

PHILADELPHIA HOUSING AUTHORITY



MOVING TO WORK ANNUAL REPORT

**PHA FISCAL YEAR 2025
APRIL 1, 2024 - MARCH 31, 2025**

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I. INTRODUCTION

The Moving to Work Annual Report provides information on activities undertaken by the Philadelphia Housing Authority (PHA) under the Moving to Work Demonstration Program (MTW) during Fiscal Year 2025, i.e., the period from April 1, 2024 to March 31, 2025. The format and required content of the Report are defined by the U.S. Department of Housing and Urban Development (HUD) in the applicable version of HUD Form 50900.

PHA has been an MTW agency since April 2001. The MTW Agreement as amended, which has a term that extends through 2038, describes the authorities granted to PHA under MTW and the requirements for participation. MTW is a demonstration program authorized by Congress, through which PHA and other participating agencies are given the flexibility to waive certain statutes and HUD regulations in order to design and test approaches for providing housing assistance that address one or more of the following MTW statutory objectives:

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

The MTW Agreement allows PHA to combine its three (3) primary HUD funding sources (Public Housing Operating Fund, Capital Fund and Housing Assistance Payments) and utilize them flexibly and interchangeably for any MTW authorized purpose.

A. Overview of MTW Goals and Objectives

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

PHA's housing preservation and neighborhood revitalization efforts support the goals established in the Assessment of Fair Housing (AFH) Plan jointly issued by the City and PHA and accepted by HUD in February 2017 and further updated in FY 2023. 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 views the use of MTW funding and regulatory flexibility as an essential component to implement the long-term goals and objectives detailed in the Board-approved Strategic Directions

Plan and “Opening Doors” asset repositioning initiative. See also www.phaopeningdoors.com for more information on PHA’s portfolio preservation and expansion plans and strategies.

Throughout the past year, PHA continued a productive collaboration with the City of Philadelphia, a diverse and broad array of neighborhood partners and other stakeholders to increase the supply of affordable housing, preserve and reposition existing affordable units, and revitalize and transform neighborhoods in and around distressed public housing developments. These activities support both PHA’s Opening Doors Initiative and Mayor Parker’s Housing Opportunities Made Easy (H.O.M.E.) program.

Progress Towards MTW Long-Term and Short-Term Goals

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

Sharswood/Blumberg

The Choice Neighborhoods Transformation Plan for Sharswood/Blumberg is the largest mixed-income, mixed-use redevelopment project underway in the City of Philadelphia. Funded in part by a \$30 million HUD grant, the original Plan called for development of over 1,200 units of mixed-income housing, including affordable rentals and homeownership units. Subsequently, PHA has expanded the scope of the project to include a total of 1,216 rental units and 264 homeownership units.

As of FYE 2025, a total of 566 rental units and 103 homeownership units have been completed and occupied. An additional 439 rental units and 22 homeownership units were nearing completion as of the end of the fiscal year. PHA anticipates that construction will commence on the remaining rental and homeownership units in FY 2026.

As previously reported, 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. A new fresh food supermarket and mixed-used retail center opened in FY 2024 adjacent to PHA Headquarters. Also, the nearby Vaux Community Building was 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. The Vaux has been designated by HUD as an EnVision Center. In tandem with other activities, PHA is currently planning a neighborhood “Peace Park” and construction of a 33,000 sq.ft. Logistics Center in the target area, which is expected to be completed in September 2025.

West Park Apartments

PHA is undertaking a complete redevelopment of the 11+ acre, 327-unit West Park Apartments public housing development into a mixed-income, mixed-use neighborhood of choice. PHA’s Board approved the selection of development partners and the overall plan to develop a total of 1,000 housing units, including renovation of three existing tower buildings and development of ground floor commercial spaces. Extensive site reconfiguration and infrastructure improvements

will be done, supported by a \$21.39 million Infrastructure Investment Jobs Act RAISE grant awarded by the US Department of Transportation in June 2024. Phase I design work has been completed and has received a 9% LIHTC award from PHFA. PHA also expects to receive two 4% LIHTC awards from PHFA by the second quarter of CY 2025. All tax credit awards are projected to close by August 2025.

Bartram Village/Kingsessing

PHA is working with the community and development partners to implement a Choice Neighborhoods Transformation Plan for Bartram Village, which will replace the existing 500 distressed units with approximately 688 mixed-income rental and affordable homeownership units on-site and at a nearby offsite parcel. Replacement housing will be included in all rental phases including approximately 80 scattered site PHA-owned units that will be rehabilitated and converted to Project Based Assistance. A series of targeted neighborhood improvements, economic development and resident supportive services will be implemented in tandem with the housing development program. In FY 2024, HUD awarded a \$50 million Choice Neighborhoods Implementation to the project, and PHFA awarded a 9% LIHTC for offsite Phase I. The closing of Phase I is currently projected to occur in the first quarter of FY 2026. Rehab work is ongoing for the scattered site replacement units.

Fairhill Apartments

Phases I and II of PHA's master plan for the Fairhill Apartments, a distressed 264-unit public housing development, involves demolishing and replacing all low-rise units with 65 new-construction townhomes; rehabilitating both towers into senior preference housing; building a new public street to reconnect the site to the surrounding neighborhood; and, creating two community spaces including rehab of the 30,000 sq.ft. Hartranft Community Center. Phase III of the site's redevelopment includes an off-site phase for which PHA has acquired vacant parcels on the surrounding blocks to build 84 additional new construction townhomes, including 10 affordable homeownership units. As of FYE 2025, all residents have been relocated, and demolition of the low-rise buildings have been completed. Financial closings and construction starts are imminent for both Phases I and II. PHA applied to PHFA and anticipates awards of 4% LIHTC for Phases I and II. For Phase III, a 4% LIHTC application is planned, design work has commenced for the rental component, and bids are being solicited for the homeownership units. Finally, PHA joined community stakeholders to celebrate the grand opening of the rehabilitated Hartranft Community Center in March 2025.

Rental Assistance Demonstration (RAD)

The RAD program, including the Faircloth-to-RAD or "Restore-Rebuild" component, allows PHA to leverage MTW funds, private and other capital sources through conversion of public housing subsidies to long-term project-based assistance. RAD is an essential 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 2025, PHA has closed on 2,334 rental units at 38 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.

Acquisition of Multifamily Properties for Affordable Housing

In FY 2025, PHA expanded its affordable housing portfolio through acquisitions of existing multifamily housing and other new development initiatives. Acquisition of existing multifamily properties allows PHA to increase the supply of affordable housing expeditiously and at a lower cost per unit than new development. Over the course of the fiscal year, PHA acquired a total of 1,056 units at the following five (5) existing multifamily developments: Brith Sholom House, UC Flats, The Legacy at Powelton Village, The Dane and Greene Manor. Additional acquisitions are in the planning stages.

Scattered Sites Conversion

Through the Opening Doors Initiative, PHA is implementing a multiyear plan to upgrade and convert up to 3,900 scattered site public housing units to the Project Based Voucher program. Utilizing MTW flexibility, PHA has established tenant protection policies for scattered site residents that are substantially similar to those that apply to residents of converted RAD developments. In FY 2025, PHA requested HUD approval to transfer ownership of three (3) of ten (10) scattered site management areas to PHA's PHADC affiliate. As of March 31, 2025, HUD has approved two (2) of these applications, and the third is pending. PHA plans to submit additional Section 18 applications to HUD in FY 2026. Rehab work has been completed on approximately 900 units as of the end of the fiscal year. PHA is awaiting HUD award of Tenant Protection Vouchers (TPVs) prior to proceeding with the conversion. Initial conversions are expected to occur in FY 2026.

Harrison Plaza

Building on the successful \$47.7 million rehabilitation and RAD conversion of the Harrison Plaza Tower completed in FY 2024, HUD awarded PHA a competitive \$500,000 Choice Neighborhoods Planning Grant to develop a comprehensive transformation plan for Harrison Plaza's low-rise units and the surrounding Yorktown neighborhood. As of the end of FY 2025, PHA has selected a development partner, submitted a draft Transformation Plan to HUD, continues to work with Harrison Plaza residents, neighborhood stakeholders and its Planning Coordinator to finalize the overall Plan.

Public Housing Development

This initiative allows PHA to tap into existing, but unused, public housing Annual Contributions Contract (ACC) authority to help spur the development of new affordable housing. In FY 2025, PHA continued to collaborate with development partners on an additional 12 new public housing developments, which were still under development as of the end of the fiscal year. Pursuant to PHA's FY 2025 and 2026 MTW Plans, some or all of these new developments will be converted to project-based assistance under Faircloth-to-RAD.

Citywide Development

Over the course of the fiscal year, PHA provided long-term subsidy to over 5,130 housing units at 173 developments throughout the city through the Unit Based Voucher (UBV) program. Development sponsors include dozens of mission-driven and other organizations. In FY 2025, PHA entered into Agreements and/or Housing Assistance Payments Contracts for 228 new units at six (6) developments. UBV continues to be 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.

During FY 2025, planning continued for collaborative partnerships with private and nonprofit affordable housing developers to safeguard long-term affordable housing development in targeted areas of Philadelphia by transferring vacant properties for redevelopment. A 20-year restrictive covenant will ensure that the properties will be redeveloped as long-term affordable housing.

Housing Choice Voucher (HCV) Rental Assistance Program

In FY 2025, PHA provided rental subsidies to nearly 21,000 low-income households consisting of families with children, seniors and people with disabilities through its local HCV Program including MTW and non-MTW vouchers. Households served through the UBV program are included in this total.

PHA continued to develop and implement initiatives to streamline leasing and inspections, increase owner participation, and improve customer service including providing financial incentives to owners to encourage leasing of new HCV units and to retain owners currently participating in the HCV program who lease units in opportunity neighborhoods.

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 51 public housing and HCV families became new homeowners in FY 2025. To increase affordable homeownership opportunities, PHA launched the Affordable Homeownership Partnership Program (AHPP), which allows small developers and community-based non-profits to apply to renovate distressed scattered site properties for affordable homeownership. Since its launch, PHA received over a dozen applications from developers interested in the program, and ten have been approved to date. In FY 2025, PHA began working through the disposition process for approved developers and completed one (1) ownership transfer before the end of fiscal year.

Re-Entry Initiatives

PHA continued implementation of the MTW Second Chance 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 program assisted 21 participants in FY 2025, who received housing, counseling, education, job training and placement services. Through this partnership, Second Chance helps to prevent homelessness and, hopefully, interrupt the cycle of recidivism.

Blueprint to End Homelessness Initiative

PHA continued to provide 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. See also Emergency Housing Voucher discussion.

Sponsor Based Shared Housing Pilot

In FY 2025, PHA provided housing opportunities to 137 participants in 38 units through partnerships with the City, which serves homeless and other hard to serve populations, and the Community College of Philadelphia (CCP), which serves low-income, at-risk CCP students.

Voucher Holder Mobility

PHA started a Housing Opportunity Program (HOP) in August 2013 to assist voucher holders in locating units and prospective property owners in opportunity neighborhoods within and outside of Philadelphia. The program provides participants with a broad range of supportive services, housing counseling, and other support for their successful transition to higher opportunity neighborhoods. Through the HOP program, PHA also works with new and potential owners whose units are located in opportunity neighborhoods. As a result, 41 families successfully leased up in high-opportunity neighborhoods through support from the HOP program in FY 2025. PHA also continued to provide owner incentives intended to encourage owners to lease their units in opportunity neighborhoods to HCV participants in order to increase the supply of units available to voucher holders.

Rent Simplification

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

Non-MTW Activities and Accomplishments

The following are highlights of PHA's non-MTW initiatives and accomplishments in FY 2025. Non-MTW initiatives are those activities that do not generally require the use of MTW regulatory or financial flexibility:

Small Area Fair Market Rents

PHA utilizes Small Area Fair Market Rents (SAFMRs) to establish payment standards for the HCV tenant-based program, which allows 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. PHA also provided resources to voucher-holders and financial incentives to owners to overcome barriers and encourage leasing in higher opportunity areas.

Veterans Administration Supportive Housing

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 2025, PHA served 790 veterans through the VASH tenant-based and project-based programs.

Mainstream Vouchers

In FY 2025, PHA provided housing assistance to 706 non-elderly persons with disabilities utilizing Mainstream vouchers. PHA continued its partnerships with the City of Philadelphia Office of Homeless Services and Liberty Resources to provide case management and support for Mainstream voucher holders.

Foster Youth to Independence Vouchers

PHA worked in collaboration with the Philadelphia Department of Human Services to administer Foster Youth to Independence vouchers. In FY 2025, PHA provided housing assistance to 121 individuals under the age of 25 who were homeless or at-risk of homelessness and who have a history of involvement in the child welfare system.

Emergency Housing Vouchers (EHV)

PHA continued to provide housing assistance to families experiencing or at-risk of homelessness, including those fleeing domestic violence, through the EHV program. PHA partners with the Philadelphia Office of Homeless Services for the Philadelphia Continuum of Care (CoC), which has committed to providing applicant referrals, housing search and other services to EHV voucher holders. In FY 2025, PHA served 808 families through the EHV program.

Jobs Plus at Wilson Park

In FY 2025, PHA entered the conclusion of its implementation period for the Jobs Plus program at Wilson Park. Through the first three years of implementation, PHA has assisted 323 residents and enrolled over 250 of these residents in the Jobs Plus Earned Income Disregard (JPEID) rent incentive; residents who increased their earnings through Jobs Plus have saved over \$105,000 through the JPEID. With support from Jobs Plus staff, the employment rate at Wilson Park has risen from 26% to 40% among work-able adults under the age of 65.

B. Participant Impacts

Cumulatively, the activities and accomplishments summarized above impact tens of thousands of PHA residents and program participants. The short narratives that follow provide three examples of how PHA's innovative MTW programming are changing the lives of the residents PHA serves.

