$0	\$399,282,045	\$0	
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	\$0	\$0	\$0	\$0	
173 Grants Receivable - Non Current	\$0	\$0	\$0	\$0	
174 Other Assets	\$2,043,116	\$0	\$88,012	\$0	
176 Investments in Joint Ventures	\$471,834	\$0	\$7,298,894	\$0	
180 Total Non-Current Assets	\$203,623,038	\$0	\$424,258,566	\$119,915	\$0
200 Deferred Outflow of Resources	\$4,564,514	\$0	\$0	\$0	
290 Total Assets and Deferred Outflow of Resources	\$455,774,321	\$181,755	\$599,555,848	\$3,358,998	\$225,003,069

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.881 Moving to Work Demonstration Program	14.170 Congregate Housing Service Program	1 Business Activities	2 State/Local	5 Fiduciary
311 Bank Overdraft	\$0	\$0	\$0	\$0	
312 Accounts Payable <= 90 Days	\$5,776,016	\$8,108	\$5,844	\$88,919	
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0	\$0	
321 Accrued Wage/Payroll Taxes Payable	\$2,670,140	\$0	\$0	\$0	
322 Accrued Compensated Absences - Current Portion	\$1,402,219	\$0	\$0	\$0	
324 Accrued Contingency Liability	\$0	\$0	\$0	\$0	
325 Accrued Interest Payable	\$0	\$0	\$556,235	\$0	
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0	\$0	
332 Account Payable - PHA Projects	\$0	\$0	\$0	\$0	
333 Accounts Payable - Other Government	\$0	\$0	\$0	\$0	
341 Tenant Security Deposits	\$0	\$0	\$1,665	\$0	
342 Unearned Revenue	\$3,114	\$173,647	\$20,500	\$524,482	
343 Current Portion of Long-term Debt - Capital	\$1,889,838	\$0	\$2,980,000	\$0	
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0	\$0	
345 Other Current Liabilities	\$5,210,133	\$0	\$56,876	\$0	\$93,136
346 Accrued Liabilities - Other	\$3,356,980	\$0	\$504,798	\$965	
347 Inter Program - Due To	\$0	\$0	\$0	\$605,144	
348 Loan Liability - Current	\$0	\$0	\$0	\$0	
310 Total Current Liabilities	\$20,308,440	\$181,755	\$4,125,918	\$1,219,510	\$93,136

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.881 Moving to Work Demonstration Program	14.170 Congregate Housing Service Program	1 Business Activities	2 State/Local	5 Fiduciary
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$3,403,463	\$0	\$28,894,074	\$0	
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0	\$0	\$0	
353 Non-current Liabilities - Other	\$2,710,648	\$0	\$0	\$1,273	
354 Accrued Compensated Absences - Non Current	\$934,812	\$0	\$0	\$0	
355 Loan Liability - Non Current	\$0	\$0	\$0	\$0	
356 FASB 5 Liabilities	\$0	\$0	\$0	\$0	
357 Accrued Pension and OPEB Liabilities	\$42,491,732	\$0	\$0	\$0	\$0
350 Total Non-Current Liabilities	\$49,540,655	\$0	\$28,894,074	\$1,273	\$0
300 Total Liabilities	\$69,849,095	\$181,755	\$33,019,992	\$1,220,783	\$93,136
400 Deferred Inflow of Resources	\$22,226,277				
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$173,261,504	\$0	\$14,284,459	\$119,915	\$0
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$0		\$103,632	\$1,685,863	\$224,909,933
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$190,437,445	\$0	\$580,716,683	\$332,437	\$0
513 Total Equity - Net Assets / Position	\$363,698,949	\$0	\$566,535,856	\$2,138,215	\$224,909,933
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$455,774,321	\$181,755	\$599,555,848	\$3,358,998	\$225,003,069

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit		Fiscal Year End: 03/31/2022			
	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.EHV Emergency Housing Voucher	9 Other Federal Program 2	14.856 Lower Income Housing Assistance Program_Section 8 Moderate
111 Cash - Unrestricted	\$11,588,752	\$52,149,789	\$679,202		\$1,817,554
112 Cash - Restricted - Modernization and Development	\$25,843,574	\$0			\$0
113 Cash - Other Restricted	\$35,012,914	\$16,963,573	\$3,120,829		\$0
114 Cash - Tenant Security Deposits	\$540,643	\$110,910			\$0
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0	\$1,510,250		\$0
100 Total Cash	\$72,985,883	\$69,224,272	\$5,310,281	\$0	\$1,817,554
121 Accounts Receivable - PHA Projects	\$0	\$0			\$0
122 Accounts Receivable - HUD Other Projects	\$0	\$0		\$120,582	\$914,059
124 Accounts Receivable - Other Government	\$0	\$0			\$0
125 Accounts Receivable - Miscellaneous	\$1,457,320	\$12,069,321			\$0
126 Accounts Receivable - Tenants	\$2,404,316	\$1,259,475			\$0
126.1 Allowance for Doubtful Accounts - Tenants	-\$1,202,471	-\$754,319			\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	-\$763,653		\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0			\$0
128 Fraud Recovery	\$0	\$0			\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0			\$0
129 Accrued Interest Receivable	\$175	\$3,888			\$76
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$2,659,340	\$11,814,712	\$0	\$120,582	\$914,135
131 Investments - Unrestricted	\$0	\$0			\$0
132 Investments - Restricted	\$0	\$950,593			\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0			\$0
142 Prepaid Expenses and Other Assets	\$655,181	\$178,419			\$0
143 Inventories	\$247,652	\$0			\$0
143.1 Allowance for Obsolete Inventories	\$0	\$0			\$0
144 Inter Program Due From	\$0	\$0			\$0
145 Assets Held for Sale	\$0	\$0			\$0
150 Total Current Assets	\$76,548,056	\$82,167,996	\$5,310,281	\$120,582	\$2,731,689

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.EHV Emergency Housing Voucher	9 Other Federal Program 2	14.856 Lower Income Housing Assistance Program_Section 8 Moderate
161 Land	\$5,894,182	\$306,658			\$0
162 Buildings	\$705,811,023	\$239,084,525			\$608,086
163 Furniture, Equipment & Machinery - Dwellings	\$379,163	\$0			\$0
164 Furniture, Equipment & Machinery - Administration	\$5,233,913	\$1,749,239			\$0
165 Leasehold Improvements	\$0	\$65,555			\$0
166 Accumulated Depreciation	-\$181,263,348	-\$86,968,961			-\$326,023
167 Construction in Progress	\$15,843,284	\$243,342		\$1,467,527	\$0
168 Infrastructure	\$0	\$0			\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$551,898,217	\$154,480,358	\$0	\$1,467,527	\$282,063
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0			\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	\$0	\$0			\$0
173 Grants Receivable - Non Current	\$0	\$0			\$0
174 Other Assets	\$2,386,021	\$0			\$0
176 Investments in Joint Ventures	\$0	\$0			\$0
180 Total Non-Current Assets	\$554,284,238	\$154,480,358	\$0	\$1,467,527	\$282,063
200 Deferred Outflow of Resources	\$0				\$0
290 Total Assets and Deferred Outflow of Resources	\$630,832,294	\$236,648,354	\$5,310,281	\$1,588,109	\$3,013,752

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.EHV Emergency Housing Voucher	9 Other Federal Program 2	14.856 Lower Income Housing Assistance Program_Section 8 Moderate
311 Bank Overdraft	\$0	\$0			\$0
312 Accounts Payable <= 90 Days	\$2,774,111	\$243,612		\$117,579	\$0
313 Accounts Payable >90 Days Past Due	\$0	\$0			\$0
321 Accrued Wage/Payroll Taxes Payable	\$27,355	\$8,327			\$0
322 Accrued Compensated Absences - Current Portion	\$0	\$93,071			\$0
324 Accrued Contingency Liability	\$0	\$0			\$0
325 Accrued Interest Payable	\$425,961	\$0			\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0			\$0
332 Account Payable - PHA Projects	\$0	\$0			\$0
333 Accounts Payable - Other Government	\$0	\$0			\$0
341 Tenant Security Deposits	\$540,643	\$110,910			\$0
342 Unearned Revenue	\$298,573	\$193,324	\$1,510,250		\$0
343 Current Portion of Long-term Debt - Capital	\$44,609,099	\$0			\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0			\$0
345 Other Current Liabilities	\$8,519,168	\$174,275,551			\$0
346 Accrued Liabilities - Other	\$2,523,925	\$861,980			\$8,378
347 Inter Program - Due To	\$0	\$0		\$3,003	\$0
348 Loan Liability - Current	\$0	\$0			\$0
310 Total Current Liabilities	\$59,718,835	\$175,786,775	\$1,510,250	\$120,582	\$8,378

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.EHV Emergency Housing Voucher	9 Other Federal Program 2	14.856 Lower Income Housing Assistance Program_Section 8 Moderate
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$381,346,621	\$0			\$0
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0			\$0
353 Non-current Liabilities - Other	\$95,046,973				\$0
354 Accrued Compensated Absences - Non Current	\$0	\$62,047			\$0
355 Loan Liability - Non Current	\$0	\$0			\$0
356 FASB 5 Liabilities	\$0	\$0			\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$0			\$0
350 Total Non-Current Liabilities	\$476,393,594	\$62,047	\$0	\$0	\$0
300 Total Liabilities	\$536,112,429	\$175,848,822	\$1,510,250	\$120,582	\$8,378
400 Deferred Inflow of Resources					\$0
508.3 Nonspendable Fund Balance					\$0
508.4 Net Investment in Capital Assets	\$125,942,497	\$154,480,358		\$1,467,527	\$282,063
509.3 Restricted Fund Balance					\$0
510.3 Committed Fund Balance					\$0
511.3 Assigned Fund Balance					\$0
511.4 Restricted Net Position		\$17,963,187	\$3,120,829		\$0
512.3 Unassigned Fund Balance					\$0
512.4 Unrestricted Net Position	-\$31,222,632	-\$111,644,013	\$679,202	\$0	\$2,723,311
513 Total Equity - Net Assets / Position	\$94,719,865	\$60,799,532	\$3,800,031	\$1,467,527	\$3,005,374
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$630,832,294	\$236,648,354	\$5,310,281	\$1,588,109	\$3,013,752

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$219,420,748		\$219,420,748
112 Cash - Restricted - Modernization and Development	\$25,843,574		\$25,843,574
113 Cash - Other Restricted	\$62,183,757		\$62,183,757
114 Cash - Tenant Security Deposits	\$1,398,523		\$1,398,523
115 Cash - Restricted for Payment of Current Liabilities	\$4,440,647		\$4,440,647
100 Total Cash	\$313,287,249	\$0	\$313,287,249
121 Accounts Receivable - PHA Projects	\$1,957,537	\$0	\$1,957,537
122 Accounts Receivable - HUD Other Projects	\$217,828,771	\$0	\$217,828,771
124 Accounts Receivable - Other Government	\$1,667,049	\$0	\$1,667,049
125 Accounts Receivable - Miscellaneous	\$29,370,200	-\$12,374,141	\$16,996,059
126 Accounts Receivable - Tenants	\$10,407,177	\$0	\$10,407,177
126.1 Allowance for Doubtful Accounts - Tenants	-\$5,633,980	\$0	-\$5,633,980
126.2 Allowance for Doubtful Accounts - Other	-\$2,033,193	\$0	-\$2,033,193
127 Notes, Loans, & Mortgages Receivable - Current	\$161,841,873	-\$161,841,873	\$0
128 Fraud Recovery	\$0	\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0
129 Accrued Interest Receivable	\$54,443	\$0	\$54,443
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$415,459,877	-\$174,216,014	\$241,243,863
131 Investments - Unrestricted	\$0	\$0	\$0
132 Investments - Restricted	\$225,711,869	\$0	\$225,711,869
135 Investments - Restricted for Payment of Current Liability	\$0	\$0	\$0
142 Prepaid Expenses and Other Assets	\$1,956,580	\$0	\$1,956,580
143 Inventories	\$1,688,306	\$0	\$1,688,306
143.1 Allowance for Obsolete Inventories	-\$144,067	\$0	-\$144,067
144 Inter Program Due From	\$2,360,058	-\$2,360,058	\$0
145 Assets Held for Sale	\$0	\$0	\$0
150 Total Current Assets	\$960,319,872	-\$176,576,072	\$783,743,800

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Subtotal	ELIM	Total
161 Land	\$36,278,866		\$36,278,866
162 Buildings	\$2,380,244,924		\$2,380,244,924
163 Furniture, Equipment & Machinery - Dwellings	\$2,634,626		\$2,634,626
164 Furniture, Equipment & Machinery - Administration	\$48,179,656		\$48,179,656
165 Leasehold Improvements	\$65,555		\$65,555
166 Accumulated Depreciation	-\$1,375,668,807		-\$1,375,668,807
167 Construction in Progress	\$116,043,641		\$116,043,641
168 Infrastructure	\$0		\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,207,778,461	\$0	\$1,207,778,461
171 Notes, Loans and Mortgages Receivable - Non-Current	\$421,835,328		\$421,835,328
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	\$0		\$0
173 Grants Receivable - Non Current	\$0		\$0
174 Other Assets	\$4,517,149		\$4,517,149
176 Investments in Joint Ventures	\$7,770,728		\$7,770,728
180 Total Non-Current Assets	\$1,641,901,666	\$0	\$1,641,901,666
200 Deferred Outflow of Resources	\$4,564,514	\$0	\$4,564,514
290 Total Assets and Deferred Outflow of Resources	\$2,606,786,052	-\$176,576,072	\$2,430,209,980

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Subtotal	ELIM	Total
311 Bank Overdraft	\$0	\$0	\$0
312 Accounts Payable <= 90 Days	\$12,108,603	\$0	\$12,108,603
313 Accounts Payable >90 Days Past Due	\$0	\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$4,743,665	\$0	\$4,743,665
322 Accrued Compensated Absences - Current Portion	\$5,792,396	\$0	\$5,792,396
324 Accrued Contingency Liability	\$0	\$0	\$0
325 Accrued Interest Payable	\$982,196	\$0	\$982,196
331 Accounts Payable - HUD PHA Programs	\$0	\$0	\$0
332 Account Payable - PHA Projects	\$0	\$0	\$0
333 Accounts Payable - Other Government	\$307,250	\$0	\$307,250
341 Tenant Security Deposits	\$1,398,523	\$0	\$1,398,523
342 Unearned Revenue	\$2,751,562	\$0	\$2,751,562
343 Current Portion of Long-term Debt - Capital	\$49,478,937	\$0	\$49,478,937
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0	\$0
345 Other Current Liabilities	\$189,025,296	\$174,216,014	\$14,809,282
346 Accrued Liabilities - Other	\$12,266,017	\$0	\$12,266,017
347 Inter Program - Due To	\$2,360,058	\$2,360,058	\$0
348 Loan Liability - Current	\$0	\$0	\$0
310 Total Current Liabilities	\$281,214,503	\$176,576,072	\$104,638,431

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Subtotal	ELIM	Total
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$413,644,158		\$413,644,158
352 Long-term Debt, Net of Current - Operating Borrowings	\$0		\$0
353 Non-current Liabilities - Other	\$98,161,892		\$98,161,892
354 Accrued Compensated Absences - Non Current	\$3,861,599		\$3,861,599
355 Loan Liability - Non Current	\$0		\$0
356 FASB 5 Liabilities	\$0		\$0
357 Accrued Pension and OPEB Liabilities	\$42,491,732		\$42,491,732
350 Total Non-Current Liabilities	\$558,159,381	\$0	\$558,159,381
300 Total Liabilities	\$839,373,884	-\$176,576,072	\$662,797,812
400 Deferred Inflow of Resources	\$22,226,277	\$0	\$22,226,277
508.3 Nonspendable Fund Balance			
508.4 Net Investment in Capital Assets	\$744,655,366		\$744,655,366
509.3 Restricted Fund Balance			
510.3 Committed Fund Balance			
511.3 Assigned Fund Balance			
511.4 Restricted Net Position	\$247,799,836		\$247,799,836
512.3 Unassigned Fund Balance			
512.4 Unrestricted Net Position	\$752,730,689		\$752,730,689
513 Total Equity - Net Assets / Position	\$1,745,185,891	\$0	\$1,745,185,891
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$2,606,786,052	-\$176,576,072	\$2,430,209,980

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Project Total	14,879 Mainstream Vouchers	14, MSC Mainstream CARES Act Funding	14,896 PIH Family Self-Sufficiency Program	14,895 Jobs-Plus Pilot Initiative
70300 Net Tenant Rental Revenue	\$28,418,565	\$0	\$0	\$0	\$0
70400 Tenant Revenue - Other	\$270,344	\$0	\$0	\$0	\$0
70500 Total Tenant Revenue	\$28,688,909	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$0	\$2,845,256	\$541,813	\$353,923	\$591,617
70610 Capital Grants	\$0				
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants	\$0	\$0	\$0	\$0	\$0
71100 Investment Income - Unrestricted	\$21,230	\$0	\$0	\$0	\$0
71200 Mortgage Interest Income	\$0	\$0	\$0	\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	\$0
71400 Fraud Recovery	\$86,806	\$0	\$0	\$0	\$0
71500 Other Revenue	\$742,515	\$0	\$0	\$0	\$0
71600 Gain or Loss on Sale of Capital Assets	\$3,590,802	\$0	\$0	\$0	\$0
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	\$0
70000 Total Revenue	\$33,130,262	\$2,845,256	\$541,813	\$353,923	\$591,617

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Project Total	14.879 Mainstream Vouchers	14.MSC Mainstream CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative
91100 Administrative Salaries	\$7,346,909	\$0	\$0	\$0	\$38,659
91200 Auditing Fees	\$0	\$0	\$0	\$0	\$0
91300 Management Fee	\$0	\$0	\$0	\$0	\$0
91310 Book-keeping Fee		\$0	\$0	\$0	\$0
91400 Advertising and Marketing	\$0	\$0	\$0	\$0	\$0
91500 Employee Benefit contributions - Administrative	\$2,882,823	\$0	\$0	\$0	\$20,096
91600 Office Expenses	\$1,575,019	\$0	\$0	\$0	\$34,696
91700 Legal Expense	\$1,251,391	\$0	\$0	\$0	\$0
91800 Travel	\$10,166	\$0	\$0	\$0	\$13,665
91810 Allocated Overhead	\$17,601,488	\$0	\$0	\$0	\$0
91900 Other	\$1,143,095	\$0	\$0	\$353,923	\$160,104
91000 Total Operating - Administrative	\$31,810,891	\$0	\$0	\$353,923	\$267,220
92000 Asset Management Fee	\$0				
92100 Tenant Services - Salaries	\$0	\$0	\$0	\$0	\$169,667
92200 Relocation Costs	\$419,648	\$0	\$0	\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0	\$0	\$0
92400 Tenant Services - Other	\$371,287	\$0	\$0	\$0	\$119,506
92500 Total Tenant Services	\$790,935	\$0	\$0	\$0	\$289,173
93100 Water	\$11,291,994	\$0	\$0	\$0	\$0
93200 Electricity	\$4,570,822	\$0	\$0	\$0	\$0
93300 Gas	\$6,176,821	\$0	\$0	\$0	\$0
93400 Fuel	\$0	\$0	\$0	\$0	\$0
93500 Labor	\$44,256	\$0	\$0	\$0	\$0
93600 Sewer	\$0	\$0	\$0	\$0	\$0
93700 Employee Benefit Contributions - Utilities	\$16,742	\$0	\$0	\$0	\$0
93800 Other Utilities Expense	\$59,715	\$0	\$0	\$0	\$0
93000 Total Utilities	\$22,160,350	\$0	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Project Total	14.879 Mainstream Vouchers	14.MSC Mainstream CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative
94100 Ordinary Maintenance and Operations - Labor	\$33,489,065	\$0	\$0	\$0	\$0
94200 Ordinary Maintenance and Operations - Materials and	\$9,082,958	\$0	\$0	\$0	\$0
94300 Ordinary Maintenance and Operations Contracts	\$6,823,016	\$0	\$0	\$0	\$0
94500 Employee Benefit Contributions - Ordinary Maintenance	\$13,198,658	\$0	\$0	\$0	\$0
94000 Total Maintenance	\$62,593,697	\$0	\$0	\$0	\$0
95100 Protective Services - Labor	\$4,364,886	\$0	\$0	\$0	\$0
95200 Protective Services - Other Contract Costs	\$1,969,105	\$0	\$0	\$0	\$0
95300 Protective Services - Other	\$10,959	\$0	\$0	\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$1,712,699	\$0	\$0	\$0	\$0
95000 Total Protective Services	\$8,057,649	\$0	\$0	\$0	\$0
96110 Property Insurance	\$1,890,100	\$0	\$0	\$0	\$0
96120 Liability Insurance	\$3,209,960	\$0	\$0	\$0	\$0
96130 Workmen's Compensation	\$3,748,559	\$0	\$0	\$0	\$503
96140 All Other Insurance	\$250,792	\$0	\$0	\$0	\$0
96100 Total insurance Premiums	\$9,099,411	\$0	\$0	\$0	\$503
96200 Other General Expenses	\$18,589,183	\$862	\$0	\$0	\$0
96210 Compensated Absences	\$65,223	\$0	\$0	\$0	\$0
96300 Payments in Lieu of Taxes	\$0	\$0	\$0	\$0	\$0
96400 Bad debt - Tenant Rents	\$580,347	\$0	\$0	\$0	\$0
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0	\$0	\$0
96800 Severance Expense	\$484,380	\$0	\$0	\$0	\$13,215
96000 Total Other General Expenses	\$19,719,133	\$862	\$0	\$0	\$13,215

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Project Total	14.879 Mainstream Vouchers	14.MSC Mainstream CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative
96710 Interest of Mortgage (or Bonds) Payable		\$0	\$0	\$0	\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs		\$0	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$154,232,066	\$862	\$0	\$353,923	\$570,111
97000 Excess of Operating Revenue over Operating Expenses	\$121,101,804	\$2,844,394	\$541,813	\$0	\$21,506
97100 Extraordinary Maintenance	\$203,277	\$0	\$0	\$0	\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	\$0
97300 Housing Assistance Payments	\$0	\$2,353,396	\$541,813	\$0	\$0
97350 HAP Portability-In	\$0	\$0	\$0	\$0	\$0
97400 Depreciation Expense	\$14,946,055	\$0	\$0	\$0	\$4,190
97500 Fraud Losses		\$0	\$0	\$0	\$0
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$169,381,398	\$2,354,258	\$541,813	\$353,923	\$574,301

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Project Total	14,879 Mainstream Vouchers	14, MSC Mainstream CARES Act Funding	14,896 PIH Family Self-Sufficiency Program	14,895 Jobs-Plus Pilot Initiative
10010 Operating Transfer In		\$0	\$0	\$0	\$0
10020 Operating transfer Out		\$0	\$0	\$0	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit		\$0	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss		\$0	\$0	\$0	\$0
10080 Special Items (Net Gain/Loss)		\$0	\$0	\$0	\$0
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In	\$127,084,501	\$0	\$0	\$0	\$0
10094 Transfers between Project and Program - Out	-\$3,026,700	\$0	\$0	\$0	\$0
10100 Total Other financing Sources (Uses)	\$124,057,801	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$12,193,335	\$490,998	\$0	\$0	\$17,316
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$432,921,010	\$705,844	\$0	\$0	\$2,828
11040 Prior Period Adjustments, Equity Transfers and	\$0	\$0	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	153462	5340			
11210 Number of Unit Months Leased	140984	4069			

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Project Total	14.879 Mainstream Vouchers	14.MSC Mainstream CARES Act Funding	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative
11270 Excess Cash	\$107,987,156				
11610 Land Purchases	\$0				
11620 Building Purchases	\$11,607,387				
11630 Furniture & Equipment - Dwelling Purchases	\$0				
11640 Furniture & Equipment - Administrative Purchases	\$5,729				
11650 Leasehold Improvements Purchases	\$0				
11660 Infrastructure Purchases	\$0				
13510 CFFP Debt Service Payments	\$0				
13901 Replacement Housing Factor Funds	\$0				

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.870 Resident Opportunity and Supportive Services	93.602 New Assets for Independence Demonstration Program	14.CMT CARES Act Funding Transferred to MTW	14.PHC Public Housing CARES Act Funding	14.CFP MTW Demonstration Program for Capital Fund
70300 Net Tenant Rental Revenue	\$0	\$0	\$0	\$0	
70400 Tenant Revenue - Other	\$0	\$0	\$0	\$0	
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$41,646	\$0	\$0	\$3,094,441	\$35,705,969
70610 Capital Grants					\$10,813,258
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants	\$0	\$0	\$0	\$0	
71100 Investment Income - Unrestricted	\$0	\$55	\$0	\$0	
71200 Mortgage Interest Income	\$0	\$0	\$0	\$0	
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	
71400 Fraud Recovery	\$0	\$0	\$0	\$0	
71500 Other Revenue	\$0	\$0	\$0	\$0	
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0	\$0	\$0	
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	
70000 Total Revenue	\$41,646	\$55	\$0	\$3,094,441	\$46,519,227

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.870 Resident Opportunity and Supportive Services	93.602 New Assets for Independence Demonstration Program	14.CMT CARES Act Funding Transferred to MTW	14.PHC Public Housing CARES Act Funding	14.CFP MTW Demonstration Program for Capital Fund
91100 Administrative Salaries	\$0	\$0	\$0	\$0	
91200 Auditing Fees	\$0	\$0	\$0	\$0	
91300 Management Fee	\$0	\$0	\$0	\$0	\$0
91310 Book-keeping Fee	\$0	\$0	\$0	\$0	
91400 Advertising and Marketing	\$0	\$0	\$0	\$0	
91500 Employee Benefit contributions - Administrative	\$0	\$0	\$0	\$0	
91600 Office Expenses	\$0	\$0	\$0	\$84,762	
91700 Legal Expense	\$0	\$0	\$0	\$0	
91800 Travel	\$0	\$0	\$0	\$0	
91810 Allocated Overhead	\$0	\$0	\$0	\$0	
91900 Other	\$0	\$0	\$0	\$289,044	
91000 Total Operating - Administrative	\$0	\$0	\$0	\$373,806	\$0
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$41,646	\$0	\$0	\$0	
92200 Relocation Costs	\$0	\$0	\$0	\$0	
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0	\$0	
92400 Tenant Services - Other	\$0	\$0	\$0	\$0	
92500 Total Tenant Services	\$41,646	\$0	\$0	\$0	\$0
93100 Water	\$0	\$0	\$0	\$445,394	
93200 Electricity	\$0	\$0	\$0	\$0	
93300 Gas	\$0	\$0	\$0	\$0	
93400 Fuel	\$0	\$0	\$0	\$0	
93500 Labor	\$0	\$0	\$0	\$0	
93600 Sewer	\$0	\$0	\$0	\$0	
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	
93000 Total Utilities	\$0	\$0	\$0	\$445,394	\$0

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.870 Resident Opportunity and Supportive Services	93.602 New Assets for Independence Demonstration Program	14.CMT CARES Act Funding Transferred to MTW	14.PHC Public Housing CARES Act Funding	14.CFP MTW Demonstration Program for Capital Fund
94100 Ordinary Maintenance and Operations - Labor	\$0	\$0	\$0	\$1,185,670	
94200 Ordinary Maintenance and Operations - Materials and	\$0	\$0	\$0	\$757,605	
94300 Ordinary Maintenance and Operations Contracts	\$0	\$0	\$0	\$314,905	\$0
94500 Employee Benefit Contributions - Ordinary Maintenance	\$0	\$0	\$0	\$0	
94000 Total Maintenance	\$0	\$0	\$0	\$2,258,180	\$0
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	
95200 Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0	
95300 Protective Services - Other	\$0	\$0	\$0	\$0	
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$0	\$0	\$0	\$0	
96120 Liability Insurance	\$0	\$0	\$0	\$0	
96130 Workmen's Compensation	\$0	\$0	\$0	\$0	
96140 All Other Insurance	\$0	\$0	\$0	\$0	
96100 Total insurance Premiums	\$0	\$0	\$0	\$0	\$0
96200 Other General Expenses	\$0	\$0	\$0	\$0	
96210 Compensated Absences	\$0	\$0	\$0	\$0	
96300 Payments in Lieu of Taxes	\$0	\$0	\$0	\$0	
96400 Bad debt - Tenant Rents	\$0	\$0	\$0	\$0	
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	
96600 Bad debt - Other	\$0	\$0	\$0	\$0	
96800 Severance Expense	\$0	\$0	\$0	\$0	
96000 Total Other General Expenses	\$0	\$0	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.870 Resident Opportunity and Supportive Services	93.602 New Assets for Independence Demonstration Program	14.CMT CARES Act Funding Transferred to MTW	14.PHC Public Housing CARES Act Funding	14.CFP MTW Demonstration Program for Capital Fund
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0	\$0	\$0	
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$41,646	\$0	\$0	\$3,077,380	\$0
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$55	\$0	\$3,094,441	\$46,519,227
97100 Extraordinary Maintenance	\$0	\$0	\$0	\$8,681	
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	
97300 Housing Assistance Payments	\$0	\$0	\$0	\$0	
97350 HAP Portability-In	\$0	\$0	\$0	\$0	
97400 Depreciation Expense	\$0	\$0	\$0	\$0	
97500 Fraud Losses	\$0	\$0	\$0	\$0	
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$41,646	\$0	\$0	\$3,086,061	\$0

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.870 Resident Opportunity and Supportive Services	93.602 New Assets for Independence Demonstration Program	14.CMT CARES Act Funding Transferred to MTW	14.PHC Public Housing CARES Act Funding	14.CFP MTW Demonstration Program for Capital Fund
10010 Operating Transfer In	\$0	\$0	\$0	\$0	
10020 Operating transfer Out	\$0	\$0	\$0	-0	-\$46,519,227
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0	\$0	
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0	\$0	
10080 Special Items (Net Gain/Loss)	\$0	\$0	\$0	\$0	
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In	\$0	\$0	\$0	\$0	
10094 Transfers between Project and Program - Out	\$0	\$0	\$0	\$0	
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	-\$46,519,227
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$0	\$55	\$0	\$8,380	\$0
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$0	\$28,940	\$0	\$0	\$0
11040 Prior Period Adjustments, Equity Transfers and	\$0	\$0	\$0	-\$8,380	\$0
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available					
11210 Number of Unit Months Leased					

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.870 Resident Opportunity and Supportive Services	93.602 New Assets for Independence Demonstration Program	14.CMT CARES Act Funding Transferred to MTW	14.PHC Public Housing CARES Act Funding	14.CFP MTW Demonstration Program for Capital Fund
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.OPS MTW Demonstration Program for Low Rent	10.559 Summer Food Service Program for Children	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
70300 Net Tenant Rental Revenue		\$0		\$0	\$0
70400 Tenant Revenue - Other		\$0		\$0	\$0
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$143,149,780	\$0	\$249,467,978	\$573,076	\$1,355,666
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants		\$2,429		\$0	\$0
71100 Investment Income - Unrestricted		\$0		\$0	\$0
71200 Mortgage Interest Income		\$0		\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale		\$0		\$0	\$0
71310 Cost of Sale of Assets		\$0		\$0	\$0
71400 Fraud Recovery		\$0		\$0	\$0
71500 Other Revenue		\$0		\$0	\$0
71600 Gain or Loss on Sale of Capital Assets		\$0		\$0	\$0
72000 Investment Income - Restricted		\$0		\$0	\$0
70000 Total Revenue	\$143,149,780	\$2,429	\$249,467,978	\$573,076	\$1,355,666

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14. OPS MTW Demonstration Program for Low Rent	10.559 Summer Food Service Program for Children	14. HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
91100 Administrative Salaries	\$0			\$110,791	\$69,910
91200 Auditing Fees				\$0	\$0
91300 Management Fee	\$0		\$0	\$0	\$0
91310 Book-keeping Fee				\$0	\$0
91400 Advertising and Marketing				\$0	\$0
91500 Employee Benefit contributions - Administrative	\$0			\$73,715	\$16,747
91600 Office Expenses				\$0	\$0
91700 Legal Expense				\$0	\$0
91800 Travel				\$0	\$0
91810 Allocated Overhead				\$0	\$0
91900 Other		\$0		\$0	\$0
91000 Total Operating - Administrative	\$0	\$0	\$0	\$184,506	\$86,657
92000 Asset Management Fee					
92100 Tenant Services - Salaries		\$2,418		\$0	\$0
92200 Relocation Costs		\$0		\$0	\$0
92300 Employee Benefit Contributions - Tenant Services		\$0		\$0	\$0
92400 Tenant Services - Other		\$11		\$388,570	\$0
92500 Total Tenant Services	\$0	\$2,429	\$0	\$388,570	\$0
93100 Water				\$0	\$0
93200 Electricity				\$0	\$0
93300 Gas				\$0	\$0
93400 Fuel				\$0	\$0
93500 Labor				\$0	\$0
93600 Sewer				\$0	\$0
93700 Employee Benefit Contributions - Utilities				\$0	\$0
93800 Other Utilities Expense				\$0	\$0
93000 Total Utilities	\$0	\$0	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.OPS MTW Demonstration Program for Low Rent	10.559 Summer Food Service Program for Children	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
94100 Ordinary Maintenance and Operations - Labor	\$0			\$0	\$0
94200 Ordinary Maintenance and Operations - Materials and	\$0			\$0	\$0
94300 Ordinary Maintenance and Operations Contracts	\$0		\$0	\$0	\$0
94500 Employee Benefit Contributions - Ordinary Maintenance		\$0		\$0	\$0
94000 Total Maintenance	\$0		\$0	\$0	\$0
95100 Protective Services - Labor		\$0		\$0	\$0
95200 Protective Services - Other Contract Costs		\$0		\$0	\$0
95300 Protective Services - Other		\$0		\$0	\$0
95500 Employee Benefit Contributions - Protective Services		\$0		\$0	\$0
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance		\$0		\$0	\$0
96120 Liability Insurance		\$0		\$0	\$0
96130 Workmen's Compensation		\$0		\$0	\$686
96140 All Other Insurance		\$0		\$0	\$0
96100 Total insurance Premiums	\$0	\$0	\$0	\$0	\$686
96200 Other General Expenses		\$0		\$0	\$0
96210 Compensated Absences		\$0		\$0	\$0
96300 Payments in Lieu of Taxes		\$0		\$0	\$0
96400 Bad debt - Tenant Rents		\$0		\$0	\$0
96500 Bad debt - Mortgages		\$0		\$0	\$0
96600 Bad debt - Other		\$0		\$0	\$0
96800 Severance Expense		\$0		\$0	\$0
96000 Total Other General Expenses	\$0	\$0	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.OPS MTW Demonstration Program for Low Rent	10.559 Summer Food Service Program for Children	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
96710 Interest of Mortgage (or Bonds) Payable		\$0		\$0	\$0
96720 Interest on Notes Payable (Short and Long Term)		\$0		\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$0	\$2,429	\$0	\$573,076	\$87,343
97000 Excess of Operating Revenue over Operating Expenses	\$143,149,780	\$0	\$249,467,978	\$0	\$1,268,323
97100 Extraordinary Maintenance		\$0		\$0	\$0
97200 Casualty Losses - Non-capitalized		\$0		\$0	\$0
97300 Housing Assistance Payments		\$0		\$0	\$1,060,888
97350 HAP Portability-In		\$0		\$0	\$0
97400 Depreciation Expense		\$0		\$0	\$0
97500 Fraud Losses		\$0		\$0	\$0
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$0	\$2,429	\$0	\$573,076	\$1,148,231

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.OPS MTW Demonstration Program for Low Rent	10.559 Summer Food Service Program for Children	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
10010 Operating Transfer In		\$0		\$0	\$0
10020 Operating transfer Out	-\$143,149,780	\$0	-\$249,467,978	\$0	\$0
10030 Operating Transfers from/to Primary Government		\$0		\$0	\$0
10040 Operating Transfers from/to Component Unit		\$0		\$0	\$0
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss		\$0		\$0	\$0
10080 Special Items (Net Gain/Loss)		\$0		\$0	\$0
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In		\$0		\$0	\$0
10094 Transfers between Project and Program - Out		\$0		\$0	\$0
10100 Total Other financing Sources (Uses)	-\$143,149,780	\$0	-\$249,467,978	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$0	\$0	\$0	\$0	\$207,435
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$0	\$0	\$0	\$0	\$1,929,518
11040 Prior Period Adjustments, Equity Transfers and	\$0	\$0	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available					3024
11210 Number of Unit Months Leased					2815

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14. OPS MTW Demonstration Program for Low Rent	10.559 Summer Food Service Program for Children	14. HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.881 Moving to Work Demonstration Program	14.170 Congregate Housing Service Program	1 Business Activities	2 State/Local	5 Fiduciary
70300 Net Tenant Rental Revenue	\$0	\$0	\$47,707	\$0	
70400 Tenant Revenue - Other	\$0	\$0	\$0	\$0	
70500 Total Tenant Revenue	\$0	\$0	\$47,707	\$0	\$0
70600 HUD PHA Operating Grants	\$0	\$67,078	\$0	\$0	
70610 Capital Grants	\$0				
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants	\$0	\$0	\$0	\$962,332	
71100 Investment Income - Unrestricted	\$13,365	\$0	\$1,984	\$15	
71200 Mortgage Interest Income	\$416,812	\$0	\$8,690,540	\$0	
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0	\$0	
71310 Cost of Sale of Assets	\$0	\$0	\$0	\$0	
71400 Fraud Recovery	\$135,329	\$0	\$0	\$0	
71500 Other Revenue	\$4,032,679	\$16,336	\$161,789	\$531,131	\$10,961,325
71600 Gain or Loss on Sale of Capital Assets	-\$946,599	\$0	\$0	\$0	
72000 Investment Income - Restricted	\$0	\$0	\$0	\$0	\$44,392,126
70000 Total Revenue	\$3,651,586	\$83,414	\$8,902,020	\$1,493,478	\$55,353,451
91100 Administrative Salaries	\$21,458,671	\$0	\$0	\$54,843	
91200 Auditing Fees	\$334,330	\$0	\$0	\$0	