Resident-Owned Businesses

Through MTW funding flexibility, PHA has established an Entrepreneurial Fellowship and Entrepreneur in Residence program to support residents' dreams of starting their own business. The six-month fellowship program, which completed its fifth cohort in FY 2025, provides support for residents in creating a business model and sustaining their business plan. Graduates receive small business grants, reimbursement for books, licenses and certifications and the opportunity to use free office space at PHA's Resident Advisory Board (RAB) Business Incubator. The Entrepreneur in Residence, an intensive 12-month program focused on business growth and scaling, offers further support to fellowship graduates. In FY 2025, PHA established a new pilot program, the Growth and Booster Series, to further equip resident entrepreneurs with the resources to build on the success of their business, including mentorship and resources to improve their business operations and scale their businesses for long-term growth.

Since 2021, 40 small business owners have graduated from the Entrepreneurial Fellowship, including 14 residents who graduated in the fifth cohort of the program in FY 2025. In all, PHA has distributed nearly \$250,000 in start-up funds across the five cohorts. The Entrepreneur in Residence program assisted three (3) fellows in FY 2025, connecting them with nearly \$80,000 in business funding. Since its inception, the program has distributed over \$200,000 to participants. A graduate of the fifth cohort, Ms. Aisha Burnett opened Ruthann's Kitchen, a catering company, through support from the Entrepreneurial Fellowship. The fellowship program not only provided Ms. Burnett with the resources to develop her business model and establish her business, but also connected Ms. Burnett with opportunities to cater events, grow and expand her business.

First Time Homeownership

As noted above, using MTW flexibility, PHA has consolidated traditional homeownership programs, including the Public Housing 5(h) and HCV Homeownership, and expanded support for homeownership to include down payment assistance, soft-second mortgages and lease to purchase options. The consolidated program, Opening Doors to Affordable Homeownership (ODAHP) Initiative, is part of PHA's Resident Programs and Partnerships (RPP) Division, allowing families access to broader and more flexible support to achieve their dreams of buying a home.

Because of the breadth of services available through RPP, ODAHP is able to collaborate with internal and external RPP partners to connect aspiring homeowners to the support needed to complete each step of the years-long journey to homeownership. From initial steps, like establishing credit, to the intermediate, like increasing earnings and accumulating savings, ODAHP staff coordinates with partners such as Compass Working Capital, the Section 3 Resource Center and the Family Self-Sufficiency program so that families are connected with the support needed to complete each step of their journey.

Ms. Les Brown, a nearly 30-year resident of PHA, was able to purchase her scattered sites unit in FY 2025 through help from ODAHP. During her time in the program, Ms. Brown worked with Compass Working Capital to improve her credit and joined the FSS program, where she increased earnings and accumulated substantial savings. Ms. Brown "would most definitely recommend this homeownership program to other PHA residents," but acknowledges that hard work and commitment required to becoming a homeowner, noting that "you really have to be serious about."

In addition to support from PHA and its partners, Ms. Brown worked diligently to prepare for homeownership, cutting back on spending in order to save even more so that she could cross the finish line and become a homeowner. PHA helped her reach the final steps of this journey, connecting her to grant programs providing down payment assistance. Today, Ms. Brown is the proud owner of a beautiful, two-bedroom home in Eastwick with new furnishings and upgraded appliances made possible by the savings she had worked for years to accumulate.

Ms. Brown's is only one of the 51 stories of PHA families who were able to become homeowners for the first time in FY 2025. For more information on ODAHP, see *Activity 2019-01: Opening Doors to Affordable Homeownership*.

Job Training and Placement

PHA partners with PowerCorps PHL to provide young adults meaningful career exposure and paid work experience. PowerCorps PHL, a long-standing partner to PHA, offers a phased workforce program to young adults aged 18-30 who have graduated high school (or obtained their GED). In the first phase, participants are placed in positions where they earn and learn while they explore their career options and prepare for career training. During this phase, participants are placed in paid positions in sectors which support community-based spaces, water systems, and urban farms, among others. In the second phase, participants can opt to participate in a fellowship program or an industry academy. The fellowship program offers work experience hosted by employer partners which are based on the participant's career interests. The industry academy offers on-the-job training in sectors such as water infrastructure, urban forest, youth development, skilled trades (including HVAC and construction site safety), and preservation trades (including carpentry and masonry). The organization enjoys a successful track record of connecting 92% of graduates to employment and post-secondary education.

The partnership with PowerCorps PHL helps PHA further its goals of providing young adults with the tools and support to secure gainful employment and enjoy financial stability during the critical post-secondary years. A current participant, Dayonna, is in the initial phase of the PowerCorps program, serving on the FDR Park Landcare team to restore green space, manage volunteers and community events. Her commitment to environmental stewardship has left a lasting mark on Philadelphia's natural landscape, as she has played a vital role in managing urban green spaces and restoring local ecosystems. Another participant, Shajee, is in the second phase of the PowerCorps program, thriving in an internship that provides him on-the-job training in construction. Working closely with PowerCorps training partners, Shajee receives mentorship and coaching that has allowed him to progress and excel in this internship and has shared that the experience has "helped [him] in [his] journey to become great and better than [his] initial self."

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

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

Public Housing

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. Approximately 3,900 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. As noted, PHA is in the process of converting scattered sites to the Project Based Voucher program over a multiyear period.

PHA’s low-income public housing portfolio is aging and deteriorating. More than 75% of all units were built over 40 years ago and over 55% were built 60 or more years ago. PHA’s capital needs backlog continues to grow each year, creating enormous maintenance challenges. In FY 2025, PHA continued implementation of the “Opening Doors” asset repositioning initiative with the goal of preserving and expanding the affordable housing portfolio through RAD conversions, Section 18 dispositions, Faircloth-to-RAD development, acquisition and other initiatives. Under the asset repositioning initiative, PHA plans to rehab and/or redevelop the existing public housing portfolio and then to convert it to the Project Based Voucher program.

Table 1 below provides PHA’s actual public housing inventory as of the end of FY 2025. The public housing inventory includes units that are vacant and scheduled for redevelopment, disposition or conversion, and is expected to decrease from year to year as a result of public housing units being converted to Project Based Vouchers under the RAD and/or Section 18 program. In FY 2025, PHA maintained an adjusted occupancy rate of 96%.

Table 1: Public Housing Inventory

	Units as of 3/31/2025
MTW Public Housing Units	12,783

Housing Choice Voucher Program

Through the Housing Choice Voucher (HCV) program, PHA provides rental assistance to families, seniors and persons with disabilities at properties owned by private or non-profit owners. The HCV

program also provides support to first-time homebuyers. PHA supports HCV program participants in their efforts to find good quality housing units, including housing located in high opportunity areas, through the Housing Opportunity Program.

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

HUD periodically issues Enhanced Vouchers and Tenant Protection Vouchers for PHA to administer. For example, PHA has requested Tenant Protection Vouchers as part of the Section 18 disposition of scattered site public housing units. As allowed by the MTW Agreement, PHA incorporates Enhanced and Tenant Protection Vouchers into the MTW program when eligible.

i. Actual New Project Based Vouchers

As of March 31, 2025, PHA has entered into Agreements and/or Housing Assistance Payments Contracts for 228 new project-based voucher units under PHA’s UBV program, including planned RAD conversions. Due to development financing and construction timetables, projects may appear on this list over more than one year. A list of these projects and summary descriptions is shown in Table 2 below.

Table 2: Actual New Project Based Vouchers

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
8 Diamonds	152	0	N/A*	Yes	New construction sponsored by The Michaels Organization
A & Indiana	48	0	N/A*	Yes	New construction sponsored by Impact Services Corp.
Abigail Pankey Apartments (Brown Street Apartments)	21	0	N/A*	Yes	New construction in Mantua development by WCRP
Angela Court I	67	0	N/A*	Yes	New construction sponsored by St. Ignatius
Angela Court II	54	0	N/A*	Yes	New construction sponsored by St. Ignatius
Apartments at 40th Street Place	40	0	N/A*	Yes	New construction in Mantua and Belmont sponsored by Mount Vernon Manor CDC
AWF Plaza	45	45	Leased/Issued	Yes	New construction sponsored by Allegheny West Foundation
Bartram I	64	0	N/A*	Yes	New construction sponsored by Penrose

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Be A Gem Crossing (North 10th Street)	41	0	N/A*	Yes	New construction sponsored by Impact Services Corp.
Beech Senior	100	0	N/A*	Yes	A rehab project near Temple University sponsored by Beech Interplex
Casa Indiana	50	50	Committed	Yes	New construction sponsored by HACE
Clearfield Apartments	48	0	N/A*	Yes	New construction in Allegheny West sponsored by New Courtland.
Compassion Senior Living	23	0	N/A*	Yes	New construction in the Cobbs Creek neighborhood for seniors. Sponsored by Compassion Senior Living. Supportive services provided.
Good Shepherd Senior	31	0	N/A*	Yes	New construction in Overbrook sponsored by Pennrose.
Harlan Street	22	22	Committed	No	New construction in the Sharswood neighborhood sponsored by Michaels Development.
Inglis Methodist Gardens	47	47	Committed	Yes	New construction sponsored by Methodist IMG Inc
Liberty 53 (Estelle B. Richman Place)	31	0	N/A*	Yes	New construction in West Philadelphia sponsored by Liberty Resources.
Liddonfield	150	0	N/A*	No	New construction for seniors in Northeast Philadelphia sponsored by New Courtland. Supportive services are provided.
New Courtland at Henry Ave	40	0	N/A*	Yes	Rehabilitation of Henry Ave tower for seniors sponsored by New Courtland. Supportive services to be provided.
Old First House	34	34	Leased/Issued	Yes	New construction of permanent supportive housing for formerly homeless individuals. Sponsored by Community Ventures.
Opportunities Apartments	41	0	N/A*	Yes	New construction in Nicetown sponsored by Opportunities Services Corporation.
Queen Row	43	0	N/A*	Yes	Conversion of existing public housing development sponsored by PHA
Rafael Porrata-Doria Place	30	0	N/A*	Yes	New construction sponsored by HACE
Ruth Street Civic House	44	0	N/A*	Yes	New construction in Kensington sponsored by NKCDC.
Strawberry Mansion Village	34	0	N/A*	No	New construction in the Strawberry Mansion neighborhood sponsored by Pennrose. Supportive services to be provided.
West Mill Place	30	30	Leased/Issued	Yes	New construction sponsored by Gaudenzia

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Westbrook Community Apartments	50	0	N/A*	Yes	New construction and adaptive use in the Tioga section sponsored by Germantown Development Group, LLC - a Westbrook Foundation Partnership
	1,380	228			

* Property was not yet under AHAP or HAP by the end of FY 2025.

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

The number of actual new project-based vouchers was less than planned, as several new construction and rehabilitation properties were deferred for various reasons including construction and/or financing delays and other factors.

ii. Actual Existing Project Based Vouchers

In addition to the committed projects listed in Table 2, PHA continued to provide subsidies and programmatic oversight to 5,130 existing UBV units. Table 3 provides a list of existing UBV projects and summary descriptions, including information on actual unit counts as of March 31, 2025, compared to those projected in the FY 2025 MTW Annual Plan.