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.881 Moving to Work Demonstration Program	14.170 Congregate Housing Service Program	1 Business Activities	2 State/Local	5 Fiduciary
91100 Administrative Salaries	\$21,458,671	\$0	\$0	\$54,843	
91200 Auditing Fees	\$334,330	\$0	\$0	\$0	
91300 Management Fee	\$0	\$0	\$5,424	\$0	\$0
91310 Book-keeping Fee	\$0	\$0	\$0	\$0	
91400 Advertising and Marketing	\$32,924	\$0	\$6,906	\$0	
91500 Employee Benefit contributions - Administrative	\$9,599,833	\$5,116	\$0	\$91	
91600 Office Expenses	\$4,316,247	\$0	\$0	\$0	
91700 Legal Expense	\$40,899	\$0	\$15,606	\$0	
91800 Travel	\$66,207	\$0	\$0	\$2,019	
91810 Allocated Overhead	-\$17,601,488	\$0	\$0	\$0	
91900 Other	\$8,443,518	\$0	\$60,286	\$779,130	\$1,492,864
91000 Total Operating - Administrative	\$26,691,141	\$5,116	\$88,222	\$836,083	\$1,492,864
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$460,449	\$24,888	\$0	\$57,038	
92200 Relocation Costs	\$26,084	\$0	\$0	\$0	
92300 Employee Benefit Contributions - Tenant Services	\$188,389	\$0	\$0	\$0	
92400 Tenant Services - Other	\$1,651,695	\$53,162	\$0	\$165,419	
92500 Total Tenant Services	\$2,326,617	\$78,050	\$0	\$222,457	\$0
93100 Water	\$55,630	\$0	\$9,249	\$0	
93200 Electricity	\$386,439	\$0	\$457	\$0	
93300 Gas	\$74,033	\$0	\$1,841	\$0	
93400 Fuel	\$0	\$0	\$0	\$0	
93500 Labor	\$0	\$0	\$0	\$0	
93600 Sewer	\$0	\$0	\$0	\$0	
93700 Employee Benefit Contributions - Utilities	\$0	\$0	\$0	\$0	
93800 Other Utilities Expense	\$0	\$0	\$0	\$0	
93000 Total Utilities	\$516,102	\$0	\$11,547	\$0	\$0

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.881 Moving to Work Demonstration Program	14.170 Congregate Housing Service Program	1 Business Activities	2 State/Local	5 Fiduciary
94100 Ordinary Maintenance and Operations - Labor	\$1,292,518	\$0	\$0	\$0	
94200 Ordinary Maintenance and Operations - Materials and	\$86,075	\$0	\$0	\$48	
94300 Ordinary Maintenance and Operations Contracts	\$906,209	\$0	\$4,620	\$0	\$0
94500 Employee Benefit Contributions - Ordinary Maintenance	\$729,994	\$0	\$0	\$0	
94000 Total Maintenance	\$3,014,796	\$0	\$4,620	\$48	\$0
95100 Protective Services - Labor	\$0	\$0	\$0	\$0	
95200 Protective Services - Other Contract Costs	\$506,822	\$0	\$0	\$0	
95300 Protective Services - Other	\$0	\$0	\$0	\$0	
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$0	\$0	
95000 Total Protective Services	\$506,822	\$0	\$0	\$0	\$0
96110 Property Insurance	\$0	\$0	\$0	\$0	
96120 Liability Insurance	\$0	\$0	\$0	\$0	
96130 Workmen's Compensation	\$2,582,466	\$248	\$0	\$26	
96140 All Other Insurance	\$2,089	\$0	\$0	\$0	
96100 Total insurance Premiums	\$2,584,555	\$248	\$0	\$26	\$0
96200 Other General Expenses	\$248,174	\$0	\$0	\$0	\$22,566,589
96210 Compensated Absences	\$65,598	\$0	\$0	\$0	
96300 Payments in Lieu of Taxes	\$0	\$0	\$0	\$0	
96400 Bad debt - Tenant Rents	\$0	\$0	\$0	\$0	
96500 Bad debt - Mortgages	\$0	\$0	\$0	\$0	
96600 Bad debt - Other	\$0	\$0	\$0	\$0	
96800 Severance Expense	\$205,807	\$0	\$0	\$0	
96000 Total Other General Expenses	\$388,383	\$0	\$0	\$0	\$22,566,589

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.881 Moving to Work Demonstration Program	14.170 Congregate Housing Service Program	1 Business Activities	2 State/Local	5 Fiduciary
96710 Interest of Mortgage (or Bonds) Payable	\$325,758	\$0	\$1,568,415	\$0	
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0	\$0	
96700 Total Interest Expense and Amortization Cost	\$325,758	\$0	\$1,568,415	\$0	\$0
96900 Total Operating Expenses	\$36,354,174	\$83,414	\$1,672,804	\$1,058,614	\$24,059,453
97000 Excess of Operating Revenue over Operating Expenses	\$32,702,588	\$0	\$7,229,216	\$434,864	\$31,293,998
97100 Extraordinary Maintenance	\$787,411	\$0	\$330,232	\$35,747	
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	
97300 Housing Assistance Payments	\$154,110,821	\$0	\$0	\$0	
97350 HAP Portability-In	\$1,470,110	\$0	\$0	\$0	
97400 Depreciation Expense	\$12,448,300	\$0	\$283,090	\$36,805	
97500 Fraud Losses	\$0	\$0	\$0	\$0	
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$205,170,816	\$83,414	\$2,286,126	\$1,131,166	\$24,059,453

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.881 Moving to Work Demonstration Program	14.170 Congregate Housing Service Program	1 Business Activities	2 State/Local	5 Fiduciary
10010 Operating Transfer In	\$439,136,985	\$0	\$32,822,865	\$0	
10020 Operating transfer Out	-\$32,822,865	\$0	\$0	\$0	
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0	\$0	
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$9,139,107	\$0	
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0	\$0	
10080 Special Items (Net Gain/Loss)	\$0	\$0	\$0	\$0	
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In	\$0	\$0	\$3,026,700	\$0	
10094 Transfers between Project and Program - Out	-\$127,084,501	\$0	\$0	\$0	
10100 Total Other financing Sources (Uses)	\$279,229,619	\$0	\$44,988,672	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$77,710,389	\$0	\$51,604,566	\$362,312	\$31,293,998
11020 Required Annual Debt Principal Payments	\$1,891,082	\$0	\$9,410,000	\$0	\$0
11030 Beginning Equity	\$285,980,180	\$0	\$514,931,290	\$1,775,903	\$193,615,935
11040 Prior Period Adjustments, Equity Transfers and	\$8,380	\$0	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	221540		60		
11210 Number of Unit Months Leased	221540		60		

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	14.881 Moving to Work Demonstration Program	14.170 Congregate Housing Service Program	1 Business Activities	2 State/Local	5 Fiduciary
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.EHV Emergency Housing Voucher	9 Other Federal Program 2	14.856 Lower Income Housing Assistance Program_Section 8 Moderate
70300 Net Tenant Rental Revenue	\$26,468,343	\$4,391,331			\$0
70400 Tenant Revenue - Other	\$49,281	\$8,694			\$0
70500 Total Tenant Revenue	\$26,517,624	\$4,400,025	\$0	\$0	\$0
70600 HUD PHA Operating Grants		\$0	\$3,929,992		\$1,791,134
70610 Capital Grants		\$0		\$799,858	\$0
70710 Management Fee					\$0
70720 Asset Management Fee					\$0
70730 Book Keeping Fee					\$0
70740 Front Line Service Fee					\$0
70750 Other Fees					\$0
70700 Total Fee Revenue					\$0
70800 Other Government Grants	\$3,184,270	\$714,634			\$0
71100 Investment Income - Unrestricted	\$21,033	\$18,773			\$301
71200 Mortgage Interest Income	\$0	\$0			\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0			\$0
71310 Cost of Sale of Assets	\$0	\$0			\$0
71400 Fraud Recovery	\$0	\$0			\$0
71500 Other Revenue	\$266,727	\$15,973,713			\$0
71600 Gain or Loss on Sale of Capital Assets	-\$520	\$0			-\$13,688
72000 Investment Income - Restricted	\$3,838	\$55,324			\$0
70000 Total Revenue	\$29,992,972	\$21,162,469	\$3,929,992	\$799,858	\$1,777,747

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.EHV Emergency Housing Voucher	9 Other Federal Program 2	14.856 Lower Income Housing Assistance Program_Section 8 Moderate
91100 Administrative Salaries	\$2,141,106	\$1,428,510			\$62,790
91200 Auditing Fees	\$508,351	\$159,641			\$0
91300 Management Fee	\$1,815,229	\$0			\$0
91310 Book-keeping Fee	\$0	\$0			\$0
91400 Advertising and Marketing	\$35,610	\$0			\$0
91500 Employee Benefit contributions - Administrative	\$433,997	\$266,442			\$15,041
91600 Office Expenses	\$411,236	\$99,612			\$0
91700 Legal Expense	\$159,095	\$124,026			\$0
91800 Travel	\$0	\$0			\$0
91810 Allocated Overhead	\$0	\$0			\$0
91900 Other	\$684,166	\$964,107			\$0
91000 Total Operating - Administrative	\$6,188,790	\$3,042,338	\$0	\$0	\$77,831
92000 Asset Management Fee					\$0
92100 Tenant Services - Salaries	\$90,512	\$0			\$0
92200 Relocation Costs	\$0	\$0			\$0
92300 Employee Benefit Contributions - Tenant Services	\$0	\$0			\$0
92400 Tenant Services - Other	\$182,563	\$647,068			\$0
92500 Total Tenant Services	\$273,075	\$647,068	\$0	\$0	\$0
93100 Water	\$2,255,669	\$953,988			\$0
93200 Electricity	\$1,262,265	\$443,598			\$0
93300 Gas	\$328,663	\$544,315			\$0
93400 Fuel	\$0	\$0			\$0
93500 Labor	\$0	\$0			\$0
93600 Sewer	\$148,596	\$0			\$0
93700 Employee Benefit Contributions - Utilities	\$0	\$0			\$0
93800 Other Utilities Expense	\$0	\$0			\$0
93000 Total Utilities	\$3,995,193	\$1,941,901	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.EHV Emergency Housing Voucher	9 Other Federal Program 2	14.856 Lower Income Housing Assistance Program_Section 8 Moderate
94100 Ordinary Maintenance and Operations - Labor	\$5,286,499	\$3,155,168			\$0
94200 Ordinary Maintenance and Operations - Materials and	\$2,109,784	\$837,386			\$0
94300 Ordinary Maintenance and Operations Contracts	\$3,705,345	\$1,757,297			\$0
94500 Employee Benefit Contributions - Ordinary Maintenance	\$155,163	\$0			\$0
94000 Total Maintenance	\$11,256,791	\$5,749,851	\$0	\$0	\$0
95100 Protective Services - Labor	\$0	\$0			\$0
95200 Protective Services - Other Contract Costs	\$446,678	\$501,175			\$0
95300 Protective Services - Other	\$0	\$0			\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0			\$0
95000 Total Protective Services	\$446,678	\$501,175	\$0	\$0	\$0
96110 Property Insurance	\$2,457,428	\$913,022			\$0
96120 Liability Insurance	\$282	\$36,313			\$0
96130 Workmen's Compensation	\$106,800	\$0			\$617
96140 All Other Insurance	\$0	\$12,894			\$0
96100 Total insurance Premiums	\$2,564,510	\$962,229	\$0	\$0	\$617
96200 Other General Expenses	\$1,468,795	\$622,812			\$0
96210 Compensated Absences	\$0	\$19,181			\$0
96300 Payments in Lieu of Taxes	\$0	\$0			\$0
96400 Bad debt - Tenant Rents	\$447,609	\$100,837			\$0
96500 Bad debt - Mortgages	\$0	\$0			\$0
96600 Bad debt - Other	\$0	\$0			\$0
96800 Severance Expense	\$0	\$0			\$0
96000 Total Other General Expenses	\$1,916,404	\$742,830	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.EHV Emergency Housing Voucher	9 Other Federal Program 2	14.856 Lower Income Housing Assistance Program_Section 8 Moderate
96710 Interest of Mortgage (or Bonds) Payable	\$7,919,134	\$1,963,348			\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0			\$0
96730 Amortization of Bond Issue Costs	\$0	\$0			\$0
96700 Total Interest Expense and Amortization Cost	\$7,919,134	\$1,963,348	\$0	\$0	\$0
96900 Total Operating Expenses	\$34,560,575	\$15,550,740	\$0	\$0	\$78,448
97000 Excess of Operating Revenue over Operating Expenses	-\$4,567,603	\$5,611,729	\$3,929,992	\$799,858	\$1,699,299
97100 Extraordinary Maintenance	\$0	\$702			\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0			\$0
97300 Housing Assistance Payments	\$0	\$0	\$129,961		\$1,527,148
97350 HAP Portability-In	\$0	\$0			\$0
97400 Depreciation Expense	\$19,839,730	\$6,502,813			\$42,250
97500 Fraud Losses	\$0	\$0			\$0
97600 Capital Outlays - Governmental Funds					\$0
97700 Debt Principal Payment - Governmental Funds					\$0
97800 Dwelling Units Rent Expense					\$0
90000 Total Expenses	\$54,400,305	\$22,054,255	\$129,961	\$0	\$1,647,846

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.EHV Emergency Housing Voucher	9 Other Federal Program 2	14.856 Lower Income Housing Assistance Program_Section 8 Moderate
10010 Operating Transfer In	\$0	\$0			\$0
10020 Operating transfer Out	\$0	\$0			\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0			\$0
10040 Operating Transfers from/to Component Unit	\$0	-\$9,139,107			\$0
10050 Proceeds from Notes, Loans and Bonds					\$0
10060 Proceeds from Property Sales					\$0
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0			\$0
10080 Special Items (Net Gain/Loss)	\$47,335,154	-\$51,928			\$0
10091 Inter Project Excess Cash Transfer In					\$0
10092 Inter Project Excess Cash Transfer Out					\$0
10093 Transfers between Program and Project - In	\$0	\$0			\$0
10094 Transfers between Project and Program - Out	\$0	\$0			\$0
10100 Total Other financing Sources (Uses)	\$47,335,154	-\$9,191,035	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$22,927,821	-\$10,082,821	\$3,800,031	\$799,858	\$129,901
11020 Required Annual Debt Principal Payments	\$34,630,770	\$44,010	\$0	\$0	\$0
11030 Beginning Equity	\$75,584,790	\$67,089,607	\$0	\$667,669	\$2,875,473
11040 Prior Period Adjustments, Equity Transfers and	-\$3,792,746	\$3,792,746			\$0
11050 Changes in Compensated Absence Balance					\$0
11060 Changes in Contingent Liability Balance					\$0
11070 Changes in Unrecognized Pension Transition Liability					\$0
11080 Changes in Special Term/Severance Benefits Liability					\$0
11090 Changes in Allowance for Doubtful Accounts - Dwelling					\$0
11100 Changes in Allowance for Doubtful Accounts - Other					\$0
11170 Administrative Fee Equity					\$0
11180 Housing Assistance Payments Equity					\$0
11190 Unit Months Available	31556	12252	6904		2716
11210 Number of Unit Months Leased	30929	11486	86		2515

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.EHV/ Emergency Housing Voucher	9 Other Federal Program 2	14.856 Lower Income Housing Assistance Program_Section 8 Moderate
11270 Excess Cash					\$0
11610 Land Purchases					\$0
11620 Building Purchases					\$0
11630 Furniture & Equipment - Dwelling Purchases					\$0
11640 Furniture & Equipment - Administrative Purchases					\$0
11650 Leasehold Improvements Purchases					\$0
11660 Infrastructure Purchases					\$0
13510 CFFP Debt Service Payments					\$0
13901 Replacement Housing Factor Funds					\$0

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$59,325,946		\$59,325,946
70400 Tenant Revenue - Other	\$328,319		\$328,319
70500 Total Tenant Revenue	\$59,654,265	\$0	\$59,654,265
70600 HUD PHA Operating Grants	\$443,509,369		\$443,509,369
70610 Capital Grants	\$11,613,116		\$11,613,116
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue	\$0	\$0	\$0
70800 Other Government Grants	\$4,863,665	-\$654,634	\$4,209,031
71100 Investment Income - Unrestricted	\$76,756	\$0	\$76,756
71200 Mortgage Interest Income	\$9,107,352	-\$1,963,348	\$7,144,004
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0	\$0
71310 Cost of Sale of Assets	\$0	\$0	\$0
71400 Fraud Recovery	\$222,135	\$0	\$222,135
71500 Other Revenue	\$32,686,215	-\$8,811,869	\$23,874,346
71600 Gain or Loss on Sale of Capital Assets	\$2,629,995	\$0	\$2,629,995
72000 Investment Income - Restricted	\$44,451,288	\$0	\$44,451,288
70000 Total Revenue	\$608,814,156	-\$11,429,851	\$597,384,305

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Subtotal	ELIM	Total
91100 Administrative Salaries	\$32,712,189	\$0	\$32,712,189
91200 Auditing Fees	\$1,002,322	\$0	\$1,002,322
91300 Management Fee	\$1,820,653	\$0	\$1,820,653
91310 Book-keeping Fee	\$0	\$0	\$0
91400 Advertising and Marketing	\$75,440	\$0	\$75,440
91500 Employee Benefit contributions - Administrative	\$13,313,901	\$0	\$13,313,901
91600 Office Expenses	\$6,521,572	\$-1,818,562	\$4,703,010
91700 Legal Expense	\$1,591,017	\$0	\$1,591,017
91800 Travel	\$92,057	\$0	\$92,057
91810 Allocated Overhead	\$0	\$0	\$0
91900 Other	\$14,370,237	\$-708,934	\$13,661,303
91000 Total Operating - Administrative	\$71,499,388	\$-2,527,496	\$68,971,892
92000 Asset Management Fee	\$0	\$0	\$0
92100 Tenant Services - Salaries	\$846,618	\$0	\$846,618
92200 Relocation Costs	\$445,732	\$0	\$445,732
92300 Employee Benefit Contributions - Tenant Services	\$188,389		\$188,389
92400 Tenant Services - Other	\$3,579,281	\$-175,000	\$3,404,281
92500 Total Tenant Services	\$5,060,020	\$-175,000	\$4,885,020
93100 Water	\$15,011,924		\$15,011,924
93200 Electricity	\$6,663,581		\$6,663,581
93300 Gas	\$7,125,673		\$7,125,673
93400 Fuel	\$0		\$0
93500 Labor	\$44,256		\$44,256
93600 Sewer	\$148,596		\$148,596
93700 Employee Benefit Contributions - Utilities	\$16,742		\$16,742
93800 Other Utilities Expense	\$59,715		\$59,715
93000 Total Utilities	\$29,070,487	\$0	\$29,070,487

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Subtotal	ELIM	Total
94100 Ordinary Maintenance and Operations - Labor	\$44,408,920		\$44,408,920
94200 Ordinary Maintenance and Operations - Materials and	\$12,873,856		\$12,873,856
94300 Ordinary Maintenance and Operations Contracts	\$13,511,392		\$13,511,392
94500 Employee Benefit Contributions - Ordinary Maintenance	\$14,083,815		\$14,083,815
94000 Total Maintenance	\$84,877,983	\$0	\$84,877,983
95100 Protective Services - Labor	\$4,364,886		\$4,364,886
95200 Protective Services - Other Contract Costs	\$3,423,780		\$3,423,780
95300 Protective Services - Other	\$10,959		\$10,959
95500 Employee Benefit Contributions - Protective Services	\$1,712,699		\$1,712,699
95000 Total Protective Services	\$9,512,324	\$0	\$9,512,324
96110 Property Insurance	\$5,260,550		\$5,260,550
96120 Liability Insurance	\$3,246,555		\$3,246,555
96130 Workmen's Compensation	\$6,439,905		\$6,439,905
96140 All Other Insurance	\$265,775		\$265,775
96100 Total insurance Premiums	\$15,212,785	\$0	\$15,212,785
96200 Other General Expenses	\$43,496,415	-\$6,109,373	\$37,387,042
96210 Compensated Absences	\$18,806	\$0	\$18,806
96300 Payments in Lieu of Taxes	\$0	\$0	\$0
96400 Bad debt - Tenant Rents	\$1,128,793	\$0	\$1,128,793
96500 Bad debt - Mortgages	\$0	\$0	\$0
96600 Bad debt - Other	\$0	\$0	\$0
96800 Severance Expense	\$703,402	\$0	\$703,402
96000 Total Other General Expenses	\$45,347,416	-\$6,109,373	\$39,238,043

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Subtotal	ELIM	Total
96710 Interest of Mortgage (or Bonds) Payable	\$11,776,655	-\$1,963,348	\$9,813,307
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$11,776,655	-\$1,963,348	\$9,813,307
96900 Total Operating Expenses	\$272,357,058	-\$10,775,217	\$261,581,841
97000 Excess of Operating Revenue over Operating Expenses	\$336,457,098	-\$654,634	\$335,802,464
97100 Extraordinary Maintenance	\$1,366,050	\$0	\$1,366,050
97200 Casualty Losses - Non-capitalized	\$0	\$0	\$0
97300 Housing Assistance Payments	\$159,724,027	-\$654,634	\$159,069,393
97350 HAP Portability-In	\$1,470,110		\$1,470,110
97400 Depreciation Expense	\$54,103,233		\$54,103,233
97500 Fraud Losses	\$0		\$0
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$489,020,478	-\$11,429,851	\$477,590,627

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Subtotal	ELM	Total
10010 Operating Transfer In	\$471,959,850	-\$471,959,850	\$0
10020 Operating transfer Out	-\$471,959,850	\$471,959,850	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0	\$0
10080 Special Items (Net Gain/Loss)	\$47,283,226	\$0	\$47,283,226
10091 Inter Project Excess Cash Transfer In	\$0	\$0	\$0
10092 Inter Project Excess Cash Transfer Out	\$0	\$0	\$0
10093 Transfers between Program and Project - In	\$130,111,201	-\$130,111,201	\$0
10094 Transfers between Project and Program - Out	-\$130,111,201	\$130,111,201	\$0
10100 Total Other financing Sources (Uses)	\$47,283,226	\$0	\$47,283,226
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$167,076,904	\$0	\$167,076,904
11020 Required Annual Debt Principal Payments	\$45,975,862		\$45,975,862
11030 Beginning Equity	\$1,578,108,987		\$1,578,108,987
11040 Prior Period Adjustments, Equity Transfers and	\$0		\$0
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	436854		436854
11210 Number of Unit Months Leased	414484		414484

Philadelphia Housing Authority (PA002)
Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2022

	Subtotal	ELIM	Total
11270 Excess Cash	\$107,987,156		\$107,987,156
11610 Land Purchases	\$0		\$0
11620 Building Purchases	\$11,607,387		\$11,607,387
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$5,729		\$5,729
11650 Leasehold Improvements Purchases	\$0		\$0
11660 Infrastructure Purchases	\$0		\$0
13510 CFFP Debt Service Payments	\$0		\$0
13901 Replacement Housing Factor Funds	\$0		\$0

Other Supplementary Information



Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Net Position
March 31, 2022

	State and Local Grants	Jobs Plus	FSS Grant Program	Assets for Independence Program	Section 8 Mainstream Program	Emergency Housing Vouchers	CARES Act Funding Public Housing	CARES Act Funding Mainstream Vouchers
Assets								
Current Assets								
Cash and cash equivalents	\$ 407,562	\$ -	\$ -	\$ 28,981	\$ 1,180,450	\$ 679,202	\$ -	\$ -
Restricted cash	2,110,863	-	-	-	16,392	4,631,079	-	-
Receivables, net	4	372,844	73,923	14	-	-	-	225,726
Due from other governments	720,654	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-
Total current assets	3,239,083	372,844	73,923	28,995	1,196,842	5,310,281	-	225,726
Noncurrent Assets								
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	119,915	20,145	-	-	-	-	-	-
Other noncurrent assets	-	-	-	-	-	-	-	-
Total noncurrent assets	119,915	20,145	-	-	-	-	-	-
Deferred Outflows of Resources	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 3,358,998	\$ 392,989	\$ 73,923	\$ 28,995	\$ 1,196,842	\$ 5,310,281	\$ -	\$ 225,726
Liabilities and Net Position								
Current Liabilities								
Accounts payable	\$ 88,919	\$ 7,416	\$ 27,570	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	965	-	-	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	605,144	362,554	46,353	-	-	-	-	225,726
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities	524,482	-	-	-	-	1,510,250	-	-
Total current liabilities	1,219,510	369,970	73,923	-	-	1,510,250	-	225,726
Noncurrent Liabilities								
Compensated absences - noncurrent	-	-	-	-	-	-	-	-
Other liabilities	1,273	2,875	-	-	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-
Total noncurrent liabilities	1,273	2,875	-	-	-	-	-	-
Total liabilities	1,220,783	372,845	73,923	-	-	1,510,250	-	225,726
Deferred Inflows of Resources	-	-	-	-	-	-	-	-
Net Position								
Net investment in capital assets	119,915	20,145	-	-	-	-	-	-
Restricted grants and donations	1,685,863	-	-	-	-	-	-	-
Restricted reserves	-	-	-	-	16,392	3,120,829	-	-
Unrestricted (deficit)	332,437	(1)	-	28,995	1,180,450	679,202	-	-
Total net position	2,138,215	20,144	-	28,995	1,196,842	3,800,031	-	-
Total liabilities, deferred inflows and net position	\$ 3,358,998	\$ 392,989	\$ 73,923	\$ 28,995	\$ 1,196,842	\$ 5,310,281	\$ -	\$ 225,726

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Net Position (Continued)
March 31, 2022

Assets																	
Current Assets																	
Cash and cash equivalents		\$	-	\$	115,579	\$	284,064	\$	572,822	\$	67,135	\$	73,581	\$	297,751	\$	406,622
Restricted cash		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Receivables, net		120,582	268,377	369,471	48,589	51,239	122,838	53,545	76								
Due from other governments		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due from other funds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other assets		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total current assets		120,582	383,956	653,535	621,411	118,374	196,419	351,296	406,698								
Noncurrent Assets																	
Mortgage receivable		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted investments		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation		1,467,527	-	-	-	-	-	-	282,063								
Other noncurrent assets		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total noncurrent assets		1,467,527	-	-	-	-	-	-	282,063								
Deferred Outflows of Resources		-	-	-	-	-	-	-	-								
Total assets and deferred outflows		\$ 1,588,109	\$ 383,956	\$ 653,535	\$ 621,411	\$ 118,374	\$ 196,419	\$ 351,296	\$ 688,761								
Liabilities and Net Position																	
Current Liabilities																	
Accounts payable		\$ 117,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -								
Accrued liabilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due to other government agencies		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Due to other funds		3,003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Compensated absences		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trust and deposits		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total current liabilities		120,582	-	-	-	-	-	-	8,378								
Noncurrent Liabilities																	
Compensated absences - noncurrent		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other liabilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total noncurrent liabilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total liabilities		120,582	-	-	-	-	-	-	8,378								
Deferred Inflows of Resources																	
Net Position		-	-	-	-	-	-	-	-								
Net investment in capital assets		1,467,527	-	-	-	-	-	-	282,063								
Restricted grants and donations		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted reserves		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)		-	383,956	653,535	621,411	118,374	196,419	351,296	398,320								
Total net position		1,467,527	383,956	653,535	621,411	118,374	196,419	351,296	680,383								
Total liabilities, deferred inflows and net position		\$ 1,588,109	\$ 383,956	\$ 653,535	\$ 621,411	\$ 118,374	\$ 196,419	\$ 351,296	\$ 688,761								

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Net Position (Continued)
March 31, 2022

	Section 8 Single Room Occupancy Program	Congregate Housing Program	Summer Feeding Program	Resident Opportunity and Self-Sufficiency Program	Choice Neighborhood Program	Moving to Work Program	Project Totals	Other Business Activities
Assets								
Current Assets								
Cash and cash equivalents	\$ 1,903,187	\$ 181,755	\$ -	\$ -	\$ -	\$ 18,452,721	\$ 122,190,177	\$ 8,664,500
Restricted cash	-	-	-	-	-	5,800,650	1,468,507	25,954
Receivables, net	261,438	-	-	14,706	226,726	219,853,156	11,924,461	3,392,021
Due from other governments	-	-	883,206	-	-	63,189	-	-
Due from other funds	-	-	-	-	-	2,360,058	-	-
Other assets	-	-	-	-	-	1,056,995	1,362,572	-
Total current assets	2,164,625	181,755	883,206	14,706	226,726	247,586,769	136,945,717	12,082,475
Noncurrent Assets								
Mortgage receivable	-	-	-	-	-	22,553,283	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	-	-	-	-	-	178,554,805	303,365,816	17,589,615
Other noncurrent assets	-	-	-	-	-	2,514,950	-	2,311,644
Total noncurrent assets	-	-	-	-	-	203,623,038	303,365,816	19,901,259
Deferred Outflows of Resources	-	-	-	-	-	4,564,514	-	-
Total assets and deferred outflows	2,164,625	\$ 181,755	\$ 883,206	\$ 14,706	\$ 226,726	\$ 455,774,321	\$ 440,311,533	\$ 31,983,734
Liabilities and Net Position								
Current Liabilities								
Accounts payable	\$ -	\$ 8,108	\$ 11	\$ -	\$ 6,469	\$ 5,776,016	\$ 3,052,948	\$ 5,844
Accrued liabilities	-	-	-	-	-	6,027,120	7,046,834	504,798
Current portion of long-term debt	-	-	-	-	-	1,889,838	-	-
Due to other government agencies	-	-	-	-	-	-	307,250	-
Due to other funds	-	-	883,195	13,826	220,257	-	-	-
Compensated absences	-	-	-	-	-	1,402,219	4,297,106	-
Trust and deposits	-	-	-	-	-	-	745,305	1,665
Unearned revenues and other current liabilities	27,672	173,647	-	-	-	5,213,247	870,432	77,376
Total current liabilities	27,672	181,755	883,206	13,826	226,726	20,308,440	16,319,875	589,683
Noncurrent Liabilities								
Compensated absences - noncurrent	-	-	-	-	-	934,812	2,864,740	-
Other liabilities	-	-	-	880	-	45,202,380	399,243	-
Bonds, notes and loans payable	-	-	-	-	-	3,403,463	-	-
Total noncurrent liabilities	-	-	-	880	-	49,540,655	3,263,983	-
Total liabilities	27,672	181,755	883,206	14,706	226,726	69,849,095	19,583,858	589,683
Deferred Inflows of resources	-	-	-	-	-	22,226,277	-	-
Net Position								
Net investment in capital assets	-	-	-	-	-	173,261,504	303,365,816	17,589,615
Restricted grants and donations	-	-	-	-	-	-	-	-
Restricted reserves	-	-	-	-	-	-	-	-
Unrestricted (deficit)	2,136,953	-	-	-	-	190,437,445	117,361,859	13,804,436
Total net position	2,136,953	-	-	-	-	363,698,949	420,727,675	31,394,051
Total liabilities, deferred inflows and net position	\$ 2,164,625	\$ 181,755	\$ 883,206	\$ 14,706	\$ 226,726	\$ 455,774,321	\$ 440,311,533	\$ 31,983,734

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Net Position (Continued)
March 31, 2022

	Long Term Notes Receivable	Debt Service Fund	General Purpose Bonds	PHA Office Construction	Blended Component Units	Total PHA Programs	Elimination	Totals
Assets								
Current Assets								
Cash and cash equivalents	\$ -	\$ 160,287	\$ 15,831	\$ -	\$ 52,149,789	\$ 207,831,996	\$ -	\$ 207,831,996
Restricted cash	-	-	-	1,196,788	17,074,483	32,324,716	-	32,324,716
Receivables, net	135,126,873	22	6	26,715,000	11,814,712	411,036,349	(174,216,014)	236,820,335
Due from other governments	-	-	-	-	-	1,667,049	-	1,667,049
Due from other funds	-	-	-	-	-	2,360,058	(2,360,058)	-
Other assets	-	-	-	-	178,419	2,597,986	-	2,597,986
Total current assets	135,126,873	160,309	15,837	27,911,788	81,217,403	657,818,154	(176,576,072)	481,242,082
Noncurrent Assets								
Mortgage receivable	399,282,045	-	-	-	-	421,835,328	-	421,835,328
Restricted investments	-	-	-	-	950,593	950,593	-	950,593
Capital assets, net of depreciation	5,075,262	-	-	-	154,480,358	655,880,244	-	655,880,244
Other noncurrent assets	404,357,307	-	-	-	-	9,901,856	-	9,901,856
Total noncurrent assets	-	-	-	-	155,430,951	1,088,568,021	-	1,088,568,021
Deferred Outflows of Resources	-	-	-	-	-	4,564,514	-	4,564,514
Total assets and deferred outflows	\$ 539,484,180	\$ 160,309	\$ 15,837	\$ 27,911,788	\$ 236,648,354	\$ 1,750,950,689	\$ (176,576,072)	\$ 1,574,374,617
Liabilities and Net Position								
Current Liabilities								
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 243,612	\$ 9,334,492	\$ -	\$ 9,334,492
Accrued liabilities	-	-	38,079	518,156	870,307	15,014,637	-	15,014,637
Current portion of long-term debt	-	-	2,405,000	575,000	-	4,869,838	-	4,869,838
Due to other government agencies	-	-	-	-	-	307,250	-	307,250
Due to other funds	-	-	-	-	-	2,360,058	(2,360,058)	-
Compensated absences	-	-	-	-	93,071	5,792,396	-	5,792,396
Trust and deposits	-	-	-	-	110,910	857,880	-	857,880
Unearned revenues and other current liabilities	-	-	-	-	174,468,875	182,865,981	(174,216,014)	8,649,967
Total current liabilities	-	-	2,443,079	1,093,156	175,786,775	221,402,532	(176,576,072)	44,826,460
Noncurrent Liabilities								
Compensated absences - noncurrent	-	-	-	-	62,047	3,861,599	-	3,861,599
Other liabilities	-	-	-	-	-	45,606,651	-	45,606,651
Bonds, notes and loans payable	-	-	-	28,894,074	-	32,297,537	-	32,297,537
Total noncurrent liabilities	-	-	-	28,894,074	62,047	81,765,787	-	81,765,787
Total liabilities	-	-	2,443,079	29,987,230	175,848,822	303,168,319	(176,576,072)	126,592,247
Deferred Inflows of resources	-	-	-	-	-	22,226,277	-	22,226,277
Net Position								
Net investment in capital assets	-	-	(2,405,000)	(29,469,074)	154,480,358	618,712,869	-	618,712,869
Restricted grants and donations	-	-	-	-	1,739,387	3,425,250	-	3,425,250
Restricted reserves	-	-	-	103,632	16,223,800	19,464,653	-	19,464,653
Unrestricted (deficit)	539,484,180	160,309	(22,242)	27,290,000	(111,644,013)	783,953,321	-	783,953,321
Total net position	539,484,180	160,309	(2,427,242)	(2,075,442)	60,799,532	1,425,556,093	-	1,425,556,093
Total liabilities, deferred inflows and net position	\$ 539,484,180	\$ 160,309	\$ 15,837	\$ 27,911,788	\$ 236,648,354	\$ 1,750,950,689	\$ (176,576,072)	\$ 1,574,374,617

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended March 31, 2022

	State and Local Grants	Jobs Plus	FSS Grant Program	Assets for Independence Program	Section 8 Mainstream Program	Emergency Housing Vouchers	CARES Act Funding Public Housing	CARES Act Funding Mainstream Vouchers
Operating Revenue								
Total tenant revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating subsidies	962,332	591,617	353,923	-	2,845,256	3,929,992	3,094,441	541,813
Other income	531,131	-	-	-	-	-	-	-
Total operating revenue	1,493,463	591,617	353,923	-	2,845,256	3,929,992	3,094,441	541,813
Operating Expenses								
Administrative	836,083	267,220	353,923	-	-	-	373,806	-
Tenant services	222,457	289,173	-	-	-	-	445,394	-
Utilities	-	-	-	-	-	-	2,266,861	-
Maintenance	35,795	-	-	-	-	-	-	-
Protective services	-	-	-	-	-	-	-	-
General	26	13,718	-	-	862	-	-	-
Housing assistance programs	-	-	-	-	2,353,396	129,961	-	541,813
Depreciation and amortization	36,805	4,190	-	-	-	-	-	-
Total operating expenses	1,131,166	574,301	353,923	-	2,354,258	129,961	3,086,061	541,813
Operating income (loss)	362,297	17,316	-	-	490,998	3,800,031	8,380	-
Nonoperating Revenue and (Expenses)								
Interest and investment earnings	15	-	-	55	-	-	-	-
Other revenue/charges	-	-	-	-	-	-	-	-
Loss on capital investment	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-
Net nonoperating revenue	15	-	-	55	-	-	-	-
Income (loss) before capital contributions	362,312	17,316	-	55	490,998	3,800,031	8,380	-
Capital Contributions								
HUD capital subsidies	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	-
Partners contributions	-	-	-	-	-	-	-	-
Total capital contributions	-	-	-	-	-	-	-	-
Change in net position	362,312	17,316	-	55	490,998	3,800,031	8,380	-
Net Position, beginning								
As previously reported	1,775,903	2,828	-	28,940	705,844	-	-	-
Prior period adjustments and equity transfers	-	-	-	-	-	-	(8,380)	-
As restated	1,775,903	2,828	-	28,940	705,844	-	(8,380)	-
Net position, ending	\$ 2,138,215	\$ 20,144	\$ -	\$ 28,995	\$ 1,196,842	\$ 3,800,031	\$ -	\$ -