Table 3: Actual Existing Project Based Vouchers

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
1315 North 8th Street	25	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	88	Leased/Issued	Yes	New construction in North Philadelphia serving homeless individuals, sponsored by Project Home. Supportive services are provided.
27th & Susquehanna	78	78	Leased/Issued	Yes	New construction in Strawberry Mansion for low-income families sponsored by Susquehanna Net Zero Housing LP.
4050 Apts	20	20	Leased/Issued	No	New construction in West Philadelphia sponsored by People's Emergency Center. Supportive services are provided.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
1260 46th St	4	4	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
WCRP 4th & Diamond	32	32	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
810 Arch St	70	70	Leased/Issued	No	New construction development for Homelessness in Center City Philadelphia sponsored by Project Home. Supportive services are provided.
Academy Rd 2005 <i>(name updated)</i>	18	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.
Amor	8	8	Committed	No	New construction in the Hunting Park neighborhood sponsored by Esperanza.
Anna's House	12	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	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	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	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	30	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Pine Lake Management Associates, LP.
Ascension Manor	3	3	Leased/Issued	No	Existing site for low-income seniors in North Philadelphia sponsored by Liberty Resources. Supportive services are provided.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Belmont I	25	25	Leased/Issued	No	New construction site for the disabled in West Philadelphia sponsored by Inglis House. Supportive services are provided.
Belmont II	15	15	Leased/Issued	No	New construction site for the disabled in West Philadelphia sponsored by Inglis House. Supportive services are provided.
Benner/Frankford	8	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	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	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	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	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	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	7	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Blumberg 83 Phase III	83	83	Leased/Issued	Yes	New construction in Blumberg/Sharswood neighborhood serving low-income families sponsored by PHA.
Blumberg Phase I	51	51	Leased/Issued	Yes	New construction in Sharswood neighborhood serving low-income families including 51 RAD and 6 other project-based vouchers sponsored by PHA.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Blumberg Phase I	6	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	94	Leased/Issued	Yes	Substantial rehab of an existing site for seniors sponsored by PHA. Supportive services are provided.
Boriquen	17	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	22	Leased/Issued	No	Existing site for very low-income seniors and families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Cantrell Place	40	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	29	Leased/Issued	Yes	Rehabilitation of existing family units in North Central Philadelphia, sponsored by Norris Square Community Alliance.
Centennial Village	23	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	18	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Ingerman. Supportive services are provided.
1260 Chestnut St	6	6	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Cloisters III	18	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	28	Leased/Issued	Yes	New construction replacement of existing family public housing site sponsored by PHA.
1260 Conklin St	3	3	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Courtyard at Riverview	470	470	Leased/Issued	Yes	Rehabilitation of existing housing serving low-income families and seniors, sponsored by Michaels Organization.
Dignity Boss	8	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	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	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	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	9	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	16	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-4	3	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.
1260 Ditman St	10	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	35	Leased/Issued	No	Existing site for seniors in North Philadelphia sponsored by Dunlap Management Partners LP. Supportive services are provided.
Edgewood Manor	33	33	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Edgewood Manor II Lap. Supportive services are provided.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Elders Place I	43	43	Leased/Issued	No	Existing senior site in Germantown sponsored by Penn Housing LLC. Supportive services are provided.
Elders Place II	38	38	Leased/Issued	No	Existing senior site in Germantown sponsored by Penn Housing LLC. Supportive services are provided.
Father Augustus Tolton (Eastwick)	45	45	Leased/Issued	Yes	New construction in the Eastwick neighborhood for seniors. Sponsored by Catholic Housing and Community Services.
Fattah Homes I	6	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	6	Leased/Issued	No	New construction development for homeless families in Mantua sponsored by People's Emergency Center. Supportive services are provided.
FOP Senior	49	45	Committed	No	New Construction in the Kensington neighborhood sponsored by Pennrose
1260 Fourth St Access	24	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	10	Leased/Issued	No	New construction for seniors in Northeast Philadelphia sponsored by St Ignatius. Supportive services are provided.
Francisville East	10	10	Leased/Issued	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	10	Leased/Issued	No	Existing project in the Francisville area at 1504-25 Poplar St for low-income families sponsored by Community Ventures.
Freedom Village	16	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Freedom Village LP.
Gaudenzia Shelton Court	13	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.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Gaudenzia Thompson St	6	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.
Gordon St	21	21	Leased/Issued	No	New construction for low-income families sponsored by Philadelphia Housing Authority.
Haddington III	48	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	112	Leased/Issued	Yes	Conversion of tower in existing public housing development sponsored by PHA.
Help I	14	14	Leased/Issued	No	New construction development for veterans in West Philadelphia sponsored by HELP USA. Supportive services are provided.
Help II	50	50	Leased/Issued	No	New construction development for veterans in West Philadelphia sponsored by HELP USA. Supportive services are provided.
HELP IV	15	15	Leased/Issued	No	New construction development for veterans in West Philadelphia sponsored by HELP USA. Supportive services are provided.
HELP V	37	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	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	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	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	6	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
					Philadelphia. Supportive services are provided.
Imani Homes III	6	6	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Imani Homes IV	8	8	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Imani Homes V	11	11	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Impact Veterans	8	8	Leased/Issued	No	Existing site for Veteran Families in North Philadelphia sponsored by Impact Services. Supportive services are provided.
WCRP INB Mascher	12	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	17	Leased/Issued	No	Existing site for the disabled sponsored by Inglis House. Supportive services are provided.
Inglis House-Elmwood	40	40	Leased/Issued	No	Existing site for the disabled sponsored by Inglis House. Supportive services are provided.
1260 Jackson St	2	2	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Janney Apartment	29	29	Committed	Yes	New construction in the Richmond neighborhood sponsored by Human Good.
PEC Jannie's Place	17	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	15	Leased/Issued	No	Existing site for homeless with special needs in the Fairmount area sponsored by Project Home. Supportive services are provided.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
K&A Beacon of Hope	30	0	Committed	No	New Construction in the Kensington neighborhood sponsored by Deep Sea Group
Kate's Place	35	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.
Kearsley Estates	30	0	Leased/Issued	No	Existing development in the Belmont neighborhood sponsored by Tryko
Kendrick/ Gillespie St	11	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	6	Leased/Issued	No	Existing site for families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Kings Highway	31	0	Leased/Issued	No	Existing development in the Kensington neighborhood sponsored by Mission First
Kings Highway Phase II	31	31	Leased/Issued	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	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	49	Leased/Issued	Yes	Rehabilitation of existing housing serving low-income families, sponsored by HACE. Supportive services are provided.
Lehigh Park II	25	25	Leased/Issued	No	Existing site for families, elderly or disabled sponsored by HACE. Supportive services are provided.
Liberty at Disston	5	5	Leased/Issued	No	Rehabilitation of nursing home in Northeast Philadelphia sponsored by Liberty Resources. Supportive services are provided.
Liberty Resource	2	2	Leased/Issued	No	Rehabilitation of development with a preference for disabled seniors in West Philadelphia sponsored by Liberty Resources. Supportive services are provided.
Liberty Welsh	2	2	Leased/Issued	No	Rehabilitation of nursing home in Northeast Philadelphia sponsored by Liberty Resources. Supportive services are provided.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Presby Lindley Court	11	11	Leased/Issued	No	Rehabilitation site in Logan for seniors sponsored by Presby Inspired Life. Supportive services are provided.
Los Balcones	21	21	Leased/Issued	No	Existing site for low-income women and families in North Philadelphia sponsored by Norris Square Association.
Martin St	7	6	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Monument Village <i>(name updated)</i>	60	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.
Methodist Homes <i>(name updated)</i>	11	11	Leased/Issued	No	Existing site for single women in West Philadelphia sponsored by Methodist Homes. Supportive services are provided.
Morton St	2	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	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Mission First Housing Group.
Mt Vernon II	15	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mt Vernon LP.
Mt. Vernon I	15	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mt Vernon LP.
New Courtland at Allegheny	40	40	Leased/Issued	No	New construction development for low-income seniors in North Philadelphia sponsored by New Courtland. Supportive services are provided.
New Courtland at Burholme	35	35	Leased/Issued	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	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	42	Leased/Issued	Yes	New construction in Northeast Philadelphia for seniors, sponsored by

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
					New Courtland. Supportive services are provided.
New Courtland at St. Barts II	48	48	Leased/Issued	Yes	New Construction in the Northeast section sponsored by New Courtland
Norris Apartments Phase V	45	45	Leased/Issued	Yes	Choice Neighborhood RAD conversion sponsored by PHA.
Norris CNI Phase II	74	74	Leased/Issued	Yes	New construction family public housing replacement units sponsored by PHA.
Norris LP	51	51	Leased/Issued	Yes	Conversion of existing PAPMC public housing development sponsored by PHA.
NPCH -Community Building	16	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by NPCH Associates.
Oakdale St	12	12	Leased/Issued	No	New construction site for low-income families sponsored by Philadelphia Housing Authority.
Parkside 10	41	41	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Parkside 11	8	8	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Parkview- Fairhill Phase 1	131	131	Committed	Yes	Partial conversion of existing public housing development sponsored by PHA.
Paseo Verde	19	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	15	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
Penrose	10	10	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
Plymouth Hall	53	53	Leased/Issued	Yes	Existing site for seniors in North Philadelphia, sponsored by PHA.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Powelton Heights	30	30	Leased/Issued	No	Existing site for seniors in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
1260 Preston St	7	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	55	Leased/Issued	Yes	Conversion of existing PAPMC development sponsored by PHA.
Ray's Place	17	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.
1260 Reed St	8	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	80	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Regent Terrace Housing Partnership.
Reynolds School	49	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	0	Leased/Issued	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 2022	0	28	Leased/Issued	No	Existing project in the Northeast area at 714-718 Rhawn St for disabled homeless or at risk of homelessness sponsored by Mission First.
Academy Rd 2022	0	20	Leased/Issued	No	Existing project in the Northeast area at 11901-13 Academy Rd for disabled homeless or at risk of homelessness sponsored by Mission First.
Rhawn St 2005	11	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	38	Leased/Issued	Yes	Substantial rehabilitation development in North Philadelphia serving low-income families, sponsored by Nueva Esperanza. Supportive services are provided.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Sandy's/Catherine House	3	3	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
HSM-FRP-1-LLC <i>(name updated; formerly Sarah Allen)</i>	1	Leased /Issued	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
HSM-FRP-3-LLC <i>(name updated; formerly Sarah Allen)</i>	2	Leased /Issued	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
HSM-FRP-7-LLC <i>(name updated; formerly Sarah Allen)</i>	2	Leased /Issued	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
HSM-FRP-6-LLC <i>(name updated; formerly Sarah Allen)</i>	1	Leased /Issued	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
Sartain School	35	35	Leased/Issued	No	Existing site for seniors in North Philadelphia sponsored by Sartain School Venture.
School of Nursing – Project HOME	50	50	Leased/Issued	No	Rehabilitation of former nursing school building for homeless individuals sponsored by Project HOME. Supportive services to be provided
Sharswood Hunt II	30	30	Leased/Issued	Yes	New construction in the Sharswood neighborhood sponsored by Hunt. Supportive Services to be provided.
Sharswood Hunt III	101	101	Committed	No	New construction in the Sharswood neighborhood sponsored by Hunt.
Sharswood Hunt Phase 1	30	30	Leased/Issued	Yes	New construction, mixed income development with 60 total units developed by Hunt-Pennrose as part of Sharswood CNI Plan
Sharswood Phase 4a	58	58	Committed	Yes	New construction in the Sharswood neighborhood sponsored by PHA.
Sharswood Phase 6a	65	65	Committed	Yes	New construction in the Sharswood neighborhood sponsored by PHA.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Sheffield St <i>(name updated; formerly SIL Program)</i>	8	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	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	13	Leased/Issued	No	Existing site for individuals with mental health/chemical dependency in Roxborough. Supportive services provided. Sponsored by Inter Community Action
South 55th St LP	18	18	Leased/Issued	No	Existing site for diverse tenants in West Philadelphia sponsored by Ingerman.
South Phila Scattered	11	9	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group.
Spring Garden	9	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	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	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	52	Leased/Issued	No	Existing project in the Greys Ferry area at 2600 Moore St for low-income elderly families sponsored by Catholic Housing and Community Services.
Strawberry Mansion	55	55	Leased/Issued	Yes	New construction in North Philadelphia for low-income families, sponsored by PHA.
Susquehanna Apt	47	47	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Susquehanna Apts LP.
Susquehanna Square	37	37	Leased/Issued	Yes	New construction development in North Philadelphia serving low income families sponsored by Community Ventures.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
Thompson St	20	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	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	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	17	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Tioga Gardens Associates.
Vernon House	68	58	Leased/Issued	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	44	Leased/Issued	No	Existing project in the Fairhill area at 161-171 W Allegheny Ave for low-income families sponsored by HACE.
Villas De Hace	18	18	Leased/Issued	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	224	Leased/Issued	No	Existing site for low-income seniors in West Philadelphia sponsored by Walnut Park Associates LLC.
Walnut Park Plaza (ADA)	3	3	Leased/Issued	No	Existing site for low-income seniors in West Philadelphia sponsored by Walnut Park Associates LLC.
Walnut St	15	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
WCRP TNI 1	12	12	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.

Property Name	# of Vouchers Project-Based		Status at End of FY 2025	RAD?	Description of Project
	Planned	Actual			
WCRP TNI 2	9	9	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
WCRP-Grace	36	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.
West Park Apartments Initial Phase	110	110	Committed	Yes	Partial conversion of existing public housing development sponsored by PHA.
Winter Street	6	6	Committed	No	New Construction in Chinatown neighborhood sponsored by PCDC
Witherspoon Senior Apts	40	40	Leased/Issued	Yes	New construction in West Philadelphia serving seniors, sponsored by Presbys Inspired Life. Supportive services are provided.
	5,243	5,130	Total		

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

The difference between the planned and actual number of project-based vouchers is due in part to the sale of units, including at Dignity-21 and South Philadelphia Scattered Sites. Additionally, some properties, including K&A Beacon of Hope and Kearsley Estates were not under AHAP or HAP by the start of the fiscal year, as initially anticipated.

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

PHA, in collaboration with the City of Philadelphia and a network of community partners, continued to pursue opportunities and take action to help further the mutual goal of development of new affordable housing. Table 4 below provides an update on changes to PHA's housing stock during FY 2025 not discussed elsewhere in the Report and an update on planned initiatives that were identified in the FY 2025 Annual Plan.

Table 4: Actual Other Changes to MTW Housing Stock in the Plan Year

Site	Description of Project from FY 2025 MTW Plan	Status as of March 31, 2025
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.	In FY 2025, PHA continued to address complex title issues impacting plans to develop these units.
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	In FY 2025, PHA developed plans and began the developer selection process for a new 85-

Site	Description of Project from FY 2025 MTW Plan	Status as of March 31, 2025
	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.	unit development, including rental and homeownership units, at 28 th and York. In addition, PHA developed plans for the Gordon II development, consisting of 56 rental units.
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 has re-listed the property for fair market value.	PHA has entered into an Agreement of Sale at fair market value with a private developer for vacant land at the former Schuylkill Falls public housing development.
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. PHA has received HUD disposition approval for the property.	In FY 2025, PHA and the selected developer finalized plans for the development of 121 rental units at the former PHA headquarters site.
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 will continue planning and preparations to develop 240 vacant lots and shells into long-term affordable housing with a twenty-year restrictive covenant.	In FY 2025, PHA continued to partner with various City Councilmembers and nonprofit affordable housing developers throughout the City in efforts to plan and prepare for the development of 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.	In FY 2025, PHA obtained approval from HUD to convert 1,001 units at 15 properties utilizing HUD's Faircloth to RAD conversion program.
Walton School	PHA, in partnership with HELP USA, plans to rehabilitate this former school building into approximately 48 rental units for seniors.	PHA, in partnership with HELP USA, continued planning and preparations to rehabilitate this former school building into approximately 48 rental units for seniors. An application for 9% LIHTC was submitted to PHFA.
City Wide Homeownership Initiatives	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.	In November 2024, PHA launched the Affordable Homeownership Partnership Program (AHPP), which allows small developers and community

Site	Description of Project from FY 2025 MTW Plan	Status as of March 31, 2025
		<p>based non-profits to apply to renovate distressed scattered site properties for affordable homeownership. PHA received over a dozen applications. 10 have been internally approved to renovate or newly construct over 25 homes between them. PHA is working through the disposition process for these selected partners, with one (1) ownership transfer already completed.</p> <p>PHA is also participating in the “Turn the Key” program, which is part of the City’s Neighborhood Preservation Initiative to build more than 1,000 new, energy-efficient, homes on publicly owned land. Residents that are part of PHA’s homeownership pipeline will be encouraged to enroll in the program so that they can compete for Turn the Key units. PHA residents receive first preference for any homeownership units that are built on land which PHA transferred to the City Land Bank and are eligible for PHA grants up to \$50,000 and City grants up to \$25,000.</p>
2112 Ridge	PHA intends to build a mixed-use building that will include affordable housing for the underserved homeless and housing insecure young adult population along with ground floor retail. In FY 2025, PHA will continue planning for this mixed-use building.	In FY 2025, PHA proceeded with construction of the “Beyond Foster Care at Ridge” project. Construction was substantially completed as of March 31, 2025. PHA anticipates that occupancy will occur in early FY 2026.
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.	Development partner, Frankel, is currently planning to construct 148 rental units in three phases.
AME Public Housing Sites	PHA will continue to work with project owner/sponsors of additional 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.	In FY 2025, PHA obtained HUD approval to convert four (4) AME properties, totaling 153 units, from Public Housing to RAD.
Philadelphia Nursing Home	2100 W Girard Ave in the Fairmount area of Philadelphia is the site of the Philadelphia Nursing Home, which closed its doors in 2022. PHA is proposing to acquire the site from the Commonwealth of Pennsylvania for a multi-use	This project requires legislative approval to proceed.

Site	Description of Project from FY 2025 MTW Plan	Status as of March 31, 2025
	development that will include a hospice facility, assisted living units, and independent living apartments as well as newly constructed townhome-style multifamily units.	

The RAD program allows PHA to leverage MTW funds, private and other capital sources through conversion of public housing subsidies to long-term project-based assistance. RAD is a fundamental component of PHA’s Opening Doors asset repositioning strategy and efforts to secure new capital resources necessary for the long-term preservation and expansion of PHA’s existing housing portfolio. RAD also allows PHA to transfer subsidies from long-term vacant and distressed scattered site properties to new developments (“transfer of assistance). Table 5 provides a list of 38 RAD development transactions that have closed through FY 2025, including transactions that closed in prior periods.

Table 5: RAD Conversions: Closed Transactions through FY 2025

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
Queen Lane LP	55	Conversion of existing PAPMC public housing
Norris LP	51	Conversion of existing PAPMC public housing

Property Name	RAD Units	Description
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
Old First House	34	Transfer of Assistance
Sharswood Phase VI-A	65	Transfer of Assistance
Allegheny West Plaza	45	Conversion of existing AME public housing development
Casa Indiana	50	Conversion of existing AME public housing development
Inglis Methodist Gardens	47	Conversion of existing AME public housing development
West Mill Place	30	Conversion of existing AME public housing development
TOTAL	2,334	

In addition to the units and developments listed in Table 5, PHA made progress planning for RAD conversions anticipated for FY 2026, which are projected to include an additional 1,154 units at 19 developments. See RAD Amendment #1 to the FY 2025 MTW Annual Plan for additional details on planned RAD conversion activities. Actual unit counts and conversion timetables may vary depending on various factors including financing and regulatory approvals.

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

Table 6 provides a general description of actual capital expenditures in FY 2025. Note that PHA’s current capital funding is insufficient to address the capital needs of its existing portfolio, which includes a large number of aging and/or functionally obsolete properties. PHA’s Opening Doors asset repositioning initiative has a projected total cost of \$6.3 billion, which is the estimated cost to rehab or redevelop the entire public housing portfolio and to acquire up to an additional 7,000 housing units through new development and acquisitions.

Table 6: Actual Capital Expenditures in FY 2025

Project Type	Site Name	Project Description	Actual (\$)
Capital Improvements	Abbotsford Homes	504 unit modification/fair hsg	29,395
Capital Improvements	Arch Homes	504 unit modification/fair hsg	11,433
Capital Improvements	Bartram Village	504 unit modification/fair hsg	1,369
Capital Improvements	Bentley Hall	504 unit modification/fair hsg	4,108
Capital Improvements	Cassie L Holley	504 unit modification/fair hsg	1,838
Capital Improvements	Champlost Homes	504 unit modification/fair hsg	17,771
Capital Improvements	College View	504 unit modification/fair hsg	923
Capital Improvements	Emlen Arms	504 unit modification/fair hsg	11,052
Capital Improvements	Haddington Homes	504 unit modification/fair hsg	21,223
Capital Improvements	Harrison Plaza	504 unit modification/fair hsg	1,475

Project Type	Site Name	Project Description	Actual (\$)
Capital Improvements	Haverford Homes	504 unit modification/fair hsg	230
Capital Improvements	Hill Creek	504 unit modification/fair hsg	18,076
Capital Improvements	Holmecrest Homes	504 unit modification/fair hsg	8,683
Capital Improvements	Johnson Homes	504 unit modification/fair hsg	18,945
Capital Improvements	Katie B Jackson	504 unit modification/fair hsg	9,964
Capital Improvements	Morton Homes	504 unit modification/fair hsg	16,893
Capital Improvements	Oxford Village	504 unit modification/fair hsg	32,595
Capital Improvements	Parkview Apartments	504 unit modification/fair hsg	3,939
Capital Improvements	Raymond Rosen	504 unit modification/fair hsg	16,504
Capital Improvements	Richard Allen	504 unit modification/fair hsg	10,363
Capital Improvements	Scattered Sites-Fairhill Square	504 unit modification/fair hsg	25,288
Capital Improvements	Scattered Sites-Francisville	504 unit modification/fair hsg	20,759
Capital Improvements	Scattered Sites-Germantown/Hunting Park	504 unit modification/fair hsg	9,590
Capital Improvements	Scattered Sites-Haddington	504 unit modification/fair hsg	18,695
Capital Improvements	Scattered Sites-Kingsessing	504 unit modification/fair hsg	31,730
Capital Improvements	Scattered Sites-Ludlow	504 unit modification/fair hsg	67,786
Capital Improvements	Scattered Sites-Mantua	504 unit modification/fair hsg	8,104
Capital Improvements	Scattered Sites-Oxford Jefferson	504 unit modification/fair hsg	22,163
Capital Improvements	Scattered Sites-Strawberry Mansion	504 unit modification/fair hsg	9,445
Capital Improvements	Scattered Sites-Susquehanna	504 unit modification/fair hsg	5,483
Capital Improvements	Spring Garden Apartments	504 unit modification/fair hsg	2,350
Capital Improvements	Westpark Plaza	504 unit modification/fair hsg	2,389
Capital Improvements	Whitehall Apartments	504 unit modification/fair hsg	26,670
Capital Improvements	Wilson Park - Senior	504 unit modification/fair hsg	22,288
Capital Improvements	Abbotsford Homes	504 Site modifications/fair hsg	16,648
Capital Improvements	Arch Homes	504 Site modifications/fair hsg	1,388
Capital Improvements	Arlene Homes	504 Site modifications/fair hsg	1,117
Capital Improvements	Cecil B Moore	504 Site modifications/fair hsg	559
Capital Improvements	Champlost Homes	504 Site modifications/fair hsg	45,202
Capital Improvements	College View	504 Site modifications/fair hsg	5,722
Capital Improvements	Haddington Homes	504 Site modifications/fair hsg	6,700
Capital Improvements	Harrison Plaza	504 Site modifications/fair hsg	12,985
Capital Improvements	Haverford Homes	504 Site modifications/fair hsg	2,023
Capital Improvements	Hill Creek	504 Site modifications/fair hsg	31,119
Capital Improvements	Johnson Homes	504 Site modifications/fair hsg	40,872
Capital Improvements	Morton Homes	504 Site modifications/fair hsg	21,209
Capital Improvements	Oxford Village	504 Site modifications/fair hsg	28,583
Capital Improvements	Queen Lane Apartments	504 Site modifications/fair hsg	2,996
Capital Improvements	Raymond Rosen	504 Site modifications/fair hsg	38,577

Project Type	Site Name	Project Description	Actual (\$)
Capital Improvements	Richard Allen	504 Site modifications/fair hsg	17,166
Capital Improvements	Scattered Sites-Fairhill Square	504 Site modifications/fair hsg	69,790
Capital Improvements	Scattered Sites-Francisville	504 Site modifications/fair hsg	103,429
Capital Improvements	Scattered Sites-Germantown/Hunting Park	504 Site modifications/fair hsg	35,167
Capital Improvements	Scattered Sites-Haddington	504 Site modifications/fair hsg	38,873
Capital Improvements	Scattered Sites-Kingsessing	504 Site modifications/fair hsg	63,389
Capital Improvements	Scattered Sites-Ludlow	504 Site modifications/fair hsg	71,098
Capital Improvements	Scattered Sites-Mantua	504 Site modifications/fair hsg	68,217
Capital Improvements	Scattered Sites-Oxford Jefferson	504 Site modifications/fair hsg	34,170
Capital Improvements	Scattered Sites-Strawberry Mansion	504 Site modifications/fair hsg	59,291
Capital Improvements	Scattered Sites-Susquehanna	504 Site modifications/fair hsg	30,185
Capital Improvements	Spring Garden Apartments	504 Site modifications/fair hsg	5,701
Capital Improvements	Whitehall Apartments	504 Site modifications/fair hsg	12,115
Capital Improvements	Wilson Park - Senior	504 Site modifications/fair hsg	29,577
Capital Improvements	Beyond Foster Care On Ridge	A&E Costs	1,465
Capital Improvements	Fairhill Phase III	A&E Costs	134,170
Capital Improvements	Fairhill Apartments Phase I	A&E Costs	113,411
Capital Improvements	Hartranft Community Center	A&E Costs	6,736
Capital Improvements	20th & Cecil B. Moore	A&E Fees & Professional Serv	24,508
Capital Improvements	Bartram Village	A&E Fees & Professional Serv	1,000,000
Capital Improvements	Brith Sholom House	A&E Fees & Professional Serv	9,500
Capital Improvements	Fairhill Phase 2	A&E Fees & Professional Serv	868,318
Capital Improvements	Fairhill Apartments Phase I	A&E Fees & Professional Serv	67,848
Capital Improvements	Harrison Plaza	A&E Fees & Professional Serv	8,667
Capital Improvements	Harrison Plaza Phase I	A&E Fees & Professional Serv	735
Capital Improvements	Hunt Development Sharswood	A&E Fees & Professional Serv	25,317
Capital Improvements	Johnson Homes	A&E Fees & Professional Serv	17,858
Capital Improvements	North Central CNI Phase II LP	A&E Fees & Professional Serv	250
Capital Improvements	Pha-Wide	A&E Fees & Professional Serv	17,500
Capital Improvements	Sharswood PHA HomeO Phase III	A&E Fees & Professional Serv	152,597
Capital Improvements	Greater Grays Ferry Estates I	Acquire Properties-Below TDC	35,977
Capital Improvements	Mount Olivet	Acquire Properties-Below TDC	65,501
Capital Improvements	Arch Homes	Com unit renovations	240,065
Capital Improvements	Gladys B Jacobs	Com unit renovations	34,432
Capital Improvements	Katie B Jackson	Com unit renovations	10,949
Capital Improvements	Raymond Rosen	Com unit renovations	131,607
Capital Improvements	Richard Allen	Com unit renovations	222,410
Capital Improvements	Scattered Sites-Fairhill Square	Com unit renovations	231,500

Project Type	Site Name	Project Description	Actual (\$)
Capital Improvements	Scattered Sites-Francisville	Com unit renovations	557,522
Capital Improvements	Scattered Sites-Germantown/Hunting Park	Com unit renovations	100,000
Capital Improvements	Scattered Sites-Haddington	Com unit renovations	5,487,305
Capital Improvements	Scattered Sites-Kingsessing	Com unit renovations	1,672,747
Capital Improvements	Scattered Sites-Ludlow	Com unit renovations	143,240
Capital Improvements	Scattered Sites-Mantua	Com unit renovations	7,141,842
Capital Improvements	Scattered Sites-Oxford Jefferson	Com unit renovations	554,142
Capital Improvements	Scattered Sites-Strawberry Mansion	Com unit renovations	950,574
Capital Improvements	Scattered Sites-Susquehanna	Com unit renovations	1,647,868
Capital Improvements	Whitehall Apartments	Com unit renovations	47,837
Capital Improvements	Wilson Park - Senior	Com unit renovations	667,750
Capital Improvements	Warnock III	Comp renovation, bldg	883,065
Capital Improvements	Scattered Sites-Fairhill Square	Comp unit mod, SMART II	157,320
Capital Improvements	Scattered Sites-Francisville	Comp unit mod, SMART II	12
Capital Improvements	Scattered Sites-Germantown/Hunting Park	Comp unit mod, SMART II	228
Capital Improvements	Scattered Sites-Haddington	Comp unit mod, SMART II	114
Capital Improvements	Scattered Sites-Kingsessing	Comp unit mod, SMART II	811
Capital Improvements	Scattered Sites-Strawberry Mansion	Comp unit mod, SMART II	5,544
Capital Improvements	Scattered Sites-Susquehanna	Comp unit mod, SMART II	61,056
Capital Improvements	Scattered Sites-Haddington	Comp unit renovations work	3,183
Capital Improvements	Harrison Plaza	Concrete and pavement	5,370
Capital Improvements	Holmecrest Homes	Concrete and pavement	9,443
Capital Improvements	Oxford Village	Concrete and pavement	17,680
Capital Improvements	Scattered Sites-Germantown/Hunting Park	Concrete and pavement	12,203
Capital Improvements	Scattered Sites-Kingsessing	Concrete and pavement	1,040
Capital Improvements	Scattered Sites-Mantua	Concrete and pavement	15,074
Capital Improvements	Whitehall Apartments	Concrete and pavement	5,720
Capital Improvements	Fairhill Phase 2	Demolition	774,387
Capital Improvements	College View	Doors including storms	126,500
Capital Improvements	Cassie L Holley	Electrical distribution system	71,728
Capital Improvements	Raymond Rosen	Energy Efficiency	157,500
Capital Improvements	Gladys B Jacobs	Energy Performance Contracts	690
Capital Improvements	Katie B Jackson	Energy Performance Contracts	1,968
Capital Improvements	Queen Lane Apartments	Energy Performance Contracts	1
Capital Improvements	Spring Garden Apartments	Energy Performance Contracts	2
Capital Improvements	Wilson Park - Senior	Energy Performance Contracts	26,549
Capital Improvements	Haddington Homes	Environ issues-LBP/asbestos	6,537