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2022

	Lead-Based Paint CFP Grant	Section 8 Modern Rehab Prg No. 1	Section 8 Modern Rehab Prg No. 2	Section 8 Modern Rehab Prg No. 3	Section 8 Modern Rehab Prg No. 7	Section 8 Modern Rehab Prg No. 8	Section 8 Modern Rehab Prg No. 9	Section 8 Modern Rehab Prg No. 10
Operating Revenue								
Total tenant revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating subsidies	-	444,930	588,168	201,052	91,484	201,082	264,418	-
Other income	-	-	-	-	-	-	-	-
Total operating revenue	-	444,930	588,168	201,052	91,484	201,082	264,418	-
Operating Expenses								
Administrative	-	15,130	22,352	14,214	3,439	7,565	15,131	-
Tenant services	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-
Maintenance	-	-	-	-	-	-	-	-
Protective services	-	-	-	-	-	-	-	-
General	-	120	177	113	27	60	120	-
Housing assistance programs	-	393,461	512,134	153,471	79,786	175,347	212,949	-
Depreciation and amortization	-	-	-	-	-	-	-	42,250
Total operating expenses	-	408,711	534,663	167,798	83,252	182,972	228,200	42,250
Operating income (loss)	-	36,219	53,505	33,254	8,232	18,110	36,218	(42,250)
Nonoperating Revenue and (Expenses)								
Interest and investment earnings	-	-	-	-	-	-	-	301
Other revenue/charges	-	-	-	-	-	-	-	(13,688)
Loss on capital investment	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-
Net nonoperating revenue	-	-	-	-	-	-	-	(13,387)
Income (loss) before capital contributions	-	36,219	53,505	33,254	8,232	18,110	36,218	(55,637)
Capital Contributions								
HUD capital subsidies	799,858	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	-
Partners contributions	-	-	-	-	-	-	-	-
Total capital contributions	799,858	-	-	-	-	-	-	-
Change in net position	799,858	36,219	53,505	33,254	8,232	18,110	36,218	(55,637)
Net Position, beginning	667,669	347,737	600,030	588,157	110,142	178,309	315,078	736,020
As previously reported	667,669	347,737	600,030	588,157	110,142	178,309	315,078	736,020
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-
As restated	667,669	347,737	600,030	588,157	110,142	178,309	315,078	736,020
Net position, ending	\$ 1,467,527	\$ 383,956	\$ 653,535	\$ 621,411	\$ 118,374	\$ 196,419	\$ 351,296	\$ 680,383

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2022

	Section 8 Single Room Occupancy Program	Congregate Housing Program	Summer Feeding Program	Resident Opportunity and Self-Sufficiency Program	Choice Neighborhood	Moving to Work Program	Project Total	Other Business Activities
Operating Revenue								
Total tenant revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,688,909	\$ 47,707
Operating subsidies	1,355,666	67,078	2,429	41,646	573,076	428,323,727	-	-
Other income	-	16,336	-	-	-	4,032,679	742,515	161,789
Total operating revenue	1,355,666	83,414	2,429	41,646	573,076	432,356,406	29,431,424	209,496
Operating Expenses								
Administrative	86,657	5,116	-	-	184,506	26,691,141	31,810,891	88,222
Tenant services	-	78,050	2,429	41,646	388,570	2,326,617	790,935	-
Utilities	-	-	-	-	-	516,102	22,160,350	11,547
Maintenance	-	-	-	-	-	3,802,207	62,796,974	329,620
Protective services	-	-	-	-	-	506,822	8,057,649	-
General	686	248	-	-	-	2,972,938	28,818,544	-
Housing assistance programs	1,060,888	-	-	-	-	155,580,931	-	-
Depreciation and amortization	-	-	-	-	-	12,448,300	14,946,055	283,090
Total operating expenses	1,148,231	83,414	2,429	41,646	573,076	204,845,058	169,381,398	712,479
Operating income (loss)	207,435	-	-	-	-	227,511,348	(139,949,974)	(502,983)
Nonoperating Revenue and (Expenses)								
Interest and investment earnings	-	-	-	-	-	430,177	21,230	1,931
Other revenue/charges	-	-	-	-	-	(811,270)	3,677,608	-
Loss on capital investment	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	(325,758)	-	-
Net nonoperating revenue	-	-	-	-	-	(706,851)	3,698,838	1,931
Income (loss) before capital contributions	207,435	-	-	-	-	226,804,497	(136,251,136)	(501,052)
Capital Contributions								
HUD capital subsidies	-	-	-	-	-	10,813,258	-	-
Other nonoperating contributions	-	-	-	-	-	(159,907,366)	124,057,801	2,180,981
Partners contributions	-	-	-	-	-	-	-	-
Total capital contributions	-	-	-	-	-	(149,094,108)	124,057,801	2,180,981
Change in net position	207,435	-	-	-	-	77,710,389	(12,193,335)	1,679,929
Net Position, beginning								
As previously reported	1,929,518	-	-	-	-	285,980,180	432,921,010	29,714,122
Prior period adjustments and equity transfers	-	-	-	-	-	8,380	-	-
As restated	1,929,518	-	-	-	-	285,988,560	432,921,010	29,714,122
Net position, ending	\$ 2,136,953	\$ -	\$ -	\$ -	\$ -	\$ 363,698,949	\$ 420,727,675	\$ 31,394,051

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2022

	Long-Term Notes Receivable	Debt Service Fund	General Purpose Bonds	PHA Office Construction	Blended Component Units	Total PHA Programs	Elimination	Totals
Operating Revenue								
Total tenant revenue	\$ -	\$ -	\$ -	\$ -	\$ 4,400,025	\$ 33,136,641	\$ -	\$ 33,136,641
Operating subsidies	-	-	-	-	714,634	445,188,764	(654,634)	444,534,130
Other income	-	-	-	-	15,973,713	21,458,163	(8,811,869)	12,646,294
Total operating revenue	-	-	-	-	21,088,372	499,783,568	(9,466,503)	490,317,065
Operating Expenses								
Administrative	-	-	-	-	3,042,338	63,817,734	(2,527,496)	61,290,238
Tenant services	-	-	-	-	647,068	4,786,945	(175,000)	4,611,945
Utilities	-	-	-	-	1,941,901	25,075,294	-	25,075,294
Maintenance	5,232	-	-	-	5,750,553	74,987,242	-	74,987,242
Protective services	-	-	-	-	501,175	9,065,646	-	9,065,646
General	-	-	-	-	1,705,059	33,512,698	(6,109,373)	27,403,325
Housing assistance programs	-	-	-	-	-	161,194,137	(654,634)	160,539,503
Depreciation and amortization	-	-	-	-	6,502,813	34,263,503	-	34,263,503
Total operating expenses	5,232	-	-	-	20,090,907	406,703,199	(9,466,503)	397,236,696
Operating income (loss)	(5,232)	-	-	-	997,465	93,080,369	-	93,080,369
Nonoperating Revenue and (Expenses)								
Interest and investment earnings	8,690,540	39	-	-	74,097	9,218,399	(1,963,348)	7,255,051
Other revenue/charges	-	-	-	-	-	2,852,650	-	2,852,650
Loss on capital investment	-	-	-	-	(51,928)	(51,928)	-	(51,928)
Interest expense	-	(225,953)	(186,912)	(1,155,550)	(1,963,348)	(3,857,521)	1,963,348	(1,894,173)
Net nonoperating revenue	8,690,540	(225,914)	(186,912)	(1,155,536)	(1,941,179)	8,161,600	-	8,161,600
Income (loss) before capital contributions	8,685,308	(225,914)	(186,912)	(1,155,536)	(943,714)	101,241,969	-	101,241,969
Capital Contributions								
HUD capital subsidies	-	-	-	-	-	11,613,116	-	11,613,116
Other nonoperating contributions	32,181,742	6,864,137	2,518,250	1,243,562	(9,139,107)	-	-	-
Partners contributions	-	-	-	-	-	-	-	-
Total capital contributions	32,181,742	6,864,137	2,518,250	1,243,562	(9,139,107)	11,613,116	-	11,613,116
Change in net position	40,867,050	6,638,223	2,331,338	88,026	(10,082,821)	112,855,085	-	112,855,085
Net Position, beginning								
As previously reported	498,617,130	(6,477,914)	(4,758,580)	(2,163,468)	67,089,607	1,308,908,262	-	1,308,908,262
Prior period adjustments and equity transfers	-	-	-	-	3,792,746	3,792,746	-	3,792,746
As restated	498,617,130	(6,477,914)	(4,758,580)	(2,163,468)	70,882,353	1,312,701,008	-	1,312,701,008
Net position, ending	\$ 539,484,180	\$ 160,309	\$ (2,427,242)	\$ (2,075,442)	\$ 60,799,532	\$ 1,425,556,093	\$ -	\$ 1,425,556,093

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position
March 31, 2022

	Neumann North, L.P.	New Courtland Apartments at Allegheny, LP	1952 Allegheny Associates Limited Partnership	St. Francis Villa Senior Housing, L.P.	Raymond Rosen Associates, L.P. Via 8 Diamonds Townhouses	Ridge Avenue Housing, L.P.	St. Anthony's Senior Residences Associates, L.P.	St. Ignatius Senior Housing I, L.P.	St. Ignatius Senior Housing II, L.P.
Assets									
Current Assets									
Cash and cash equivalents	\$ 124,507	\$ 12,458	\$ 69,810	\$ 287,081	\$ 204,647	\$ 189,775	\$ 377,515	\$ 471,040	\$ 541,466
Restricted cash	422,912	700,846	372,152	733,335	2,437,372	534,957	242,275	602,463	1,215,965
Investments	-	-	-	-	-	-	-	-	-
Receivables, net	4,759	64,041	63,003	258	17,188	30,016	4,056	1,370	29,153
Due from other governments	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
Other assets	10,816	21,039	3,118	5,492	28,561	66,093	261,156	17,220	15,030
Total current assets	562,994	798,384	508,083	1,026,166	2,687,768	820,841	885,002	1,092,093	1,801,614
Noncurrent Assets									
Mortgage receivable	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-
Restricted Investments	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	6,227,754	12,400,031	7,333,058	10,056,250	6,604,881	1,196,316	1,231,157	4,180,178	5,369,455
Other noncurrent assets	188	95,724	60,905	51,876	400	-	-	-	-
Total noncurrent assets	6,227,942	12,495,755	7,393,963	10,108,126	6,605,281	1,196,316	1,231,157	4,180,178	5,369,455
Deferred Outflows of Resources	-	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 6,790,936	\$ 13,294,139	\$ 7,902,046	\$ 11,134,292	\$ 9,293,049	\$ 2,017,157	\$ 2,116,159	\$ 5,272,271	\$ 7,171,069
Liabilities and Net Position									
Current Liabilities									
Accounts payable	\$ 12,836	\$ 351,055	\$ 114,029	\$ 30,774	\$ 52,264	\$ 43,161	\$ 61,074	\$ 18,591	\$ 19,493
Accrued liabilities	29,258	37,865	27,355	87,117	12,887	-	373,825	40,402	30,671
Current portion of long-term debt	-	-	-	-	-	-	626,175	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-
Trust and deposits	32,653	16,779	3,550	10,123	82,999	44,704	20,472	14,804	5,348
Unearned revenues and other current liabilities	43,853	4,707	9,156	260	46,428	12,856	1,030	25,660	1,880
Total current liabilities	118,600	410,406	154,090	128,274	194,578	100,721	1,082,576	99,457	57,392
Noncurrent Liabilities									
Compensated absences	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	3,665,000	3,680,788	1,742,851	2,243,991	15,949,919	18,012,732	1,023,825	2,284,424	1,150,000
Other liabilities	3,038,371	1,569,167	501,490	936,614	1,849,733	1,009,626	-	1,651,470	911,624
Total noncurrent liabilities	6,703,371	5,249,955	2,244,341	3,180,605	17,799,652	19,022,358	1,023,825	3,935,894	2,061,624
Total liabilities	6,821,971	5,660,361	2,398,431	3,308,879	17,994,230	19,123,079	2,106,401	4,035,351	2,119,016
Deferred Inflows of Resources	-	-	-	-	-	-	-	-	-
Net Position									
Net investment in capital assets	2,562,754	8,719,243	5,590,207	7,812,259	(9,345,038)	(16,816,416)	(418,843)	1,895,754	4,219,455
Restricted	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	(2,593,789)	(1,085,465)	(86,592)	13,154	643,857	(289,506)	428,601	(658,834)	832,598
Total net position	(31,035)	7,633,778	5,503,615	7,825,413	(8,701,181)	(17,105,922)	9,758	1,236,920	5,052,053
Total liabilities, deferred inflows and net position	\$ 6,790,936	\$ 13,294,139	\$ 7,902,046	\$ 11,134,292	\$ 9,293,049	\$ 2,017,157	\$ 2,116,159	\$ 5,272,271	\$ 7,171,069

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position (Continued)
March 31, 2022

	Spring Garden Housing Limited Partnership	Spring Garden Development Associates, LP	Uni-Perm Housing Partnership I	Uni-Perm Housing Partnership II	NewCourtland Apts at Henry Ave Phase 1A	NewCourtland Apts at Henry Ave Phase 1B	1920 East Orleans LP T/A Maguire Residence	Liberty52 LP	Casa Indiana LLC
Assets									
Current Assets									
Cash and cash equivalents	\$ 208,695	\$ 12,375	\$ 141,940	\$ 71,327	\$ 194,422	\$ 140,259	\$ 31,848	\$ 37,206	\$ 131,840
Restricted cash	591,923	210,463	99,358	429,043	577,582	199,018	273,441	2,284	634,337
Investments	-	-	-	-	-	-	-	-	-
Receivables, net	23,836	15,081	18,081	16,359	26,783	19,501	4,829	13,162	10,469
Due from other governments	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
Other assets	21,427	19,576	36,990	24,826	16,037	10,951	16,067	876	38,738
Total current assets	845,881	257,495	296,369	541,555	814,824	369,729	326,185	53,528	815,384
Noncurrent Assets									
Mortgage receivable	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	6,919,241	11,869,647	97,215	342,099	17,610,208	11,861,595	13,879,426	8,841,360	15,361,528
Other noncurrent assets	-	10,329	-	-	67,809	46,514	101,581	30,730	-
Total noncurrent assets	6,919,241	11,879,976	97,215	342,099	17,678,017	11,908,209	13,981,007	8,872,090	15,361,528
Deferred Outflows of Resources	-	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 7,765,122	\$ 12,137,471	\$ 393,584	\$ 883,654	\$ 18,492,841	\$ 12,277,938	\$ 14,307,192	\$ 8,925,618	\$ 16,176,912
Liabilities and Net Position									
Current Liabilities									
Accounts payable	\$ 17,947	\$ 39,333	\$ 24,675	\$ 16,460	\$ 296,009	\$ 293,306	\$ 43,276	\$ 757,501	\$ 41,399
Accrued liabilities	44,078	4,494	21,994	-	176,724	256,242	17,788	46,338	15,322
Current portion of long-term debt	-	-	-	40,469	-	-	-	1,000,000	-
Due to other government agencies	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-
Trust and deposits	23,024	26,784	16,236	13,096	15,973	13,110	14,689	2,284	15,777
Unearned revenues and other current liabilities	2,945	22,026	2,178	6,636	1,144	2,023	13,605	8,717	2,134
Total current liabilities	87,994	92,637	65,083	76,661	488,850	564,881	89,358	1,814,840	74,632
Noncurrent Liabilities									
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	7,046,317	8,804,165	2,454,687	3,148,808	13,221,213	7,996,343	2,299,999	1,320,942	5,342,012
Other liabilities	11,447,151	2,139,208	3,094,165	3,629,029	1,469,980	2,620,125	142,526	986,912	352,338
Total noncurrent liabilities	18,493,468	10,943,373	5,548,852	6,777,837	14,691,193	10,016,468	2,442,525	2,307,854	5,694,350
Total liabilities	18,581,462	11,036,010	5,613,935	6,854,498	15,181,043	10,581,149	2,531,883	4,122,694	5,768,982
Deferred Inflows of Resources	-	-	-	-	-	-	-	-	-
Net Position									
Net investment in capital assets	(127,076)	3,065,482	(2,357,472)	(2,847,178)	4,388,995	4,465,252	11,579,427	6,520,418	10,019,516
Restricted	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	(10,689,264)	(1,964,021)	(2,862,879)	(3,123,666)	(1,077,197)	(2,768,463)	195,882	(1,717,494)	388,414
Total net position	(10,816,340)	1,101,461	(5,220,351)	(5,970,844)	3,311,798	1,696,789	11,775,309	4,802,924	10,407,930
Total liabilities, deferred inflows and net position	\$ 7,765,122	\$ 12,137,471	\$ 393,584	\$ 883,654	\$ 18,492,841	\$ 12,277,938	\$ 14,307,192	\$ 8,925,618	\$ 16,176,912

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position (Continued)
March 31, 2022

	Francis House on Fairmount, L.P.	Nicole Hines LP	1301 North 8th LP T/A Peg's Place	St. Rita's	Cambridge III, L.P.	Germentown House, L.P.	Lucien E. Blackwell Homes Phase II, L.P.	Lucien E. Blackwell Homes Phase III, L.P.
Assets								
Current Assets								
Cash and cash equivalents	\$ 99,528	\$ 126,392	\$ 164,336	\$ 62,159	\$ 126,524	\$ 338,313	\$ 291,836	\$ -
Restricted cash	883,985	740,386	431,945	48,360	729,396	1,842,868	1,310,616	-
Investments	-	-	-	-	-	-	-	-
Receivables, net	11,129	100,525	61,221	15,514	37,942	183,783	118,441	-
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Other assets	30,670	3,663	16,277	-	-	-	-	-
Total current assets	1,025,312	970,966	673,779	126,033	893,862	2,364,964	1,720,893	-
Noncurrent Assets								
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	16,658,557	15,301,240	14,154,431	15,476,921	4,677,593	11,667,518	8,966,161	-
Other noncurrent assets	196,782	122,200	106,954	281,801	-	300	-	-
Total noncurrent assets	16,855,339	15,423,440	14,261,385	15,758,722	4,677,593	11,667,818	8,966,161	-
Deferred Outflows of Resources	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 17,880,651	\$ 16,394,406	\$ 14,935,164	\$ 15,884,755	\$ 5,571,455	\$ 14,032,782	\$ 10,687,054	\$ -
Liabilities and Net Position								
Current Liabilities								
Accounts payable	\$ 27,469	\$ 101,930	\$ 277,316	\$ 9,431	\$ 3,872	\$ 31,204	\$ 1,372	\$ -
Accrued liabilities	17,803	442,971	10,964	7,800	24,696	124,189	49,161	-
Current portion of long-term debt	-	8,350,000	-	8,537,779	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	5,538	10,129	-	4,060	3,861	14,005	6,732	-
Unearned revenues and other current liabilities	5,472	11,123	5,664	1,880,651	4,412	5,156	7,168	-
Total current liabilities	56,282	8,916,153	293,944	10,439,721	36,841	174,554	64,433	-
Noncurrent Liabilities								
Compensated absences - noncurrent	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	4,895,458	3,856,899	2,800,001	4,327,368	3,041,325	8,187,912	4,201,075	-
Other liabilities	1,386,309	1,073,114	836,235	20,333	2,637,307	2,939,851	2,505,368	-
Total noncurrent liabilities	6,281,767	4,930,013	3,636,236	4,347,701	5,678,632	11,127,763	6,706,443	-
Total liabilities	6,338,049	13,846,166	3,930,180	14,787,422	5,715,473	11,302,317	6,770,876	-
Deferred Inflows of Resources	-	-	-	-	-	-	-	-
Net Position								
Net investment in capital assets	11,763,099	3,094,341	11,354,430	2,611,774	1,636,268	3,479,606	4,765,086	-
Restricted	-	-	-	-	-	-	-	-
Unrestricted (deficit)	(220,497)	(546,101)	(349,446)	(1,514,441)	(1,780,266)	(749,141)	(848,908)	-
Total net position	11,542,602	2,548,240	11,004,984	1,097,333	(144,018)	2,730,465	3,916,178	-
Total liabilities, deferred inflows and net position	\$ 17,880,651	\$ 16,394,406	\$ 14,935,164	\$ 15,884,755	\$ 5,571,455	\$ 14,032,782	\$ 10,687,054	\$ -