Project Type	Site Name	Project Description	Actual (\$)
Capital Improvements	Scattered Sites-Germantown/Hunting Park	Environ issues-LBP/asbestos	1,265
Capital Improvements	Scattered Sites-Susquehanna	Environ issues-LBP/asbestos	460
Capital Improvements	Spring Garden Apartments	Environ issues-LBP/asbestos	1,495
Capital Improvements	Bentley Hall	Environmental hazard abatement	4,816
Capital Improvements	Cecil B Moore	Environmental hazard abatement	2,193
Capital Improvements	Emlen Arms	Environmental hazard abate	2,670
Capital Improvements	Hill Creek	Environmental hazard abatement	3,024
Capital Improvements	Holmcrest Homes	Environmental hazard abatement	2,415
Capital Improvements	Parkview Apartments	Environmental hazard abatement	7,992
Capital Improvements	Scattered Sites-Kingsessing	Environmental hazard abatement	1,149
Capital Improvements	Scattered Sites-Mantua	Environmental hazard abatement	1,518
Capital Improvements	Scattered Sites-Susquehanna	Environmental hazard abatement	8,658
Capital Improvements	Wilson Park - Senior	Environmental hazard abatement	3,545
Capital Improvements	Abbotsford Homes	Exterior bldg structures	80,000
Capital Improvements	Gladys B Jacobs	Exterior bldg structures	1,227,160
Capital Improvements	Raymond Rosen	Exterior bldg structures	7,500
Capital Improvements	Scattered Sites-Fairhill Square	Exterior bldg structures	58,500
Capital Improvements	Scattered Sites-Germantown/Hunting Park	Exterior bldg structures	11,322
Capital Improvements	Scattered Sites-Ludlow	Exterior bldg structures	12,000
Capital Improvements	Scattered Sites-Mantua	Exterior bldg structures	8,851
Capital Improvements	Scattered Sites-Oxford Jefferson	Exterior bldg structures	9,817
Capital Improvements	Scattered Sites-Strawberry Mansion	Exterior bldg structures	4,496
Capital Improvements	Scattered Sites-Susquehanna	Exterior bldg structures	10,757
Capital Improvements	Spring Garden Apartments	Exterior bldg structures	51,096
Capital Improvements	Wilson Park - Senior	Heating Plant Upgrades	1,753,350
Capital Improvements	Scattered Sites-Francisville	HVAC upgrades	128,330
Capital Improvements	Scattered Sites-Haddington	HVAC upgrades	661
Capital Improvements	Scattered Sites-Ludlow	HVAC upgrades	62,582
Capital Improvements	Scattered Sites-Mantua	HVAC upgrades	19,653
Capital Improvements	Whitehall Apartments	HVAC upgrades	191,102
Capital Improvements	Wilson Park - Senior	HVAC upgrades	120,703
Capital Improvements	Abbotsford Homes	Landscaping, tree trimming	22,500
Capital Improvements	Scattered Sites-Fairhill Square	Landscaping, tree trimming	7,879
Capital Improvements	Scattered Sites-Haddington	Landscaping, tree trimming	3,000
Capital Improvements	Scattered Sites-Mantua	Landscaping, tree trimming	4,950
Capital Improvements	Abbotsford Homes	LBP testing/monitor asbestos	128,187
Capital Improvements	Arch Homes	LBP testing/monitor asbestos	14,968
Capital Improvements	Bentley Hall	LBP testing/monitor asbestos	58,620

Project Type	Site Name	Project Description	Actual (\$)
Capital Improvements	Cassie L Holley	LBP testing/monitor asbestos	42,900
Capital Improvements	Champlost Homes	LBP testing/monitor asbestos	1,897
Capital Improvements	College View	LBP testing/monitor asbestos	32,760
Capital Improvements	Haddington Homes	LBP testing/monitor asbestos	31,915
Capital Improvements	Haverford Homes	LBP testing/monitor asbestos	393
Capital Improvements	Hill Creek	LBP testing/monitor asbestos	11,019
Capital Improvements	Holmcrest Homes	LBP testing/monitor asbestos	142
Capital Improvements	Johnson Homes	LBP testing/monitor asbestos	28,505
Capital Improvements	Morton Homes	LBP testing/monitor asbestos	1,962
Capital Improvements	Oxford Village	LBP testing/monitor asbestos	6,926
Capital Improvements	Parkview Apartments	LBP testing/monitor asbestos	12,495
Capital Improvements	Raymond Rosen	LBP testing/monitor asbestos	216,013
Capital Improvements	Scattered Sites-Fairhill Square	LBP testing/monitor asbestos	89,973
Capital Improvements	Scattered Sites-Francisville	LBP testing/monitor asbestos	100,333
Capital Improvements	Scattered Sites-Germantown/Hunting Park	LBP testing/monitor asbestos	96,115
Capital Improvements	Scattered Sites-Haddington	LBP testing/monitor asbestos	94,120
Capital Improvements	Scattered Sites-Kingsessing	LBP testing/monitor asbestos	93,702
Capital Improvements	Scattered Sites-Ludlow	LBP testing/monitor asbestos	74,034
Capital Improvements	Scattered Sites-Mantua	LBP testing/monitor asbestos	85,625
Capital Improvements	Scattered Sites-Oxford Jefferson	LBP testing/monitor asbestos	75,895
Capital Improvements	Scattered Sites-Strawberry Mansion	LBP testing/monitor asbestos	87,571
Capital Improvements	Scattered Sites-Susquehanna	LBP testing/monitor asbestos	85,666
Capital Improvements	Spring Garden Apartments	LBP testing/monitor asbestos	84,719
Capital Improvements	Wilson Park - Senior	LBP testing/monitor asbestos	39,488
Capital Improvements	Raymond Rosen	MTW - Concrete	13,520
Capital Improvements	Scattered Sites-Fairhill Square	MTW - Concrete	2,434
Capital Improvements	Scattered Sites-Ludlow	MTW - Concrete	3,120
Capital Improvements	Spring Garden Apartments	MTW - Concrete	11,700
Capital Improvements	Harrison Senior Tower LP	MTW - New Development	208,251
Capital Improvements	Hartranft Community Center	MTW - New Development	8,837,731
Capital Improvements	Hunt Sharswood Phase III	MTW - New Development	19,910,450
Capital Improvements	Sharswood 6A LP	MTW - New Development	15,338,317
Capital Improvements	West Park Apartments	MTW - New Development	2,527,021
Capital Improvements	Fairhill Phase III	MTW Property Acquisition	36,697
Capital Improvements	Warnock II	MTW Property Acquisition	24,472
Capital Improvements	Beyond Foster Care On Ridge	New Development	8,409,582
Capital Improvements	Harlan Street	New Development	559,173
Capital Improvements	PHA Warehouse & Logistics Cent	Non-Dwelling	2,929,168

Project Type	Site Name	Project Description	Actual (\$)
Capital Improvements	PHA Warehouse & Logistics Cent	Non-Dwelling Structure	7,699,274
Capital Improvements	PHA Warehouse & Logistics Cent	Other Fees/Costs	564,347
Capital Improvements	Bartram Village	Plumbing upgrades	146,699
Capital Improvements	Gladys B Jacobs	Plumbing upgrades	60,836
Capital Improvements	Haddington Homes	Plumbing upgrades	80,057
Capital Improvements	Hill Creek	Plumbing upgrades	147,485
Capital Improvements	Holmecrest Homes	Plumbing upgrades	21,866
Capital Improvements	Johnson Homes	Plumbing upgrades	236,322
Capital Improvements	Morton Homes	Plumbing upgrades	155,385
Capital Improvements	Oxford Village	Plumbing upgrades	39,489
Capital Improvements	Parkview Apartments	Plumbing upgrades	31,775
Capital Improvements	Queen Lane Apartments	Plumbing upgrades	23,358
Capital Improvements	Raymond Rosen	Plumbing upgrades	112,894
Capital Improvements	Scattered Sites-Fairhill Square	Plumbing upgrades	108,600
Capital Improvements	Scattered Sites-Francisville	Plumbing upgrades	113,750
Capital Improvements	Scattered Sites-Germantown/Hunting Park	Plumbing upgrades	130,450
Capital Improvements	Scattered Sites-Haddington	Plumbing upgrades	219,990
Capital Improvements	Scattered Sites-Kingsessing	Plumbing upgrades	251,761
Capital Improvements	Scattered Sites-Ludlow	Plumbing upgrades	127,800
Capital Improvements	Scattered Sites-Mantua	Plumbing upgrades	257,019
Capital Improvements	Scattered Sites-Oxford Jefferson	Plumbing upgrades	98,900
Capital Improvements	Scattered Sites-Strawberry Mansion	Plumbing upgrades	31,800
Capital Improvements	Scattered Sites-Susquehanna	Plumbing upgrades	37,607
Capital Improvements	Spring Garden Apartments	Plumbing upgrades	94,099
Capital Improvements	Whitehall Apartments	Plumbing upgrades	132,985
Capital Improvements	Wilson Park - Senior	Plumbing upgrades	266,231
Capital Improvements	Queen Lane Apartments	Public Infrastructure	500,000
Capital Improvements	Abbotsford Homes	Relocation	480
Capital Improvements	Arlene Homes	Relocation	2,912
Capital Improvements	Bartram Village	Relocation	446,738
Capital Improvements	Bentley Hall	Relocation	1,113
Capital Improvements	Cassie L Holley	Relocation	3,763
Capital Improvements	Cecil B Moore	Relocation	1,623
Capital Improvements	College View	Relocation	1,145
Capital Improvements	Emlen Arms	Relocation	1,145
Capital Improvements	Gladys B Jacobs	Relocation	1,278
Capital Improvements	Haddington Homes	Relocation	1,278
Capital Improvements	Harrison Plaza	Relocation	6,123

Project Type	Site Name	Project Description	Actual (\$)
Capital Improvements	Hill Creek	Relocation	3,960
Capital Improvements	Holmecrest Homes	Relocation	2,576
Capital Improvements	Johnson Homes	Relocation	8,210
Capital Improvements	Morton Homes	Relocation	2,682
Capital Improvements	Oxford Village	Relocation	2,468
Capital Improvements	Parkview Apartments	Relocation	1,145
Capital Improvements	Richard Allen	Relocation	1,375
Capital Improvements	Scattered Sites-Fairhill Square	Relocation	7,936
Capital Improvements	Scattered Sites-Francisville	Relocation	12,401
Capital Improvements	Scattered Sites-Germantown/Hunting Park	Relocation	1,694
Capital Improvements	Scattered Sites-Kingsessing	Relocation	3,241
Capital Improvements	Scattered Sites-Ludlow	Relocation	6,792
Capital Improvements	Scattered Sites-Mantua	Relocation	6,054
Capital Improvements	Scattered Sites-Oxford Jefferson	Relocation	4,143
Capital Improvements	Scattered Sites-Strawberry Mansion	Relocation	3,995
Capital Improvements	Scattered Sites-Susquehanna	Relocation	1,473
Capital Improvements	Spring Garden Apartments	Relocation	29,348
Capital Improvements	Whitehall Apartments	Relocation	5,497
Capital Improvements	Wilson Park - Senior	Relocation	12,444
Capital Improvements	Hunt Sharswood Phase III	Replacement Housing	17,348,956
Capital Improvements	Champlost Homes	Roof repair/replacement	17,932
Capital Improvements	College View	Roof repair/replacement	8,507
Capital Improvements	Hill Creek	Roof repair/replacement	158,951
Capital Improvements	Johnson Homes	Roof repair/replacement	30,000
Capital Improvements	Morton Homes	Roof repair/replacement	830
Capital Improvements	Oxford Village	Roof repair/replacement	46,490
Capital Improvements	Queen's Row Low Income	Roof repair/replacement	11,754
Capital Improvements	Richard Allen	Roof repair/replacement	6,524
Capital Improvements	Scattered Sites-Fairhill Square	Roof repair/replacement	50,775
Capital Improvements	Scattered Sites-Francisville	Roof repair/replacement	59,831
Capital Improvements	Scattered Sites-Germantown/Hunting Park	Roof repair/replacement	84,446
Capital Improvements	Scattered Sites-Haddington	Roof repair/replacement	59,685
Capital Improvements	Scattered Sites-Kingsessing	Roof repair/replacement	134,585
Capital Improvements	Scattered Sites-Ludlow	Roof repair/replacement	39,965
Capital Improvements	Scattered Sites-Mantua	Roof repair/replacement	133,724
Capital Improvements	Scattered Sites-Oxford Jefferson	Roof repair/replacement	38,880
Capital Improvements	Scattered Sites-Strawberry Mansion	Roof repair/replacement	94,923

Project Type	Site Name	Project Description	Actual (\$)
Capital Improvements	Scattered Sites-Susquehanna	Roof repair/replacement	74,232
Capital Improvements	Spring Garden Apartments	Roof repair/replacement	138,974
Capital Improvements	West Park Apartments	Roof repair/replacement	11,000
Capital Improvements	Vaux School	Vaux School Project	30,754
Capital Improvements	Spring Garden Apartments	Window replacement	187,625
Total			\$121,429,402

B. Leasing Information

i. Actual Number of Households Served

PHA provided housing assistance to approximately 32,154 households in FY 2025 through Public Housing (n=11,164), HCV (n=20,952) - including both MTW and non-MTW Special Purpose vouchers - and local, non-traditional MTW programs (n=38). The HCV Utilized figure includes RAD vouchers/units.

Table 7: Households Served Planned vs. Actual

Planned Number of Households Served Through:	Number of Unit Months Occupied/Leased		Number of Households Served	
	Planned	Actual	Planned	Actual
Public Housing Units Leased	136,440	133,965	11,370	11,164
Housing Choice Vouchers (HCV) Utilized	228,456	251,418	19,038	20,952
Local, Non-Traditional: Tenant-Based	0	0	0	0
Local, Non-Traditional: Property-Based	492	459	41	38
Local, Non-Traditional: Homeownership	0	0	0	0
Planned/Actual Totals	365,388	385,842	30,449	32,154

Describe any differences between the planned and actual households served:

In accordance with the revised HUD-50900 requirements, PHA now reports all vouchers (MTW and non-MTW) utilized including special purpose vouchers in Table 7. The variance between planned and actual HCV utilized and total planned and actual households served is due to the change in this requirement, as PHA was previously required to only include MTW HCVs in Table 7.

PHA noted in the Annual Plan that the actual number of households served may vary based on RAD conversion schedules and other factors. In addition to variances in RAD conversion schedules, other factors that resulted in differences in the number of households served include relocations required as a result of CNI redevelopment at Bartram Village.

Table 8: MTW Local, Non-Traditional Programs

Local, Non-Traditional Category	MTW Activity/Number	Number of Unit Months Occupied/Leased		Number of Households Served	
		Planned	Actual	Planned	Actual
Tenant-Based	N/A	0	0	0	0
Property-Based	Shared Housing/MTW 2020-2*	492	459	41	38
Homeownership	N/A	0	0	0	0
Planned/Actual Totals		492	459	41	38

Table 9: Local, Non-Traditional Service Programs

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

In addition to its public housing and HCV rental assistance programs, PHA utilizes MTW funds to support public housing and HCV residents who wish to become first-time homebuyers. PHA’s Homeownership Department works with a network of local partners to provide counseling, financial literacy, down payment assistance and other support services. In FY 2025, a total of 51 residents became first-time homebuyers through PHA’s various homeownership programs, including 9 public housing residents who purchased scattered site units through the 5h program, 31 HCV participants who utilized vouchers to purchase private market unit, and 11 other PHA families who purchased units through the Public Housing Mobility program.

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

Table 10: Issues/Solutions Related to Leasing

Housing Program	Description of Actual Leasing Issues and Possible Solutions
Housing Choice Voucher (HCV)	<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 continued to conduct outreach and marketing and to provide voucher holders with housing counseling and training before, during, and after moves.</p> <p>PHA established a target utilization of 87% for MTW vouchers for FY 2025. To increase leasing, PHA opened the waiting list and accepted 10,000 applications in early 2023. To date, over 1,600 voucher-holders have leased up for the first time in the HCV program. To support voucher-holders success in leasing, PHA launched an intensive owner outreach program to engage landlords and increase their participation in the HCV program. PHA collaborated with local landlord organizations to develop the outreach program, adding over 1,000 new landlords to the HCV program to date and significantly increasing the housing options available to voucher-holders.</p> <p>In FY 2025, PHA continued to provide landlord incentives to increase the supply of units available for leasing including: 1) signing bonuses for new units leased in the HCV Program; 2) Housing Opportunity Program (HOP) area signing bonus 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>
Public Housing	<p>In order to increase occupancy in available public housing units, PHA continued several initiatives in FY 2025 to identify and resolve delays to filling vacancies. PHA continued to assess and streamline vacancy tracking and the applicant referral process to eliminate inefficiencies related to this process. PHA also continued to implement <i>Activity #2005-02: Streamlined Admissions and Transfer Process</i> to help reduce turnover in the Public Housing program. Note, however, that due to RAD and Section 18 conversions, PHA projects that public housing occupancy will continue to decline, with a corresponding increase in voucher utilization.</p>

C. Waiting List Information

i. Actual Waiting List Information

In FY 2025, PHA continued to maintain waiting lists in accordance with its Board of Commissioners-approved HCV Administrative Plan and Public Housing Admissions and Continued Occupancy Policy, as applicable. PHA’s conventional and scattered sites, PAPMC-managed, and Alternatively Managed Entities (AME) public housing sites remained subject to site-specific waitlist policies. PHA also operates a centralized “first available” waitlist for referral programs and for applicants who elect this option. Conventional and scattered site public housing waiting lists remained open for seniors, those needing accessible units, and special programs including the nursing home initiative, Blueprint to End Homelessness, and DHS Youth Aging Out Pilot Program. PAPMC and AME waiting lists remained open in FY 2025.

The HCV waiting list was closed in FY 2025 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. Developments under PHA’s UBV program, including RAD developments, continued to establish and operate site-based waiting lists in accordance with the Administrative Plan and/or with each owner’s regulatory and operating agreement with PHA or approved tenant selection plan. PHA’s waiting list data does not include UBV site-based waiting list data, except for PAPMC-managed UBV developments that are owned by PHA affiliates.

Table 11 provides information on HCV, conventional and scattered site public housing and PAPMC-managed waiting list as of March 31, 2025.

Table 11: Waiting List Information at Fiscal Year End

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Was the Waiting List Opened During the Fiscal Year
HCV Tenant Based	Community-Wide	6,880	Closed	No
HCV Project Based (PAPMC managed only)	Site-Based	24,537	Open	No*
Public Housing 1 – Conventional & Scattered Sites	First Available and Site-Based	7,355	Partially Open	No*
Public Housing 2 – PAPMC Tax Credit**	Site-Based	34,558	Open	No*

*PHA did not open these waiting lists during the fiscal year; they were continuously open throughout the fiscal year.

**Units funded with LIHTC and managed by PAPMC

Describe any duplication of applicants across waiting lists:

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

For informational purposes, details on the racial and ethnic composition of PHA’s waiting list applicants are provided in Tables 12 and 13 below. PHA has also provided data on its Limited English Proficiency Policy as an appendix to this document.

Table 12: Waiting List Applicants by Race

Waiting List	White	Black	American Indian	Asian	Hawaiian/Pacific Islander	Other	Total
MTW Public Housing Units	1,195	5,964	73	85	34	4	7,355
MTW Public Housing Units*	4,207	29,437	410	288	194	22	34,558
MTW Housing Choice Voucher Program	978	5,614	129	92	59	8	6,880
PBV/PHA Owned	3,760	20,249	190	190	148	-	24,537
Total	10,140	61,264	802	655	435	34	73,330

*Units funded with LIHTC and managed by PAPMC

Table 13: Waiting List Applicants by Ethnicity

Waiting List	Hispanic	Non Hispanic	Total
MTW Public Housing Units	771	6,584	7,355
MTW Public Housing Units *	4,253	30,305	34,558
MTW Housing Choice Voucher Program	839	6,041	6,880
PBV/PHA Owned	3,469	21,068	24,537
Total	9,332	63,998	73,330

* Units funded with LIHTC and managed by PAPMC

ii. Actual Changes to Waiting Lists in the Plan Year

Waiting List	Description of Actual Changes to Waiting list
MTW Public Housing Units	Not applicable.
MTW Public Housing Units*	In FY 2025, PHA updated the waiting lists for Public Housing units that also have Low Income Tax Credits that are managed by PAPMC, gathering updated information from applicants.
MTW Housing Choice Voucher Program	Not applicable.
PBV/PHA Owned	For public housing sites that convert to Project-Based Voucher (PBV) assistance through the RAD program (and listed in Table 2: Actual New Project Based Vouchers), PHA will convert the existing public housing site-based waiting lists, where applicable, to PBV site-based waiting lists. Please note, however, that no public housing sites converted to RAD in FY 2025.

*Units funded with LIHTC and managed by PAPMC

D. Statutory Objectives and Requirements

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

i. 75% of Families Assisted Are Very Low Income

PHA serves many of Philadelphia’s lowest-income families and individuals. More than 90% of households served are very low income, i.e., households with incomes at or below 50% of Area Median Income (AMI) with the vast majority having incomes that are less than 30% of AMI. The number of households admitted to the Shared Housing Pilot Program, a local, non-traditional MTW activity, during the fiscal year is included in Table 14 below.

Table 14: Local Non-Traditional Households and Income Levels

Income Level	Number of Local, Non-Traditional Households Admitted in the Plan Year
80% - 50% Area Median Income	0
49% - 30% Area Median Income	1
Below 30% Area Median Income	9
Total Local, Non-Traditional Households Admitted	10

ii. Maintain Comparable Mix

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

Based on discussions with HUD in FY 2025, PHA agreed to utilize data from the FY 2014 Annual Report as the baseline data for this purpose. The justification is that FY 2014 was the first year that HUD established this reporting requirement in the revised HUD Form 50900 and the first reporting period for which PHA is able to provide reliable data. PHA notes that this does not modify the baseline used to determine compliance with the MTW requirement to serve “substantially the same” number of households. Tables 15 and 16 below substitute data on the mix of families served as of FY 2014 in lieu of the requirement to provide such data for the mix of families served upon entry to MTW. For informational purposes, Table 17 provides a breakdown of PHA households by bedroom size when PHA became an MTW agency.

Table 15: Baseline Mix of Family Sizes Served

BASELINE MIX OF FAMILIES SERVED IN FY 2014		
Family Size	Baseline Number of MTW Households Served	Baseline Mix Percentage
1 Person	11,629	38%
2 Person	6,618	22%
3 Person	5,332	17%

BASELINE MIX OF FAMILIES SERVED IN FY 2014		
Family Size	Baseline Number of MTW Households Served	Baseline Mix Percentage
4 Person	3,697	12%
5 Person	1,907	6%
6+ Person	1,598	5%
TOTAL	30,781	100%

Please describe the justification for any “Non-MTW Adjustments” given above:
N/A

Table 16: Mix of MTW Family Sizes Served in FY 2025

Family Size	Baseline Mix Percentage	Number of MTW Households Served in Plan Year	Percentage of MTW Households Served in Plan Year	Percentage Change from Baseline Year to Current Plan Year
1 Person	38%	15,219	45.95%	7.95%
2 Person	22%	6,354	19.19%	-2.81%
3 Person	17%	5,055	15.26%	-1.74%
4 Person	12%	3,320	10.02%	-1.98%
5 Person	6%	1,762	5.32%	-0.68%
6+ Person	5%	1,408	4.25%	-0.75%
TOTAL	100%	33,118*	100%	-

* Please note that the actual number of households served as shown on Table 16 may differ from the total shown in Table 7 due to HUD’s requirement for calculating Table 7.

Describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

The percentage of one-person households served has increased primarily in response to changes in PHA’s applicant households on the HCV waiting list. PHA’s HCV program continues to grow since PHA entered the MTW program. Note that overall, PHA serves more than 8,300 additional households since the start of MTW in 2001.

Table 17: Mix of MTW Households by Bedroom Size in April 2001

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

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

MTW Activity Name & Number	Number of Households Transitioned to Self-Sufficiency	MTW PHA Definition of Self Sufficiency
Activity #2004-3: Simplification and Streamlining of Rent and Recertification Processes for Public Housing and HCV	HCV: 214 PH: 252	For HCV, PHA defines a household that transitions to self-sufficiency as a household that receives \$0 or less in HAP subsidy. For public housing, PHA defines a household that transitions to self-sufficiency as a public housing household whose income is at or above 80% AMI.
Activity #2016-1: Second Chance Initiative	3	PHA defines self-sufficiency for the Second Chance Initiative as successful completion of the program and transition to other affordable housing.
Activity #2020-1: Local Family Self-Sufficiency Program	110	In the FSS program, self-sufficiency is defined as graduation from the five-year local FSS program.
	0	Households Duplicated Across MTW Activities
	579	Total Households Transitioned to Self Sufficiency

III. PROPOSED MTW ACTIVITIES

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

IV. APPROVED MTW ACTIVITIES

A. Implemented Activities

ACTIVITY 2004-1: NEIGHBORHOOD DEVELOPMENT & REVITALIZATION INITIATIVES

Description/Impact/Update

PHA utilizes MTW authority to substantially increase housing choices for residents and applicants. PHA is continuing to implement an ambitious program of new construction, substantial rehabilitation, and modernization designed to revitalize PHA public housing developments, replace distressed housing lost to demolition and lack of capital funds, and improve Philadelphia's neighborhoods. Public housing development or redevelopment activities directly undertaken by PHA as developer are included under this initiative. To support these redevelopment activities, PHA continues to implement the following MTW components, which also support the Partnership Initiative and other MTW activities:

- Design Standards - PHA continues to implement reasonable and modest design standards for new construction and rehabilitation work that mirror current design trends and the 21st century needs of residents.
- Total Development Cost Limits and Housing Cost Caps - PHA has established and maintains reasonable cost limits for development and redevelopment activities that replace HUD's Total Development Cost (TDC) limits and Housing Cost Caps (HCC).
- Streamlined Mixed-Finance Development Process - PHA is authorized to develop public housing through several financing methods, including the mixed-finance approach, which involves the use of private financing, Housing Choice Vouchers, and public housing development funds.
- MTW Site and Neighborhood Standards - PHA is authorized to implement alternate Site and Neighborhood Standards for its public housing and voucher programs, in lieu of those standards at 24 CFR § 941.202(b)-(d) and 24 CFR 983.57.
- Streamlined Acquisition Process - Subject to the provisions of the MTW Agreement, PHA is authorized to acquire sites without prior HUD approval, provided that the agency certifies that HUD site selection requirements have been met.
- Strategy for Development - PHA has adopted a Development-Asset Management Strategy for Public Housing that takes a comprehensive neighborhood-by-neighborhood and block-by-block approach to redeveloping, consolidating, rehabilitating, demolishing, and acquiring and disposing of scattered site units independently and in partnership with government and other local neighborhood-based organizations.

Approval and Implementation

- Design Standards
 - Approved FY 2004
 - Implemented FY 2004
- Total Development Cost Limits and Housing Cost Caps
 - Approved FY 2004
 - Implemented FY 2004
- Streamlined Mixed-Finance Development Process
 - Approved FY 2004
 - Implemented FY 2004
- MTW Site and Neighborhood Standards
 - Approved FY 2004
 - Implemented FY 2004
- Streamlined Acquisition Process
 - Approved FY 2002
 - Implemented FY 2002
- Strategy for Development
 - Approved FY 2005
 - Implemented FY 2005

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

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

Description/Impact/Update

PHA continued 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) assists persons transitioning out of nursing homes with accessing affordable housing. As part of NHTI, PHA administers up to seventy-five (75) state-supported vouchers/housing opportunities for referrals of disabled consumers in need of low-income housing. NHTI families may be eligible for a preference for public housing or HCV.
- *Definition of Elderly* – An elderly person is defined as an individual who is at least 55 years old. An elderly family is defined as one with a head of household, co-head, spouse or sole member who is at least 55 years old.

During FY 2025, PHA served 85 families under the Nursing Home Transition Initiative. Under this activity, PHA receives referrals to assist persons transitioning out of nursing homes with access to affordable housing through the Public Housing and HCV programs. As of June 30, 2020, the Department of Human Services (DHS) ceased NHTI referrals to the HCV program. However, PHA continued to provide HCV subsidies in FY 2025 to all NHTI participants referred prior to June 30, 2020.