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position (Continued)
March 31, 2022

	Ludlow Scattered Sites Phase III, L.P.	Mantua Phase I, L.P.	Mantua Phase II, L.P.	Marshall Shepard Village, L.P.	Mill Creek Phase I, L.P.	Nellie Reynolds Gardens, L.P.	Norris Apartments, L.P.	Paschall Phase I, L.P.	Paschall Phase II, L.P.
Assets									
Current Assets									
Cash and cash equivalents	\$ 90,335	\$ 128,147	\$ 77,447	\$ 118,945	\$ -	\$ 195,751	\$ 326,689	\$ 294,061	\$ 701,096
Restricted cash	1,133,651	961,303	939,281	1,181,265	-	639,380	2,323,129	639,984	638,142
Investments	-	-	-	-	-	-	-	-	-
Receivables, net	71,020	44,807	83,852	115,126	-	137,389	22,211	88,567	133,748
Due from other governments	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	55,920	-	-	-
Total current assets	1,295,006	1,134,257	1,100,580	1,415,336	-	1,028,440	2,672,029	1,022,612	1,472,986
Noncurrent Assets									
Mortgage receivable	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	15,061,240	11,587,182	10,557,118	12,112,406	-	12,086,060	14,569,975	12,962,666	12,692,370
Other noncurrent assets	7,221	27,220	33,302	5,876	-	5,340	40,457	30,493	17,873
Total noncurrent assets	15,068,461	11,614,402	10,590,420	12,118,282	-	12,091,400	14,610,432	12,993,159	12,710,243
Deferred Outflows of Resources	-	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 16,363,467	\$ 12,748,659	\$ 11,691,000	\$ 13,533,618	\$ -	\$ 13,119,840	\$ 17,282,461	\$ 14,015,771	\$ 14,183,229
Liabilities and Net Position									
Current Liabilities									
Accounts payable	\$ 1,079	\$ 4,504	\$ 9,335	\$ 93	\$ -	\$ 843	\$ 4,059	\$ 412	\$ 251
Accrued liabilities	25,572	86,090	40,719	50,844	-	156,292	39,347	43,895	43,859
Current portion of long-term debt	-	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-
Trust and deposits	6,930	4,752	4,851	7,821	-	6,138	4,653	4,752	4,752
Unearned revenues and other current liabilities	4,132	619	8,203	6,589	-	1,597	26,086	2,815	2,101
Total current liabilities	37,713	95,965	63,108	65,347	-	164,870	74,145	51,874	50,963
Noncurrent Liabilities									
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	11,545,499	8,377,774	11,629,606	14,073,755	-	2,848,291	13,917,241	10,646,573	14,698,348
Other liabilities	5,165,725	2,434,024	52,740	5,936,296	-	1,963,732	2,710,781	2,312,120	3,109,688
Total noncurrent liabilities	16,711,224	10,811,798	11,682,346	20,010,051	-	4,812,023	16,628,022	12,958,693	17,808,036
Total liabilities	16,748,937	10,907,763	11,745,454	20,076,398	-	4,976,893	16,702,167	13,010,567	17,858,999
Deferred Inflows of Resources	-	-	-	-	-	-	-	-	-
Net Position									
Net investment in capital assets	3,515,741	3,209,408	(1,072,488)	(1,961,349)	-	9,237,769	652,734	2,316,093	(2,005,978)
Restricted	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	(3,901,211)	(1,368,512)	1,018,034	(4,580,431)	-	(1,094,822)	(72,440)	(1,310,889)	(1,669,792)
Total net position	(385,470)	1,840,896	(54,454)	(6,541,780)	-	8,142,947	580,294	1,005,204	(3,675,770)
Total liabilities, deferred inflows and net position	\$ 16,363,467	\$ 12,748,659	\$ 11,691,000	\$ 13,533,618	\$ -	\$ 13,119,840	\$ 17,282,461	\$ 14,015,771	\$ 14,183,229

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position (Continued)
March 31, 2022

	Tasker II, L.P.	Uni-Penn Housing Partnership IV	Warrock Phase I, L.P.	Warrock Phase II, L.P.	Queen Lane Apartments, LP	North Central CNI Phase II LP	Blumberg Senior Apartments LP	Strawberry Mansion LP
Assets								
Current Assets								
Cash and cash equivalents	\$ 606,327	\$ 175,887	\$ 113,936	\$ 61,244	\$ 544,642	\$ 616,637	\$ 807,205	\$ 820,820
Restricted cash	1,655,502	595,605	946,728	609,119	1,036,095	904,834	1,268,306	1,060,279
Investments	-	-	-	-	-	-	-	-
Receivables, net	332,505	29,759	111,387	98,579	35,609	172,389	93,824	37,663
Due from other governments	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-
Other assets	-	-	-	25,102	-	118,724	26,504	-
Total current assets	2,594,334	801,251	1,172,051	794,044	1,616,346	1,812,584	2,195,839	1,918,762
Noncurrent Assets								
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	16,821,294	5,058,637	11,625,505	10,186,895	15,558,125	30,918,573	20,927,107	19,424,235
Other noncurrent assets	-	-	17,207	14,891	64,969	140,561	379,703	94,925
Total noncurrent assets	16,821,294	5,058,637	11,642,712	10,201,786	15,623,094	31,059,134	21,306,810	19,519,160
Deferred Outflows of Resources	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 19,415,628	\$ 5,859,888	\$ 12,814,763	\$ 10,995,830	\$ 17,239,440	\$ 32,871,718	\$ 23,502,649	\$ 21,437,922
Liabilities and Net Position								
Current Liabilities								
Accounts payable	\$ 14,958	\$ 1,016	\$ 15,548	\$ 1,722	\$ 509	\$ 3,028	\$ 15,382	\$ 1,415
Accrued liabilities	82,326	28,377	54,522	84,025	35,506	80,715	97,025	29,463
Current portion of long-term debt	-	-	-	-	-	56,031	-	30,626
Due to other government agencies	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-
Trust and deposits	18,325	4,158	4,851	4,455	5,445	8,712	9,306	5,445
Unearned revenues and other current liabilities	21,922	4,606	1,131	1,020	47,751	4,331	27,415	2,576
Total current liabilities	137,531	38,157	76,052	91,222	89,211	152,817	149,128	69,525
Noncurrent Liabilities								
Compensated absences - noncurrent	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	20,983,881	3,351,430	7,842,724	7,254,139	12,494,750	22,993,456	15,768,092	11,422,576
Other liabilities	828,154	2,533,863	1,818,056	4,262,188	1,965,148	2,713,596	2,039,024	1,531,466
Total noncurrent liabilities	21,812,035	5,885,293	9,660,780	11,516,327	14,459,898	25,707,052	17,807,116	12,954,042
Total liabilities	21,949,566	5,923,450	9,736,832	11,607,549	14,549,109	25,859,869	17,956,244	13,023,567
Deferred Inflows of Resources	-	-	-	-	-	-	-	-
Net Position								
Net investment in capital assets	(4,162,587)	1,707,207	3,782,781	2,932,756	3,063,375	7,869,086	5,159,015	7,971,033
Restricted	-	-	-	-	-	-	-	-
Unrestricted (deficit)	1,628,649	(1,770,769)	(704,850)	(3,544,475)	(373,044)	(857,237)	387,390	443,322
Total net position	(2,533,938)	(63,562)	3,077,931	(611,719)	2,690,331	7,011,849	5,546,405	8,414,355
Total liabilities, deferred inflows and net position	\$ 19,415,628	\$ 5,859,888	\$ 12,814,763	\$ 10,995,830	\$ 17,239,440	\$ 32,871,718	\$ 23,502,649	\$ 21,437,922

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position (Continued)
March 31, 2022

	Blumberg		North		Harrison		Total
	Blumberg Apartments Phase I LP	Apartments Phase III Limited Partnership	Central CNI Phase III LP		Senior Tower, LP		Discrete Units
Assets							
Current Assets							
Cash and cash equivalents	\$ 177,591	\$ 661,530	\$ 612,589	\$ 474	\$ 11,588,752		
Restricted cash	1,048,313	849,657	855,702	25,843,574	61,397,131		
Investments	-	-	-	-	-		
Receivables, net	26,792	37,597	96,016	-	2,659,340		
Due from other governments	-	-	-	-	-		
Due from other funds	-	-	-	-	-		
Other assets	-	2,006	9,954	-	902,833		
Total current assets	1,252,696	1,550,890	1,574,261	25,844,048	76,548,056		
Noncurrent Assets							
Mortgage receivable	-	-	-	-	-		
Restricted cash - noncurrent	-	-	-	-	-		
Restricted investments	-	-	-	-	-		
Capital assets, net of depreciation	17,936,361	29,351,102	25,411,758	18,765,788	551,898,217		
Other noncurrent assets	87,483	129,186	115,121	-	2,386,021		
Total noncurrent assets	18,023,844	29,480,288	25,526,879	18,765,788	554,284,238		
Deferred outflows of resources	-	-	-	-	-		
Total assets and deferred outflows	\$ 19,276,540	\$ 31,031,178	\$ 27,101,140	\$ 44,609,836	\$ 630,832,294		
Liabilities and Net Position							
Current Liabilities							
Accounts payable	\$ 780	\$ 6,222	\$ 7,178	\$ -	\$ 2,774,111		
Accrued liabilities	29,838	17,025	51,857	-	2,977,241		
Current portion of long-term debt	83,755	68,901	15,363	25,800,000	44,609,099		
Due to other government agencies	-	-	-	-	-		
Due to other funds	-	-	-	-	-		
Compensated absences	-	-	-	-	-		
Trust and deposits	5,400	8,217	4,950	-	540,643		
Unearned revenues and other current liabilities	2,422	37,248	868	6,487,425	8,817,741		
Total current liabilities	122,195	137,613	80,216	32,287,425	59,718,835		
Noncurrent Liabilities							
Compensated absences - noncurrent	-	-	-	-	-		
Bonds, notes and loans payable	9,195,383	23,052,241	16,436,789	10,716,019	381,346,621		
Other liabilities	1,727,776	887,000	1,527,550	780,000	95,046,973		
Total noncurrent liabilities	10,923,159	23,939,241	17,964,339	11,496,019	476,393,594		
Total liabilities	11,045,354	24,076,854	18,044,555	43,783,444	536,112,429		
Deferred Inflows of Resources	-	-	-	-	-		
Net Position							
Net investment in capital assets	8,657,223	6,229,960	8,959,606	(17,750,231)	125,942,497		
Restricted	-	-	-	-	-		
Unrestricted (deficit)	(426,037)	724,364	96,979	18,576,623	(31,222,632)		
Total net position	8,231,186	6,954,324	9,056,585	826,392	94,719,865		
Total liabilities, deferred inflows and net position	\$ 19,276,540	\$ 31,031,178	\$ 27,101,140	\$ 44,609,836	\$ 630,832,294		

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended March 31, 2022

Statement of Operations									
Operating Revenue		New Courtland Apartments		1952 Allegheny Associates Limited Partnership		Raymond Rosen Associates, L.P. via 8 Diamonds Townhouses		St. Anthony's Senior Residences Associates, L.P.	
Total tenant revenue		Neumann North, L.P.		at Allegheny, LP		St. Francis Villa Senior Housing, L.P.		St. Ignatius Senior Housing I, L.P.	
Operating subsidies		Other income		Total operating revenue		Total operating revenue		Total operating revenue	
\$	723,827	\$	594,843	\$	292,476	\$	368,628	\$	1,418,988
	9,075		-		-		-		-
	24,811		765		5,556		87		6,808
	757,713		595,608		298,032		368,715		1,418,988
Operating Expenses									
Administrative									
Tenant services									
Utilities									
Maintenance									
Protective services									
General									
Housing assistance programs									
Depreciation and amortization									
Total operating expenses									
Operating income (loss)									
Nonoperating Revenue and (Expenses)									
Interest and investment earnings									
Other revenue/charges									
Interest expense									
Net nonoperating revenue									
Income (loss) before capital contributions									
Capital Contributions									
Partner distributions									
Partners contributions									
Total capital contributions									
Change in net position									
Net Position, beginning									
As previously reported									
Prior period adjustments and equity transfers									
As restated									
Net position, ending									
\$	(31,035)	\$	7,633,778	\$	5,503,615	\$	7,825,413	\$	(8,701,181)

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2022

	Spring Garden Housing Limited Partnership	Spring Garden Development Associates, LP	Uni-Penn Housing Partnership I	Uni-Penn Housing Partnership II	NewCourtland Apts at Henry Ave Phase 1A	NewCourtland Apts at Henry Ave Phase 1B	1920 East Orleans LP T/A Maguire Residence	Liberty52 LP	Indiana LLC Casa
Operating Revenue									
Total tenant revenue	\$ 826,852	\$ 556,253	\$ 534,490	\$ 481,529	\$ 499,462	\$ 376,756	\$ 410,494	\$ 183,933	\$ 475,642
Operating subsidies	-	-	-	-	-	-	-	-	50,000
Other income	-	1,582	14,592	2,569	290	36,636	3,594	23,088	11,328
Total operating revenue	826,852	557,835	549,082	484,098	499,752	413,392	414,088	207,021	536,970
Operating Expenses									
Administrative	257,881	181,967	105,280	92,580	94,542	96,834	180,808	119,385	148,986
Tenant services	-	-	764	661	16,200	15,732	(32,347)	-	23,168
Utilities	101,965	89,513	39,869	56,381	60,894	41,252	61,075	25,483	42,160
Maintenance	358,479	199,700	146,991	175,538	229,072	193,011	106,162	21,736	97,564
Protective services	-	-	-	1,501	-	-	-	-	-
General	69,581	80,503	85,153	93,024	92,290	61,962	79,314	75,023	115,318
Housing assistance programs	-	-	-	-	-	-	-	-	-
Depreciation and amortization	342,156	454,663	6,029	15,267	727,422	485,594	381,200	288,666	592,183
Total operating expenses	1,130,062	1,006,346	384,086	434,952	1,220,420	894,385	776,212	530,293	1,019,379
Operating income (loss)	(303,210)	(448,511)	164,996	49,146	(720,666)	(480,993)	(362,124)	(323,272)	(482,409)
Nonoperating Revenue and (Expenses)									
Interest and investment earnings	193	285	187	809	584	288	12	-	85
Other revenue/charges	-	-	-	-	-	-	-	-	-
Interest expense	(966,343)	(102,909)	(171,810)	(130,842)	(208,464)	(129,436)	-	(79,774)	(196,311)
Net nonoperating revenue	(966,150)	(102,624)	(171,623)	(130,033)	(207,880)	(129,148)	12	(79,774)	(196,226)
Income (loss) before capital contributions	(1,269,360)	(551,135)	(6,627)	(80,887)	(928,548)	(610,141)	(362,112)	(403,046)	(678,635)
Capital Contributions									
Partner distributions	-	-	(65,442)	-	-	-	-	-	-
Partners contributions	-	-	-	-	289,416	-	994,252	5,205,970	7,138,815
Total capital contributions	-	-	(65,442)	-	289,416	-	994,252	5,205,970	7,138,815
Change in net position	(1,269,360)	(551,135)	(72,069)	(80,887)	(639,132)	(610,141)	632,140	4,802,924	6,460,180
Net Position, beginning									
As previously reported	(9,546,980)	1,652,596	(5,148,282)	(5,889,957)	3,950,930	2,306,930	11,143,169	-	3,947,750
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-	-
As restated	(9,546,980)	1,652,596	(5,148,282)	(5,889,957)	3,950,930	2,306,930	11,143,169	-	3,947,750
Net position, ending	\$ (10,816,340)	\$ 1,101,461	\$ (5,220,351)	\$ (5,970,844)	\$ 3,311,798	\$ 1,696,789	\$ 11,775,309	\$ 4,802,924	\$ 10,407,930

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2022

	Francis House on Fairmount, L.P.	Nicole Hines LP	1301 North 8th LP T/A Peg's Place	St. Rita's	Cambridge III, L.P.	Germentown House, L.P.	Lucien E. Blackwell Homes Phase II, L.P.	Lucien E. Blackwell Homes Phase III, L.P.
Operating Revenue								
Total tenant revenue	\$ 601,373	\$ 192,621	\$ 86,045	\$ 29,383	\$ 338,874	\$ 1,583,005	\$ 790,079	\$ -
Operating subsidies	-	-	-	-	-	-	-	-
Other income	819	40,910	608	17,479	106	-	-	-
Total operating revenue	602,192	233,531	86,653	46,862	338,980	1,583,005	790,079	-
Operating Expenses								
Administrative	132,870	66,211	40,677	10,801	86,514	208,538	147,258	-
Tenant services	5,771	10,010	-	-	-	-	-	-
Utilities	68,056	13,661	10,692	3,552	54,714	272,841	308,634	-
Maintenance	82,148	38,613	18,520	2,877	132,823	776,174	171,638	-
Protective services	7,567	-	-	-	-	146,730	-	-
General	190,981	280,697	257,552	64,129	41,256	104,235	116,679	-
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	506,488	324,148	175,901	57,329	199,756	473,808	373,369	-
Total operating expenses	993,881	733,340	503,342	138,688	515,063	1,982,326	1,117,578	-
Operating income (loss)	(391,689)	(499,809)	(416,689)	(91,826)	(176,083)	(399,321)	(327,499)	-
Nonoperating Revenue and (Expenses)								
Interest and investment earnings	29	775	-	-	348	970	755	-
Other revenue/charges	-	-	(520)	-	-	-	-	-
Interest expense	(71,056)	(180,116)	(32,807)	(20,333)	(159,061)	(102,525)	(118,228)	-
Net nonoperating revenue	(71,027)	(179,341)	(33,327)	(20,333)	(158,713)	(101,555)	(117,473)	-
Income (loss) before capital contributions	(462,716)	(679,150)	(450,016)	(112,159)	(334,796)	(500,876)	(444,972)	-
Capital Contributions								
Partner distributions	-	-	-	-	-	-	-	-
Partners contributions	3,074,854	3,227,390	11,455,000	1,209,492	-	-	-	-
Total capital contributions	3,074,854	3,227,390	11,455,000	1,209,492	-	-	-	-
Change in net position	2,612,138	2,548,240	11,004,984	1,097,333	(334,796)	(500,876)	(444,972)	-
Net Position, beginning								
As previously reported	8,930,464	-	-	-	190,778	3,231,341	4,361,150	3,557,090
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	(3,557,090)
As restated	8,930,464	-	-	-	190,778	3,231,341	4,361,150	-
Net position, ending	\$ 11,542,602	\$ 2,548,240	\$ 11,004,984	\$ 1,097,333	\$ (144,018)	\$ 2,730,465	\$ 3,916,178	\$ -