Public Housing continued to partner with the Philadelphia Corporation for Aging (PCA) to receive new referrals for NHTI in FY 2025; their participation in this initiative was not impacted. In FY 2025, PHA received 13 referrals from PCA and housed six (6) new families under NHTI.

Approval and Implementation

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

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

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

Description/Impact/Update

PHA continued 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.

- *Two and Three-Year Recertification/Limit on Interims* – Public Housing and HCV, including UBV/RAD require recertifications every two years, except for public housing residents choosing ceiling rents who are recertified every three years. Voluntary interim recertifications are restricted to one every six months, except for elderly and disabled households who are exempt from this restriction. PHA will process voluntary interim rent reductions if and when the reduction in income lasts for more than 30 days. In FY 2017, PHA began conducting recertifications every three years for elderly or disabled households on fixed incomes in both the HCV and public housing programs. PHA applies the biennial and triennial recertification policy to VASH participants.
- *Ceiling Rents* – PHA has established ceiling rents for its public housing developments, which are periodically updated. PHA tenants will continue to have the option of selecting either a ceiling rent or an income-based rent. PHA uses ceiling rents when calculating rent for mixed families.
- *Rent Calculation Method* – PHA has established an alternative rent structure for the HCV (including UBV/RAD) and public housing programs to motivate residents to work and accumulate savings. In FY 2017, PHA began allowing households with assets of \$50,000 or less to self-certify asset value and income from the assets. Asset income is excluded when the value of the household's asset is \$50,000 or less. Asset income for household assets valued at greater than \$50,000 is calculated by using the market value of the asset times the passbook savings rate. Also, in FY 2017, PHA began excluding all full-time student earned income for family members other than the head, spouse or co-head and PHA discontinued verification of full-time student earned income as 100% of the income is excluded. In FY 2024, PHA began excluding 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 are eligible for this exclusion. Such income is temporary and thus excluded. This policy will apply to both HCV and Public Housing programs.
- *Verification and Calculation of Earned Income* - PHA has received approval for 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. In FY 2025, PHA began implementation of this revised method for verification and calculation.

- *Verification* - In FY 2024, PHA began implementing 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.

Also in FY 2024, PHA received approval to implement a revised HUD Verification Hierarchy for both HCV and Public Housing programs. 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)
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.

- *Income Discrepancy* – PHA implemented a policy in the HCV and Public Housing program to increase the verification discrepancy threshold to \$5,000. 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.
- *Payment Standards* –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 is also authorized to 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.

PHA may apply the rent and recertification policies noted above to Public Housing households who are living in housing operated by PAPMC, subject to investor approval as needed.

PHA has not yet implemented flexibility to require families to enroll in the TAP or PECO programs. In FY 2025, PHA continued to conduct outreach to landlords to inform them of the benefits and requirements of the TAP program, including permitting tenants to be responsible for payment of water utilities.

PHA adopted Small Area Fair Market Rents (SAFMR) beginning in FY 2019, with revisions to the groupings of SAFMR zip codes made in FY 2020. With implementation of SAFMRs, HCV participants have greater opportunity to rent in opportunity neighborhoods. To encourage participants to move to high-opportunity zip codes where contract rents may be higher, the Housing Opportunity Program (HOP) assists voucher-holders in searching for a unit in these neighborhoods. In FY 2025, 41 families successfully leased up in high-opportunity neighborhoods through support from the HOP program.

PHA applies the MTW policies included in this activity to the Emergency Housing Voucher (EHV) and the Veteran's Affairs Supportive Housing (VASH) programs.

Approval and Implementation

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

- Implemented FY 2004
- Modified FY 2017
- Payment Standards
 - Approved FY 2008
 - Implemented FY 2008
- 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
 - Philadelphia Water Department's Tiered Assistance Program (TAP)
 - Approved FY 2019
 - Not yet implemented
- Minimum HAP Payment
 - Approved FY 2019
 - Implemented FY 2019

Hardship

PHA has adopted a hardship policy which considers exceptions to all of PHA's rent and utility allowance policies on a case-by-case basis for families who can demonstrate a long-term hardship that will result from application of the policies to them, or as a reasonable accommodation. Hardship exemption requests must be submitted in writing and explain the nature of the hardship and include any applicable documentation. In FY 2025, PHA received 10 hardship requests related to this activity and six (6) requests were approved.

Actual Non-Significant Changes

PHA has revised its policy to permit an increase in the payment standard to be applied at any time after the effective date of the increase. This change provides PHA with the flexibility to mitigate any potential negative impact on the family if the contract rent increased between regular reexaminations.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

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

Description/Impact/Update

Under PHA's Unit-Based Leasing and Development Program ("UBV" or the "Unit-Based Program"), PHA continued 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 development that serve underserved populations and/or which incorporate supportive services on-site or nearby. Key features of the 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.
- In the FY 2025 Annual Plan, PHA modified its MTW policy related to rents to owners participating in the UBV program. With the exception of PHA-owned PBV/UBV projects including PHA-owned PBV/RAD projects, PHA may approve rents to owners which are the lowest of 120% of the citywide 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. When determining the initial rent for PHA-owned PBV/UBV projects including PHA-owned PBV/RAD projects, subject to rent reasonableness, PHA may apply the higher of the applicable RAD Rent, 120% of the Small Area Fair Market Rent, or 120% of the citywide Fair Market Rent.
- Unless part of its "shallow" subsidy UBV Program, PHA does 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 does 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. For example, PHA will prepare a local PB HAP contract and PB Tenancy Addendum to reflect MTW policies including but not limited to, rent determination methods, recertification frequencies and right to move policies.
- 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 are 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 received approval to implement modified rent and eligibility policies for households occupying Public Housing scattered site units at the time they are converted to the UBV program through Section 18. 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.

In FY 2025, PHA entered into UBV contracts for six (6) properties resulting in 228 new UBV housing opportunities, in addition to providing continuing subsidy for 5,130 UBV units.

Approval and Implementation

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

Hardship

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

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

In FY 2025, five (5) hardship requests were approved related circumstances in which tenant-based vouchers were issued to UBV participants.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2005-2: STREAMLINE THE ADMISSIONS AND TRANSFER PROCESS

Description/Impact/Update

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

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

In FY 2025, 52 households were approved for an MTW transfer. Of those approved to transfer from PH to HCV, 17 were leased as of the end of the fiscal year and 19 are still searching for a unit. Sixteen (16) families successfully transferred from the HCV program to Public Housing.

PHA applies the MTW flexibilities included in this activity to the Emergency Housing Voucher (EHV) program.

Approval and Implementation

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

- Approved FY 2012
- Implemented FY 2012

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2005-3: PROGRAM EFFICIENCIES

Description/Impact/Update

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

- *Restriction on Elective Moves* – Families are permitted to move within PHA's jurisdiction after the initial term of assisted occupancy and at the time of regular recertification.
- *Criteria for Portability Moves* – PHA has established criteria for all port-out moves. The criteria 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.

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. In FY 2024, PHA further updated the local version of the combined the HUD-9886 Authorization for the Release of Information/Privacy Act form for consistency with HUD's changes to the standard version of the form, revising the information related to form's expiration. PHA also developed a local HAP Contract and Tenancy Addendum as part of the Local Forms initiative. The new HAP contract is integrated in the PHA's landlord portal system to streamline and expedite the leasing process.

In FY 2025, a total of 2,146 families were approved to transfer to new HCV units under the elective moves portion of this activity. Of those approved to transfer, 227 were approved for a transfer as a result of VAWA protections or safety concerns and 3 were approved for Reasonable Accommodation.

Where portability is concerned, PHA received 308 port out requests, of which 211 were approved. The following is a summary of the approved port-out requests for FY 2025:

- 9 based on education
- 49 based on employment
- 57 based on medical or disability
- 95 based on safety
- 1 based on hardship

PHA applies the MTW flexibilities included in this activity to the Emergency Housing Voucher (EHV) program.

Approval and Implementation

- Restriction on Elective Moves

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

Hardship

Not applicable. This is not a rent reform activity.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2011-1: PARTNERSHIP PROGRAMS INITIATIVE

Description/Impact/Update

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

As of the end of FY 2025, an additional 555 Public Housing units at 12 developments were in various stages of planning and/or construction. Pursuant to PHA's FY 2025 MTW Plan, some or all of these developments may be converted to project-based assistance under the Faircloth-to-RAD initiative or RAD transfer of assistance.

Approval and Implementation

- Approved FY 2011
- Implemented FY 2012
- Modified FY 2013 to incorporate specific components applicable to the youth aging out of foster care partnership with the Philadelphia Department of Human Services (DHS)

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2016-1: SECOND CHANCE INITIATIVE

Description/Impact/Update

PHA continued to utilize MTW flexibility to support implementation of the Second Chance Initiative in the Housing Choice Voucher Program. The policy permits the provision of 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 2025, PHA continued to provide for extensions to the two-year term for the STAR/RISE programs. 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.

Twenty-one (21) participants were enrolled in the STAR Program including eight (8) new participants who enrolled in the program during the fiscal year. To support housing stability, one (1) participant was granted an extension of their program participation term.

The story of a recent Second Chance graduate highlights how the complementary services provided through this partnership serve to stabilize and provide a path forward during re-entry. After his release, he hoped to start a new career as a personal trainer, but housing instability created obstacles to reaching his career goals. Though he had obtained a certification to become a personal trainer, he struggled to secure a stable job while also navigating the challenges of reentry, including having to couch surf and sleep in his car. With the resources and support he received when he began the Second Chance program, he was able to secure a position with the Salvation Army Kroc Center as a personal trainer, which included an increase in his earnings. With this new position and support from Second Chance, he enjoyed both stability in housing and his new career. Securing housing through the Second Chance program eliminated a significant amount of stress from his life, the constant worry of where he would rest came to an end, having a place to call his own has brought him a new level of confidence, pride, and stability.

Approval and Implementation

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

Hardship

Not applicable.

Actual Non-Significant Changes

In FY 2025, PHA discontinued its partnership with the MENTOR program, as PHA did not receive referrals from its program partner, the Pennsylvania First Judicial Court, during the term of this partnership. Where the goal of this initiative was to reunite families and prevent homelessness and recidivism, PHA was bound by its policies regarding program denial for certain drug and violent criminal offenses. PHA will work to identify and expand on opportunities to serve this population.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2019-1: OPENING DOORS TO AFFORDABLE HOMEOWNERSHIP

Description/Impact/Update

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

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

The MTW Opening Doors to Affordable Homeownership Program (ODAHP) consolidates, streamlines and enhances these existing initiatives while modifying eligibility and post-purchase support criteria and adding new financing support mechanisms. Key features of the 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. Per PHA's MTW policy, assistance will be ended 180 days after a household income rises such that the PHA subsidy equals \$50 or less. Monthly voucher assistance may be used for private market units as well as for PHA scattered site units following sale. However, PHA will record a soft second mortgage on the title with a 15 or 30-year period, which is related to the voucher assistance term. In the event of a default, PHA will receive notification and attempt to work with the household to develop a financial workout plan to avoid foreclosure.
- *Down payment assistance:* In lieu of receiving monthly voucher assistance, ODAHP participants 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 is authorized to 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 FHA 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 5h Program, all scattered site units are eligible for sale to ODAHP participants without requiring additional HUD disposition approval.

For the down payment assistance and soft second programs, PHA has established reasonable maximum limits of \$15,000 and \$50,000. These amounts were determined based on PHA's internal assessment of the level of assistance needed to ensure successful first-time homeownership among current program participants given current Philadelphia housing market conditions. Note, however, that PHA 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.

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

To date, PHA has assisted over 1,000 families in purchasing their first home, including 263 families who purchased their scattered site unit through the 5(h) program and 787 families who purchased a home through the HCV Homeownership program. Cumulatively, PHA has developed and sold over 300 new homeownership units that were developed as part of HOPE VI, mixed finance and other major revitalization initiatives. In FY 2025, 51 families were able to purchase a home through the ODAHP program, including:

- 31 families who purchased a home through the HCV Homeownership program
- 9 families who purchased a home through the Public Housing 5(h) program
- 11 families who purchased a home through the new Public Housing Mobility program

To support their home purchase, PHA also provided 20 families with down payment assistance and/or soft second mortgage assistance in FY 2025.

PHA launched the Affordable Homeownership Partnership Program (AHPP) in FY 2025, providing an opportunity for small developers and community-based non-profit organizations to renovate distressed Public Housing scattered site units for affordable homeownership. To date, PHA has approved 10 developers to renovate over 25 units. PHA has begun the process of transferring ownership of these properties to approved developers, completing one ownership transfer before the end of the fiscal year.

In FY 2025, a 28-year resident of PHA's Public Housing was able to purchase her scattered sites unit through the Public Housing 5(h) program. Through PHA and PhillySEEDS, this first-time homeowner was connected to the resources she needed to close on and purchase her unit, fulfilling her dream of owning her home.

Approval and Implementation

- Approved FY 2019
- Implemented FY 2019

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2019-2: SHARSWOOD YOUTH & FAMILY ENRICHMENT SERVICES

Description/Impact/Update

PHA continued to utilize MTW funding flexibility to support after school, extracurricular, and enrichment 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 PHA resident student per year in MTW 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 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.

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 HCV program, other low-income neighborhood youth also benefit from these programs and services.

In FY 2025, PHA continued to work towards its goal to improve educational outcomes as part of the Choice Neighborhoods Transformation Plan. PHA provided \$75,500 in MTW funds to support after school, enrichment, and extracurricular programming and provide case management to families to address supportive service needs.

In the 2023-2024 school year, BPHS celebrated its fourth graduating class, with an 82% on-time graduation rate. Of these graduates, 31% enrolled in college the following fall. The story of a rising senior highlights how BPSP offers students the knowledge and exposure to prepare for life after graduation. Through the mentorship-based internship program, the student was given the

opportunity to work with a mentor chef to better understand and plan to pursue a career in culinary arts. A long-time mentor at BPHS notes the value and impact that mentorship has in developing future leaders, “Just like building a house, we work together to make our foundations strong and long-standing.”