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2022

	Ludlow		Mantua		Mantua		Marshall		Mill Creek		Nellie Reynolds		Norris		Paschall		Paschall	
	Scattered Sites Phase III, L.P.	Phase I, L.P.	Phase I, L.P.	Phase II, L.P.	Village, L.P.	Phase I, L.P.	Phase I, L.P.	Gardens, L.P.	Apartment, L.P.	Phase I, L.P.	Phase II, L.P.							
Operating Revenue																		
Total tenant revenue	\$ 695,019	\$ 587,158	\$ 625,448	\$ 700,871	\$ -	\$ 1,044,525	\$ 590,076	\$ 648,502	\$ 585,135									
Operating subsidies	-	-	-	1,741	-	-	-	-	152									
Other income	-	-	-	-	-	-	-	-	-									
Total operating revenue	695,019	587,158	627,189	700,871	-	1,044,525	590,076	648,654	586,628									
Operating Expenses																		
Administrative	124,250	93,323	92,905	145,259	-	107,133	113,979	120,203	132,820									
Tenant services	-	-	-	-	-	-	-	-	-									
Utilities	93,297	67,302	56,237	85,953	-	183,821	51,386	57,349	66,506									
Maintenance	364,308	332,112	366,492	338,368	-	369,239	186,290	371,841	302,780									
Protective services	505	-	-	-	-	280,122	-	-	-									
General	78,991	71,019	87,730	89,713	-	80,645	67,484	77,471	61,060									
Housing assistance programs	-	-	-	-	-	-	-	-	-									
Depreciation and amortization	610,809	457,238	417,390	654,241	-	451,815	639,245	543,814	586,600									
Total operating expenses	1,272,160	1,020,994	1,020,754	1,313,534	-	1,472,775	1,058,384	1,170,678	1,149,766									
Operating income (loss)	(577,141)	(433,836)	(393,565)	(612,663)	-	(428,250)	(468,308)	(522,024)	(563,136)									
Nonoperating Revenue and (Expenses)																		
Interest and investment earnings	407	288	243	445	-	426	319	444	1,190									
Other revenue/charges	-	-	-	-	-	-	-	-	-									
Interest expense	(345,167)	(207,898)	(2,170)	(439,660)	-	(146,687)	(263,050)	(219,143)	(309,466)									
Net nonoperating revenue	(344,760)	(207,610)	(1,927)	(439,215)	-	(146,261)	(262,731)	(218,699)	(308,276)									
Income (loss) before capital contributions	(921,901)	(641,446)	(395,492)	(1,051,878)	-	(574,511)	(731,039)	(740,723)	(871,414)									
Capital Contributions																		
Partner distributions	-	-	-	-	-	-	-	-	-									
Partners contributions	-	-	-	-	-	-	-	-	596,050									
Total capital contributions	-	-	-	-	-	-	-	-	596,050									
Change in net position	(921,901)	(641,446)	(395,492)	(1,051,878)	-	(574,511)	(731,039)	(144,673)	349,240									
Net Position, beginning																		
As previously reported	536,431	2,482,342	341,038	(5,489,902)	-	8,717,458	1,311,333	1,149,877	(4,025,010)									
Prior period adjustments and equity transfers	-	-	-	-	(235,656)	-	-	-	-									
As restated	536,431	2,482,342	341,038	(5,489,902)	-	8,717,458	1,311,333	1,149,877	(4,025,010)									
Net position, ending	\$ (385,470)	\$ 1,840,896	\$ (54,454)	\$ (6,541,780)	\$ -	\$ 8,142,947	\$ 580,294	\$ 1,005,204	\$ (3,675,770)									

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2022

	Tasker II, L.P.	Uni-Penn Housing Partnership IV	Warnock Phase I, L.P.	Warnock Phase II, L.P.	Queen Lane Apartments, LP	North Central CNI Phase II LP	Blumberg Senior Apartments LP	Strawberry Mansion LP
Operating Revenue								
Total tenant revenue	\$ 2,012,467	\$ 387,726	\$ 821,824	\$ 686,099	\$ 666,970	\$ 504,017	\$ 299,622	\$ 158,738
Operating subsidies	-	-	-	-	-	484,903	600,264	563,476
Other income	16,811	-	7,293	-	-	617	597	1,530
Total operating revenue	2,029,278	387,726	829,117	686,099	666,970	989,537	900,483	723,744
Operating Expenses								
Administrative	327,253	89,813	128,156	106,307	99,569	146,772	166,159	120,060
Tenant services	-	-	-	-	-	-	-	-
Utilities	188,941	51,887	61,932	66,223	62,986	145,426	213,695	72,009
Maintenance	1,206,440	178,916	578,073	442,525	129,259	199,531	302,916	135,116
Protective services	-	-	-	-	-	-	-	-
General	180,753	41,352	58,894	56,008	67,415	132,999	76,565	90,126
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	715,729	259,189	473,757	419,729	523,647	994,880	740,986	708,984
Total operating expenses	2,619,116	621,157	1,300,812	1,090,792	882,876	1,619,608	1,500,321	1,126,295
Operating income (loss)	(589,838)	(233,431)	(471,695)	(404,693)	(215,906)	(630,071)	(599,838)	(402,551)
Nonoperating Revenue and (Expenses)								
Interest and investment earnings	1,144	360	349	237	627	1,401	1,913	1,283
Other revenue/charges	-	-	-	-	-	-	-	-
Interest expense	(20,984)	(151,485)	(137,400)	(307,257)	(249,894)	(459,746)	(162,103)	(286,185)
Net nonoperating revenue	(19,840)	(151,125)	(137,051)	(307,020)	(249,267)	(458,345)	(160,190)	(284,902)
Income (loss) before capital contributions	(609,678)	(384,556)	(608,746)	(711,713)	(465,173)	(1,088,416)	(760,028)	(687,453)
Capital Contributions	-	-	-	-	-	-	-	-
Partner distributions	-	-	-	-	-	-	-	-
Partners contributions	-	-	-	-	-	-	-	-
Total capital contributions	-	-	-	-	-	-	-	-
Change in net position	(609,678)	(384,556)	(608,746)	(711,713)	(465,173)	(1,088,416)	(760,028)	(687,453)
Net Position, beginning As previously reported, Prior period adjustments and equity transfers	(1,924,260)	320,994	3,686,677	99,994	3,155,504	8,100,265	6,306,433	9,101,808
As restated	(1,924,260)	320,994	3,686,677	99,994	3,155,504	8,100,265	6,306,433	9,101,808
Net position, ending	\$ (2,533,938)	\$ (63,562)	\$ 3,077,931	\$ (611,719)	\$ 2,690,331	\$ 7,011,849	\$ 5,546,405	\$ 8,414,355

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2022

	Blumberg Apartments Phase I LP	Blumberg Apartments Phase III Limited Partnership	North Central CNI Phase III LP	Harrison Senior Tower, LP	Total Discrete Units
Operating Revenue					
Total tenant revenue	\$ 188,969	\$ 230,808	\$ 749,981	\$ -	\$ 26,517,624
Operating subsidies	462,858	1,005,303	-	-	3,184,270
Other income	4,705	1,607	245	-	266,727
Total operating revenue	656,532	1,237,718	750,226	-	29,968,621
Operating Expenses					
Administrative	108,133	152,301	149,416	-	6,188,790
Tenant services	-	-	-	-	273,075
Utilities	66,877	76,006	70,588	-	3,975,569
Maintenance	366,058	103,527	75,242	-	11,276,415
Protective services	264	6,313	-	-	446,678
General	70,151	100,140	89,537	-	4,480,914
Housing assistance programs	-	-	-	-	-
Depreciation and amortization	653,279	836,705	838,750	93,556	19,839,730
Total operating expenses	1,264,762	1,274,992	1,223,533	93,556	46,481,171
Operating income (loss)	(608,230)	(37,274)	(473,307)	(93,556)	(16,512,550)
Nonoperating Revenue and (Expenses)					
Interest and investment earnings	590	1,481	662	-	24,871
Other revenue/charges	-	-	-	-	(520)
Interest expense	(204,075)	(505,744)	(141,145)	-	(7,919,134)
Net nonoperating revenue	(203,485)	(504,263)	(140,483)	-	(7,894,783)
Income (loss) before capital contributions	(811,715)	(541,537)	(613,790)	(93,556)	(24,407,333)
Capital Contributions					
Partner distributions	-	-	-	-	(73,935)
Partners contributions	-	6,642,812	4,934,436	919,948	47,409,089
Total capital contributions	-	6,642,812	4,934,436	919,948	47,335,154
Change in net position	(811,715)	6,101,275	4,320,646	826,392	22,927,821
Net Position, beginning					
As previously reported	9,042,901	853,049	4,735,939	-	75,584,790
Prior period adjustments and equity transfers	-	-	-	-	(3,792,746)
As restated	9,042,901	853,049	4,735,939	-	71,792,044
Net position, ending	\$ 8,231,186	\$ 6,954,324	\$ 9,056,585	\$ 826,392	\$ 94,719,865

Philadelphia Housing Authority

**Schedule of Expenditures of Federal and City Awards
For the Year Ended March 31, 2022**

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Assistance Listing Number	Pass-Through Grantor Number	Pass Through Subrecipients	Federal Expenditures
Federal Awards:				
<u>U.S. Department of Housing and Urban Development</u>				
Congregate Housing Services Program	14.170	N/A	\$ -	\$ 67,078
Section 8 Project-Based Cluster:				
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	N/A	-	1,355,666
Lower Income Housing Assistance Program Section 8 Moderate Rehabilitation	14.856	N/A	-	1,791,134
Total Section 8 Project-Based Cluster			-	3,146,800
Moving to Work Demonstration Program:				
Section 8 Housing Choice Vouchers	14.881	N/A	-	249,467,978
Public and Indian Housing	14.881	N/A	12,650,733	143,149,780
Public Housing Capital Fund	14.881	N/A	-	46,519,227
COVID-19 Public and Indian Housing	14.881	N/A	24,000	3,094,441
Total Moving to Work Demonstration Program			12,674,733	442,231,426
Resident Opportunity and Supportive Services - Service Coordinators	14.870	N/A	-	41,646
Family Self-Sufficiency	14.896	N/A	-	353,923
Jobs-Plus Pilot Initiative	14.895	N/A	-	591,617
Housing Voucher Cluster:				
Mainstream Vouchers	14.879	N/A	-	2,845,256
Housing Choice Voucher Program - Emergency Housing Vouchers	14.871	N/A	-	3,929,992
COVID-19 Mainstream Vouchers	14.879	N/A	-	541,813
Total Housing Voucher Cluster			-	7,317,061
Lead-Based Paint Capital Fund Program Grant	14.888	N/A	-	799,858
HOPE VI Cluster:				
Choice Neighborhoods Implementation Grants	14.889	N/A	-	573,076
<u>Pass-Through City of Philadelphia</u>				
Choice Neighborhoods Implementation Grants	14.889	1920678-02	-	33,735
Total HOPE VI Cluster			-	606,811
Total U.S. Department of Housing and Urban Development			12,674,733	455,156,220
<u>U.S. Department of Agriculture</u>				
<u>Pass-Through Commonwealth of Pennsylvania</u>				
Child Nutrition Cluster				
Summer Food Service Program for Children	10.559	300-51-729	-	2,429
Total Child Nutrition Cluster			-	2,429
Total federal awards			12,674,733	455,158,649
City Awards:				
<u>City of Philadelphia</u>				
Choice Neighborhoods Implementation Grants	N/A	1920678-02	-	28,598
Choice Neighborhoods Implementation Grants	N/A	N/A	-	750,000
Total City of Philadelphia			-	778,598
<u>Philadelphia Redevelopment Authority</u>				
Choice Neighborhoods Implementation Grants	N/A	N/A	-	150,000
Total city awards			-	928,598
			\$ 12,674,733	\$ 456,087,247

See Notes to Schedule of Expenditures of Federal and City Awards.

Philadelphia Housing Authority

Notes to Schedule of Expenditures of Federal and City Awards Year Ended March 31, 2022

Note 1. Basis of Presentation

The accompanying schedule of expenditures of federal and city awards (the Schedule) includes the federal and city grant activity of Philadelphia Housing Authority (PHA or the Authority) under programs of the federal government for the year ended March 31, 2022, except for the federal grant activity, if any, of PHA's 45 discrete component units that is not received from PHA. The Authority's organizational structure is defined in Note 2 of the Notes to Financial Statements. The information in the Schedule is reported in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and *City of Philadelphia Subrecipient Audit Guide*. Because the Schedule presents only a selected portion of the operations of PHA, it is not intended to and does not present the financial position, changes in net position or cash flows of PHA.

Note 2. Summary of Significant Accounting Policies

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

Note 3. Indirect Cost Rate

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

Philadelphia Housing Authority

Notes to Schedule of Expenditures of Federal and City Awards Year Ended March 31, 2022

Note 4. Expenditures to Subrecipients

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

Number	Program Name	Subrecipient	COVID-19 Amount Provided	Amount Provided
14.881	Moving to Work Demonstration Program	Cambridge III, L.P.	\$ -	\$ 163,735
		Casa Indiana LLC	-	283,751
		1920 East Orleans Limited Partnership T/A Maguire Residence	-	158,159
		1952 Allegheny Associates Limited Partnership (Impact Services Veterans)	-	121,664
		Germantown House, L.P.	-	1,017,103
		Lucien E. Blackwell Homes Phase II, L.P.	-	599,890
		Ludlow Scattered Sites Phase III, L.P.	-	310,491
		Mantua Phase I, L.P.	-	373,741
		Mantua Phase II, L.P.	-	425,179
		Marshall Shepard Village, L.P.	-	477,545
		Nellie Reynolds Gardens, L.P.	-	682,079
		Neuman North, L.P.	-	312,322
		Newcourtland Apartments At Allegheny, LP	-	362,728
		Newcourtland Apartments At Henry Avenue 1B LP	-	214,842
		Newcourtland Apartments At Henry Avenue LP	-	308,924
		Norris Apartments, L.P.	-	44,079
		Paschall Phase I, L.P.	-	309,858
		Paschall Phase II, L.P.	-	278,288
		Liberty 52, L.P.	24,000	167,000
		Queen Lane Apartments, L.P.	-	69,084
		Raymond Rosen Associates, L.P. T/A 8 Diamonds Townhouses	-	716,793
		Ridge Avenue Housing, L.P. D/B/A Falls Ridge	-	645,271
		Spring Garden Development Associates, LP	-	135,673
		Spring Garden Housing Limited Partnership	-	428,766
		St. Anthony's Senior Residences Associates, L.P.	-	190,381
		St. Francis Villa Senior Housing LP	-	232,310
		St. Ignatius Senior Housing I, L.P.	-	344,063
		St. Ignatius Senior Housing II, L.P.	-	239,627
		Tasker II, L.P.	-	1,136,306
		Uni-Penn Housing Partnership I D/B/A Martin Luther King I	-	240,029
		Uni-Penn Housing Partnership II D/B/A Martin Luther King III	-	213,617
		Uni-Penn Housing Partnership IV	-	137,850
		Warnock Phase I, L.P.	-	500,019
		Warnock Phase II, L.P.	-	432,465
		Francis House On Fairmount, L.P.	-	377,100
		Total	\$ 24,000	\$ 12,650,733

**Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in
Accordance With Government Auditing Standards**

Independent Auditor's Report

Board of Commissioners
Philadelphia Housing Authority

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities, the aggregate discretely presented component units and aggregate remaining fund information of Philadelphia Housing Authority (PHA), a component unit of the City of Philadelphia, as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise PHA's basic financial statements as listed in the table of contents, and have issued our report thereon dated September 26, 2022. Our report includes a reference to other auditors who audited the financial statements of the fiduciary fund type and the discretely presented component units, as described in our report on PHA's financial statements. The financial statements of the discretely presented component units were not audited in accordance with *Government Auditing Standards*, except for the following entities: 1952 Allegheny Associates Limited Partnership, Casa Indiana LLC, Francis House on Fairmount, L.P., Mantua Phase II, L.P., St. Francis Villa Senior Housing, L.P., St. Ignatius Senior Housing I, L.P., St. Ignatius Senior Housing II, L.P., Spring Garden Development Associates, L.P., Uni-Penn Housing Partnership II, Nicole Hines Limited Partnership and St. Rita Place Senior Housing L.P.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the PHA's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of PHA's internal control. Accordingly, we do not express an opinion on the effectiveness of PHA's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether PHA's financial statements are free from material misstatement, we performed tests of their compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RSM US LLP

Philadelphia, Pennsylvania
September 26, 2022

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

Independent Auditor's Report

Board of Commissioners
Philadelphia Housing Authority

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited PHA's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of PHA's major federal programs for the year ended March 31, 2022. PHA's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, PHA complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of PHA and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of PHA's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to PHA's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on PHA's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about PHA's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding PHA's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of PHA's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of PHA's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

RSM US LLP

Philadelphia, Pennsylvania
September 26, 2022

Philadelphia Housing Authority

Schedule of Findings and Questioned Costs Year Ended March 31, 2022

I. Summary of Auditor's Results

Financial Statements

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

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? Yes X No
- Significant deficiency(ies) identified? Yes X None Reported

Noncompliance material to financial statements noted?

 Yes X No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? Yes X No
- Significant deficiency(ies) identified? Yes X None Reported

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

Unmodified

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

 Yes X No

Identification of major programs:

Name of Federal Program or Cluster

Moving to Work Demonstration Program
Section 8 Project-Based Cluster
Housing Voucher Cluster

Assistance Listing Number

14.881
14.249 / 14.856
14.879 / 14.871

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

\$3,000,000

Auditee qualified as low-risk auditee?

 X Yes No

Philadelphia Housing Authority

**Schedule of Findings and Questioned Costs
Year Ended March 31, 2022**

II. Financial Statement Findings

No matters reported.

III. Federal Awards Findings and Questioned Costs

No matters reported.

Philadelphia Housing Authority

**Summary Schedule of Prior Audit Findings
Year Ended March 31, 2022**

There were no prior year findings for the year ended March 31, 2021.

APPENDIX B

MOVING TO WORK ANNUAL PLAN

PHA is one of a small number of Public Housing Authorities nationwide that are designated by the HUD to participate in the MTW Demonstration program. As a condition of MTW participation, PHA prepares and submits an MTW Annual Plan each year for HUD review and approval. The MTW Annual Plan describes PHA's projected activities and initiatives for the coming year and is due to HUD seventy-five days before the start of PHA's fiscal year. Prior to submission to HUD, PHA provides an opportunity for public comment, meets with resident leadership for review, conducts a public hearing and submits the MTW Annual Plan for review and approval to the PHA Board of Commissioners.

For informational purposes, PHA provides a copy of the MTW Annual Plan for the upcoming fiscal year as an appendix to the Act 130 Report.

PHA is also required to submit an MTW Annual Report to HUD that describes its actual activities and initiatives. The MTW Annual Report is due to HUD ninety-days following the end of each fiscal year. Prior to submission to HUD, the MTW Annual Report is submitted for review and approval to the PHA Board of Commissioners.

MTW Annual Plans and Annual Reports are available on PHA's website at www.pha.phila.gov. Upon HUD approval or acceptance, copies are also posted on HUD's website at https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/philadelphia.



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

SUBMITTED TO HUD: DECEMBER 21, 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 (<i>Table 15</i>).	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) (<i>Table 14</i>).
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 (<i>Table 1</i>).
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 (<i>Table 3</i>). On an ongoing basis, PHA plans to provide UBV subsidies to 4,476 affordable housing units (<i>Table 4</i>). 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

AMP Name/#*	Bedroom Size						Total ACC Units**	Population Type	# Section 504	
	0/1	2	3	4	5	6+			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.
JBH 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	Gravelly 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	Champlot 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	Abbotsford 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	Abbotsford 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	<p>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.</p> <p>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.</p> <p>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.</p>

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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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

<i>CE #1: Agency Cost Savings *</i>				
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).				
<i>CE #2: Staff Time Savings *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

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

<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome*	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 – Nursing Home Transition (NHT)	40 – HCV 15 – PH (NHT)		
<i>* Reflects the number of NHT participants assisted through the HCV and Public Housing programs.</i>				
<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0 – Nursing Home Transition (NHT)	40 – HCV 15 – PH (NHT)		
<i>* Reflects the number of NHT participants assisted through the HCV and Public Housing programs.</i>				

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 UBVRAD 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 UBVRAD) 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 <ul style="list-style-type: none"> • Supplements EIV and UIV • Also used for: <ul style="list-style-type: none"> ○ Non-EIV/UIV reported income sources ○ Disputes of EIV reported information
4	Tenant Declaration	Low <ul style="list-style-type: none"> • 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:

<i>CE #2: Staff Time Savings *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	56,110 hours (estimate)	29,000 hours		

**Includes HCV and PH.*

<i>CE #3: Decrease in Error Rate of Task Execution *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	5%	5%		

** 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.*

<i>CE #5: Increase in Agency Rental Revenue – Utility Allowance Policy *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increase).	\$606,753	\$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

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

<i>HC #3: Decrease in Wait List Time – MTW Transfers</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	PH – 14 years in FY 2015 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:

<i>CE #2: Staff Time Savings *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Restriction on Elective Moves: Total time to complete the task in staff hours (decrease).	1,614 hours (based on 1,291 moves in FY 14)	2,500 hours		
Criteria for Portability Moves: Total time to complete the task in staff hours (decrease).	540 hours (based on FY 12 port activity)	264 hours		
<i>*PHA implemented this activity in FY 2007 and does not have baseline information available for that period. Thus, the baseline reflects staff time savings already achieved. PHA has established a benchmark to continue the same or comparable level of staff time savings.</i>				

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

<i>HC #1: Additional Units of Housing Made Available *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0	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.				
<i>CE #4: Increase in Resources Leverage – ALL Planned FY 2023 Projects **</i>				
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:

<i>HC #5: Increase in Resident Mobility *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	30		
<i>*30 represent the STAR/RISE programs. Mentor program referrals cannot be forecasted.</i>				
<i>SS #3: Increase in Positive Outcomes in Employment Status *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Employed Full-Time*	10 participants	18		
	100% of participants	60%		
Enrolled in a Job Training Program	0 participants	6		
	0% of participants	20%		
Enrolled in an Education Program	0 participants	6		
	0% of participants	20%		
<i>*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.</i>				
<i>SS #5: Households Assisted by Services that Increase Self-Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Number of households receiving services aimed to increase self-sufficiency (increase).	0	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		
<i>*For this program purpose, PHA defines “self-sufficiency” as successfully completing the program and transitioning to other affordable housing. Represents STAR/RISE participants only.</i>				

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:

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

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

<i>SS #5: Households Assisted by Services that Increase Self-Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome*	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0	320		
<i>* After-school programming and case management services are made available to both PHA residents and youth from the surrounding Sharswood/Blumberg neighborhood.</i>				

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:

<i>SS #1: Increase in Household Income*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	HCV: \$21,099 PH: \$27,049	HCV: \$23,499 PH: \$29,449		
<i>SS #2: Increase in Household Savings*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy	\$0	\$990		
<i>SS #3: Increase in Positive Outcomes in Employment Status*</i>				
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%)		
<i>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)*</i>				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease)	17 (11.6%)	58 (11.6%)		
<i>SS #5: Households Assisted by Services that Increase Self-Sufficiency*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency	0	500		
<i>SS #8: Households Transitioned to Self-Sufficiency *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0	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

<i>HC #1: Additional Units of Housing Made Available*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0	41		
<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0	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 will 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 not 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:

<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	22,761 Hours	11,381 Hours		
<i>**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.</i>				

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
Diversionsary 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?*
- ii. *Is the MTW PHA implementing a local asset management plan (LAMP)?*
- iii. *Has the MTW PHA provided a LAMP in the appendix?*

No
Yes
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 (PA002000910)	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 8 th 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 was adopted by 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 with a one-week extension to December 5, 2022 to allow additional time for public review and comment. A virtual, online public hearing was held on November 14, 2022 attended by two (2) participants, in addition to PHA staff. PHA also conducted a meeting on November 9, 2022 with resident leadership to discuss proposed Plan contents and provide additional opportunities for resident input. The meeting was attended by 47 participants, including resident leadership and PHA staff.

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

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING

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

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (04/01/2023), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI),Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.

form HUD 50900: Certifications of Compliance (3/2021)
30

- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

PHILADELPHIA HOUSING AUTHORITY

MTW PHA NAME

PA002

MTW PHA NUMBER/HA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Lynette M Brown-Sow

Chair of the Board

NAME OF AUTHORIZED OFFICIAL

TITLE

Lynette M Brown-Sow

12/16/2022

SIGNATURE

DATE

form HUD 50900: Certifications of Compliance (3/2021)

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

RESOLUTION NO. 12253

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ITS MOVING TO WORK ("MTW") ANNUAL PLAN FOR FISCAL YEAR 2024 AND A SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2023 MTW PLAN

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") administers a Moving to Work ("MTW") Demonstration Program that is designed to provide the opportunity for selected housing authorities to explore and demonstrate more efficient ways to provide and administer low-income housing, and pursuant to the Philadelphia Housing Authority ("PHA") Board of Commissioners Resolution No. 10618, dated December 21, 2000, PHA submitted to HUD an MTW Application Plan and Agreement; and


WHEREAS, since 2001, when HUD accepted PHA's application for participation in the MTW Demonstration Program and HUD and PHA subsequently executed a MTW Demonstration Agreement ("MTW Agreement"), PHA has continuously participated in the MTW Demonstration Program, with its current agreement extending to 2028; and

WHEREAS, as a participant in the MTW Demonstration Program, PHA is required to develop an MTW Annual Plan for each fiscal year during the term of the MTW Agreement, which outlines the PHA budget and MTW activities, and to submit the Annual Plan for approval by its Board at least seventy-five (75) days prior to the beginning of each fiscal year ("FY"), with FY 2024 beginning on April 1, 2023; and

WHEREAS, PHA has distributed to the Board both PHA's MTW Annual Plan for FY 2024 ("Plan"), a summary of which is attached hereto as Attachment "A," and a second Significant Amendment to the MTW Annual Plan for FY 2023, which is for the development and conversion through HUD's Faircloth to RAD initiative of 1) thirty (30) units at Rafael Porrata-Doria Place, a new construction development to be developed by HACE; 2) twenty (20) units at West Mill Place, a new construction development to be developed by Gaudenzia; 3) 45 units at Allegheny West Plaza new construction development to be developed by the Allegheny West Foundation; 4) forty-one (41) units at Be A Gem Crossing, to be redeveloped by North10 Philadelphia; and, 5) thirty-six (36) units to be renovated at Mill Redevelopment A & Indiana by Impact Services Corporation; and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on the FY 2024 Plan and the FY 2023 amendment, including scheduling at least one (1) public hearing and taking into consideration any comments received, by: 1) holding an introductory meeting with resident leadership and interested PHA residents on November 9, 2022; 2) holding a Public Hearing on November 14, 2022; 3) posting the draft Plan and amendment on PHA's website; 4) making copies of the draft Plan and amendment available at PHA's Headquarters; and 5) accepting and considering public comments over a period extending from October 28, 2022 to December 5, 2022;

BE IT RESOLVED that the Board of Commissioners hereby approves the MTW Annual Plan for FY 2024 and a second Significant Amendment to the FY 2023 MTW Plan, in substantially the form distributed to the Board, and authorizes PHA's Chair and/or President & CEO or their authorized designee(s) to: 1) submit to HUD the FY 2024 Annual MTW Plan and the FY 2023 MTW Plan Amendment; 2) take all steps necessary to finalize and secure HUD approval and implement initiatives described in the Plan and Amendment, subject to receipt of adequate funding from HUD; 3) certify that the Public Hearing requirement has been met; and 4) execute the HUD Certifications of Compliance with MTW Plan Requirements and Related Regulations, in substantially the form attached hereto as Attachment "B," for each certification.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/15/2022

ATTORNEY FOR PHA

NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD PHILADELPHIA HOUSING AUTHORITY

The Philadelphia Housing Authority (PHA) is requesting public comments and conducting a public hearing on the proposed Moving to Work Annual Plan for Fiscal Year 2024 (Annual Plan) and a proposed Rental Assistance Demonstration (RAD) Program Significant Amendment to the Annual Plan for Fiscal Year 2023. PHA is a participant in the Moving to Work (MTW) Program pursuant to an MTW Agreement between PHA and the US Department of Housing and Urban Development (HUD). The Annual Plan for Fiscal Year 2024 describes PHA's MTW proposed policy initiatives and activities for the period April 1, 2023 to March 31, 2024. The Amendment to PHA's HUD approved Annual Plan for Fiscal Year 2023 incorporates a RAD Significant Amendment. PHA is also requesting public comments and conducting a public hearing on proposed changes to the Public Housing Admissions and Continued Occupancy Policy, and the Housing Choice Voucher Administrative Plan. These documents are available for public review on PHA's website at www.pha.phila.gov under the "Latest News" section. A copy is also available at the Philadelphia Housing Authority headquarters at 2013 Ridge Avenue, Philadelphia, PA 19121 during normal business hours.

PHA residents, Housing Choice Voucher participants and the public may provide oral comments by attending the virtual public hearing described below and/or by submitting written comments during the comment period. A public hearing will be conducted at the following time and location:

Monday, November 14, 2022 at 3:00 PM

Join by web by link:

<https://pha.webex.com/pha/j.php?MTID=m430150d549dc1e480c73c1cdee6cc823>

Join by web manually via WebEx.com (click "Join a Meeting"):

Meeting number: 2330 294 0922 **Password:** MTW24

Call in:

1-415-655-0001 - Access code: 2330 294 0922

The public comment period begins on Oct. 28, 2022 at 12 noon and ends on Nov. 27 2022 at 12 noon. Comments must be received by the end of the comment period.

Please send written comments to:

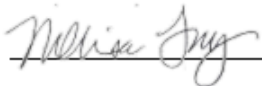
The Philadelphia Housing Authority
Attention: Jennifer Ragen – Public Comments
Office of the General Counsel
2013 Ridge Avenue, Philadelphia, PA 19121
or
Jennifer.Ragen@pha.phila.gov

The public hearing is being held virtually. If you require assistance, a sign language interpreter or other accommodations, email Tiffany.Pinkney@pha.phila.gov. Please use the AT&T Relay Service for TTY.



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

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

ApplicantName: Philadelphia Housing AuthorityProjectName: PHA - Moving to Work Annual Plan FY 2024Location of the Project: The development and implementation of affordable
housing and economic development initiatives in Philadelphia
in accordance with the City's Consolidated Plan and Assessment of Fair HousingName of the Federal
Program to which the
applicant is applying: HUD - Moving to Work DemonstrationName of
Certifying Jurisdiction: City of Philadelphia, Division of Housing and Community DevelopmentCertifying Official
of the Jurisdiction
Name: Melissa LongTitle: Director of DHCDSignature: _____Date: 12/16/2022

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: _____ Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: _____		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: Moving to Work Annual Plan FY 2024 CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): Not applicable			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):  Signature: _____ Print Name: Kelvin A. Jeremiah Title: President & CEO Telephone No.: 215-684-4174 Date: 12/15/24		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

Federal Use Only:

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Philadelphia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Annual Plan FY 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Authorized Official

Kelvin A. Jeremiah

Title

President & CEO

Signature

X

Date

12/19/22

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 11/30/2023)

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Philadelphia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Annual Plan FY 2024

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

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

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

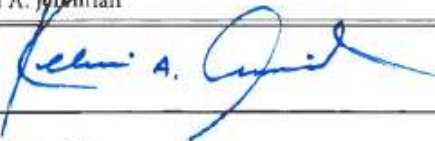
Name of Authorized Official

Kelvin A. Jeremiah

Title

President & CEO

Signature



Date (mm/dd/yyyy)

12/19/22

Previous edition is obsolete.

form HUD 50071 (01/14)


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

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

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

Signature: _____

Date: _____


10/19/22

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 except where the AMPs have a negative cash balance which is presented as an inter-fund to the Indirect Cost Departments. All remaining cash and investment balances are presented with the Indirect Cost Departments and reported in the MTW Column of the FDS.

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

B. Tenant Accounts Receivable and Allowance for Doubtful Accounts

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

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

C. Other Accounts Receivable

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

D. PHASI / Worker's Compensation Cash and Liabilities

The PHASI and Worker's Compensation cash and liabilities will remain with the Indirect Cost Departments and reported in the MTW column of the FDS. At this time, PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. The expenses related to the PHASI liability and worker's compensation liability are charged to appropriate programs or AMPs. PHA has created a cash reserve for the PHASI liability. The cash reserve offsets PHA's liabilities so that the liability is fully funded. PHA utilizes the reserves to pay the liability as needed. PHA has a cash reserve that is held by the Worker's Compensation insurer.

E. Prepaid Insurance

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

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

F. Materials Inventory and Allowance for Obsolete Inventory

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

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

G. Fixed Assets and Accumulated Depreciation

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

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

H. Accounts Payable and Accrued Liabilities

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

I. Payroll Liabilities

All payroll tax and benefits liabilities will continue to be presented with the Indirect Cost Departments and reported in the MTW Column of the FDS. At this time, PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. However, PHA has utilized the LIPH (Fund 001) cash accounts in the past to pay most Agency Wide liabilities, then the LIPH (Fund 001) will receive reimbursements from other programs where applicable. The expenses related to the payroll liabilities will continue to be charged to appropriate programs or AMPs.

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

J. Compensated Absences

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

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

K. Net Position

Invested in Capital Assets balances will follow the Net Fixed Assets that are owned by an AMPs or Departments. Invested in capital assets will be distributed between the Indirect Cost Departments and the PHA Managed AMPs based on where the Net Fixed Assets is distributed.

The Public Housing Program Unrestricted Net Position for all AMPs will be zero because PHA will allocate revenue from the MTW Column to cover the difference between

revenues and expenses generated by each AMP. The total Unrestricted Net Position of the Public Housing Program will be included with the MTW Column.

PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Invested in capital assets are included in the PHA Audited financial statements as a discretely presented component unit. PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Unrestricted net assets are included in the PHA Audited financial statements as a discretely presented component unit.

III. Revenues

A. Tenant Revenues

1. PHA Managed AMPs

Tenant Revenues will be directly charged to the appropriate AMP.

2. PAPMC/AME Managed AMPs

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

B. Direct Revenues

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

1. PHA Managed AMPs

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

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

2. PAPMC/AME Managed AMPs

PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Direct revenues are included in the PHA Audited financial statements as a discretely presented component unit.

C. Indirect Revenues

Indirect revenues are other income items that cannot be identified or charged to a specific AMP or to the Indirect Cost Departments. Indirect revenues will be allocated between the PHA Managed AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

D. HUD Operating Subsidy

For PHA's project-based accounting purposes, Operating Subsidy is considered an indirect revenue source. PHA's Operating Subsidy is provided in one block as if PHA were one AMP. The funding for all AMPs is calculated using the same Allowable Expense Level per PHA's MTW agreement. Since the basis of the funding calculation is the same across all AMPs, PHA considers Operating Subsidy an indirect revenue source.

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

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

1. PHA Managed AMPs

PHA has included in its MTW annual plan Operating Transfers from the MTW Program and the CFP Program into the Public Housing Program to offset operating expenses. PHA has determined that the appropriate treatment of Operating Transfers at the current time based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation. PHA will establish separate account numbers for the MTW and CFP Operating Transfers. The Operating Transfers are made to assist the PHA Managed AMPs with its operations. PHA may need to adjust the allocation of the Operating Transfers in fiscal years to assist the operating needs of one AMP over another AMP that may not need the assistance. PHA's MTW agreement with HUD permits the PHA flexibility to move funds between its Public Housing, Section 8 HCV, and CFP programs. PHA will reserve the right to adjust the allocations of the Operating Transfers to meet the financial needs of all the PHA Managed AMPs.

2. PAPMC / AME Managed AMPs

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

IV. Expenses

A. Direct Expenses

1. PHA Managed AMPs

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

For payroll, PHA directly charges all payroll costs using account labels. Account labels are used to tell PHA's accounting system where to directly charge an employee's payroll costs. PHA can setup as many account labels as needed to have payroll costs charged to the proper program, department, AMP, etc. based on PHA's requirements. PHA's accounting system gives the Authority the automated ability to charge payroll costs from the employee timesheets to the proper account. When employees complete their weekly timesheets, the employees report all hours to account labels. The timesheets allow employees to charge as many account labels as needed during the week. Employees submit their timesheets to their direct supervisor for approval. The direct supervisor verifies that the correct account labels were used.

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

2. PAPMC/AME Managed AMPs

The only PAPMC/AME Managed AMPs direct expenses that will be included in AMPs FDS column are PHA's payment of Operating Subsidies and any other direct expense paid by PHA. All other direct expenses are included in the PHA Audited financial statements as a discretely presented component unit.

B. Corporate Legal

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

1. Direct Legal Expenses

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

2. Indirect Legal Expenses

Indirect legal expenses that cannot be defined as costs for a specific AMP but can be identified as providing benefits to the PHA Managed AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

C. Payroll Expenses

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

D. Materials and Contract Costs

PHA currently records all maintenance materials and contract costs directly to the proper PHA Managed AMP. PHA's procurement and accounts payables processes include assigning the proper chart fields or account structure. PHA's account structure includes the program code (AMP number) and the appropriate department code.

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

E. Indirect Expenses

PHA will be using an allocation to charge overhead from the Indirect Cost Departments (MTW Column) to all AMPs. Overhead costs will be allocated to the AMPs based on 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
<i>RAD Transfer of Assistance Units</i>					
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 HOOPEES ST	19139		3
690978	901	4936 HOOPEES ST	19139		3
857133	901	1740 N ROBINSON ST	19151		3
857197	901	5629 SANSOM ST	19139		3
857402	901	4942 HOOPEES 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
<i>Demolition and/or Disposition of Vacant Properties</i>					
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 ETING ST	19121		2
125870	909	1846 N ETING 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%
25 th Percentile	27%	27%
Median	28%	28%
75 th 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

PHILADELPHIA HOUSING AUTHORITY

ACT 130 REPORT FOR FY2023