Approval and Implementation

- Approved FY 2019
- Implemented FY 2019

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

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

Description/Impact/Update

PHA continued to implement a local Family Self-Sufficiency (FSS) model. In FY 2024, PHA received approval for a revised FSS program model, the PHA Advantage FSS Program, which incorporates important changes to how participating families earn escrow. These changes are intended to encourage broader participation in FSS and incentivize educational goals and greater engagement in case management. This revised model includes the following program components:

- *Revised Escrow Model* - In order to encourage families of all income levels to participate in the FSS program, PHA has established 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 saving.

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

Annual Earned Income		Monthly Escrow Amount
\$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* - PHA provides 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)
 - \$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 provides 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 also provides 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* - 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.

In FY 2025, 553 participated in PHA's local FSS program, including 151 families who enrolled in FSS during the fiscal year. PHA provided incentives to recent FSS graduates in FY 2025 to help them achieve their goals of homeownership and self-sufficiency, including two (2) graduates who received an incentive payment for purchasing a home and one participant who received an incentive for voluntarily agreeing to terminate their housing assistance.

The story of a recent graduate illustrates how the FSS program makes possible the path to homeownership. This recent graduate joined the FSS program in March 2020 with no credit history and graduated as a first-time homeowner with a high credit score and substantial savings from her time participating in FSS. Through the program's services and support, she was able to increase her earnings, build her credit and save toward her goal of homeownership. PHA's FSS and Opening Doors to Affordable Homeownership (ODAHP) programs coordinated support for the graduate in reaching her goals. Her Homeownership Counselor helped her navigate the homebuying process and connected her with the PhillySEEDS down payment assistance program. Coupled with FSS savings, she was able to close on her home and fulfill her dreams of homeownership in March 2025. She also received an incentive payment from the FSS program for purchasing a home after graduation that she was able to put towards her costs after closing, as she entered the next chapter of her journey as a first-time homeowner.

Approval and Implementation

- Approved FY 2020
- Implemented FY 2020
- Modified FY 2024

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2020-2: SPONSOR-BASED SHARED HOUSING PILOT

Description/Impact/Update

Under this activity, PHA continued to implement a 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 an additional 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. To support the stability and success of students assisted in partnership with CCP, PHA partners 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.

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:

- Using grant funding provided by the City to leverage MTW funds, PHA will rehabilitate existing vacant and uninhabitable scattered site public housing units. Units will generally be large-bedroom sizes with 3+ bedrooms per unit. No liens will be placed on the properties.
- PHA will enter into a master lease for one or more of the rehabilitated units with the City and/or qualified local, non-profit provider(s) that serves formerly homeless individuals and/or other hard to serve populations, i.e. youth aging out of foster care, chronically homeless, victims of domestic violence, etc.
- PHA does not intend to mix different target populations within the same unit. Supportive services will be offered directly and/or through referrals based on the needs and priorities of the resident population served, which may include case management, behavioral health services, preventive health care, adult education, employment and training, and/or other services.
- Under the terms of the master lease, the City and/or designated provider(s) (“Sponsor Agency”) will pay a flat rent to PHA. PHA will not collect or receive rents from individual tenants. The Sponsor Agency(s) will be allowed to sublease individual rooms within the unit to eligible, low-income individuals. The Sponsor Agency(s) will provide a shared housing model and supportive services to program participants and will: screen and determine eligibility of participants; maintain a waiting list if needed; implement a rent policy by which participants will pay no more than 30% of income for rent; enter into

sublease agreements with participants; collect rents; and, develop and enforce house rules. PHA does not anticipate that on-site staffing will be required.

- Participants in this pilot program will not be considered public housing residents, and will not have the responsibilities and rights associated with PHA public housing resident households. PHA will request HUD approval to classify the units covered under master lease as “MTW Neighborhood Services” units in accordance with PIH 2011-7. PHA will then report on households served through the MTW 50058 form. PHA’s understanding is that each occupied unit will count as one household for MTW purposes, irrespective of the number of individuals sharing the unit.
- Participants will not be subject to PHA’s Admissions and Continued Occupancy Policies including, but not limited to, those related to Eligibility Determination, Continued Occupancy, Transfers, Informal Hearings or Grievance Hearings. However, participants will be subject to admissions and continued occupancy policies established by the City or qualified, local non-provider with whom PHA has entered into a master lease.
- Participants will not enter into lease agreements with PHA and will not pay rent to PHA. They will not be subject to public housing Community Service requirements.
- Lease enforcement (up to and including evictions), house rules enforcement, rent collection and other property management activities will be the responsibility of the City or qualified local, non-profit provider with whom PHA has entered into a master lease.
- PHA will ensure that all units meet UPCS standards at initial inspection. PHA’s role will be to prepare the unit for initial occupancy and perform routine and emergency maintenance services.
- The City and/or Sponsor Agency(s) will provide PHA 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.

In FY 2025, 33 units were occupied under the pilot program with the City of Philadelphia, serving 131 participants. Under the pilot program with the Community College of Philadelphia, PHA served six (6) CCP students, providing housing in five (5) units.

Approval and Implementation

- Approved FY 2020
- Implemented FY 2020

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

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

Description/Impact/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 completed planning and began implementation of this pilot program, with ample services and hardship protections to ensure that families have the capacity and support to comply with the new requirements.

To support and provide incentives for employment and self-sufficiency, PHA has implemented 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 requires 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. 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 are referred, and provided with supportive services as needed, to PHA's 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 apply only to households that are *newly admitted or transferred* after implementation 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 has established 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.

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.

In FY 2024, PHA updated the waiting list for Public Housing to provide the admissions preference to families that qualified and began implementation of the MTW continued occupancy policy at the select units and developments noted above.

Approval and Implementation

- Approved FY 2021
- Implemented FY 2024

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2022-1: EMERGENCY WAIVERS

Description/Impact/Update

PHA uses 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.

- **Delayed Reexaminations:** PHA may waive the requirement to conduct a reexamination of family income and composition at least annually. Currently PHA completes reexaminations on a biennial basis for Public Housing (PH) and Housing Choice Voucher (HCV) program households and on a triennial basis for PH households on ceiling rents and PH and HCV elderly/disabled households on fixed incomes. 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 July 2020, PHA would complete the reexam by July 2021. The next scheduled biennial reexam would take place in July 2023. This waiver applies to the PH and HCV programs.
- **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.
- **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.
- **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.

- **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.
- **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.
- **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.
- **Delayed PH Annual Self-Inspection:** PHA may waive the requirement to complete annual self-inspections of PH units. PHA will continue to respond to and address serious conditions that could jeopardize life or property. When the waiver is lifted, PHA will resume self-inspections beginning with the units which were inspected on the oldest date. This waiver applies to the PH program.
- **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.

As the local and national states of emergency for the COVID-19 pandemic have expired, PHA did not avail itself of the waivers and alternate requirements made available under this activity in FY 2025. PHA reserves the right to use these flexibilities in the event of future economic or health related emergencies and natural disasters.

Approval and Implementation

- Approved FY 2022
- Implemented FY 2022

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2025-01: ALTERNATIVE INSPECTION SCHEDULE

Description/Impact/Update

PHA is authorized to implement an alternative inspection schedule for HCV units based on an assessment of the age, property/unit condition, quality of property management and/or other relevant factors for individual units and buildings under a Housing Assistance Payment contract. Alternative inspections will require that eligible units meet Housing Quality Standards (HQS) and be inspected at least once every three years. PHA anticipates that this activity will incentivize owners and participants to maintain units in compliance with HQS and reduce staff time associated with inspecting high-quality units.

All HCV participants and owners will continue to be able to request a complaint inspection at any time in accordance with PHA's Administrative Plan. Additionally, PHA will reserve the right to revert the inspection cycle to biennial for a unit or building at any time. HUD shall continue to be able to conduct or direct PHA to conduct inspections at any time for health, safety and/or accessibility purposes.

The alternative inspection schedule may be applied to units in the tenant-based and unit-based program based on PHA's assessment of the age, property and/or unit condition, quality of property management and/or other relevant factors.

Approval and Implementation

- Approved FY 2025
- Implemented FY 2025

Hardship

Not applicable.

Actual Non-Significant Changes

In FY 2025, PHA applied the alternative inspection schedule to UBV units owned by PHA or a PHA affiliate as well as tenant-based and unit-based units that were recently built, including new construction. In FY 2025, PHA also completed planning to potentially expand the alternative inspection schedule to additional units, including those rated "Excellent" or "Above Average" based on the Inspection Unit Rating System defined in PHA's HCV Administrative Plan.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2025-02: EXPANDING HOUSING OPTIONS FOR VETERANS

Description/Impact/Update

PHA will implement a limited pilot program to provide a broader range of housing options to eligible elderly and disabled veterans. In coordination with the national and local Veterans' Affairs offices, PHA has worked to identify unmet housing needs among the local population of elderly and disabled homeless veterans. As a result, PHA and the VA found elderly and disabled homeless veterans in need of housing which offers meals/dining services and assistance with performing daily activities. The pilot program outlined in this activity is based on PHA's discussions with the local VA, which endorses and supports this concept.

PHA will expand the housing options available to elderly and disabled veterans assisted through the Veterans Affairs Supportive Housing (VASH) program in order to address the unmet needs of this population. PHA will permit eligible VASH participants to use their tenant-based voucher to reside in a personal care home or similar settings, in which bedrooms, bathrooms, and/or living areas may be shared among a limited number of eligible participants. Personal care homes and similar settings eligible under this activity must be accessible and offer meals and dining services, assistance with performing daily activities, and other supportive services.

Under this activity, PHA may establish a payment standard which exceeds 120% of the applicable FMR for tenant-based VASH participants residing in a personal care home or similar housing. Housing assistance will be limited to rent; PHA will not provide assistance for expenses or services outside of rent.

For tenant-based VASH participants residing in a personal care home or similar settings, PHA will exclude Aid and Attendance Benefits from the VA when calculating the participant's income and tenant rent portion. PHA anticipates that all VASH participants eligible under this activity currently receive Aid and Attendance Benefits, which will be paid directly to the personal care home to cover expenses not covered by the housing assistance provided by PHA, such as meals and supportive services.

During the initial year of implementation, PHA plans to limit the program to 12 participants. PHA will assess the pilot program and its parameters after the initial year. In FY 2025, PHA continued to plan for implementation of this activity. As noted above, PHA will apply the approved MTW flexibilities under this activity to the Veteran's Affairs Supportive Housing (VASH) program.

Approval and Implementation

- Approved FY 2025
- Implemented TBD

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025.

ACTIVITY 2025-03: EXPANDING AFFORDABLE HOUSING OPPORTUNITIES THROUGH ACQUISITIONS

Description/Impact/Update

PHA has established strategic goals to preserve or redevelop its current portfolio of approximately 13,000 public housing units and to add up to 7,000 affordable housing units to the portfolio utilizing Faircloth to RAD, Unit Based Vouchers, MTW Local Non-Traditional Housing Development and other available program tools and methods. To accomplish the goal to increase the number of affordable housing units, PHA or its affiliate(s) will acquire existing multifamily properties and vacant land throughout the City of Philadelphia to preserve housing that currently serves low-income families and/or to make available new housing for low-income families in neighborhoods that offer economic opportunities and other amenities. Pursuant to this activity, PHA may utilize MTW funds and reserves, collectively “MTW Funds”, to acquire:

- Expiring LIHTC properties and/or properties with expiring affordable use restrictions;
- Other multifamily properties located in opportunity areas that are being sold at or below market value; and,
- Mixed-use, mixed-income or market rate housing in opportunity neighborhoods.

Determinations on the specific properties to be acquired will be opportunity-driven and based on PHA’s ongoing evaluation of market opportunities including foreclosure sales. At the time of acquisition, properties may be fully or partially occupied or vacant (including vacant land) and may require various levels of rehab or new development. Prior to entering into a Housing Assistance Payments Contract for some or all housing units within an acquired property, PHA or its affiliate may undertake necessary rehabilitation or development and provide property management services utilizing MTW Funds. However, MTW Funds will only be utilized for units either currently housing low-income families or that are vacant and targeted for future occupancy by low-income families.

Please note that PHA will provide additional details to HUD as needed on each acquired property as part of the request to draw down funds. PHA may grant or loan MTW Funds to its affiliate, Philadelphia Housing Authority Development Corporation (PHADC), to acquire properties under this activity. To the extent feasible, MTW Funds will leverage City, State, Low Income Housing Tax Credit equity and other public and private funds.

MTW Funds may also be used for development, renovations and/or rehabilitation of acquired properties. Repairs and improvements will be made to ensure that all units meet HQS or NSPIRE standards.

At the time of acquisition and prior to being covered under a HAP Contract, these properties will not be federal public housing or Project Based Voucher units. Accordingly, this activity will conform to the General Parameters detailed in part 5.A. of HUD PIH Notice 2011-45 (“Notice”), as well as the part 5.D parameters applicable to Local Non-Traditional Housing Development Programs. In accordance with the Notice:

- MTW Funds will support development (acquisition) of rental units targeted for households earning less than 80% of Area Median Income.
- PHA will require deed restrictions or other legally binding covenants to ensure long-term affordability. The minimum affordability term will be thirty years unless otherwise approved by HUD.
- Projects will comply with environmental review requirements pursuant to 24 CFR part 50 or 58 as applicable.
- Housing units will meet HQS or NSPIRE throughout the term.
- Projects will be within the HUD TDC and Housing Cost Cap limits and comply with HUD Cost Control and Safe Harbor Standards for Rental Mixed Finance Development as applicable.
- In FY 2025, PHA received approval and implemented plans to expand the affordable housing portfolio through acquisitions of existing multi-family properties. Over the fiscal year, PHA acquired the following properties:

Property Name	Property Description	# of Units	Acquisition Price
Brith Sholom	Located in the Wynnefield neighborhood, 19131 zip code. Includes studios and one-bedroom units.	360	\$24,000,000
The Dane Apartments	Located in the Wynnefield neighborhood, 19131 zip code. Includes studios, one-, and two-bedroom units.	231	\$51,000,000
The Legacy at Powelton Village	Located near Drexel University, 19104 zip code. Includes one- and three-bedroom units.	40	\$6,000,000
UCity Flats	Located in the University City neighborhood of West Philadelphia, zip code 19104. Includes four-bedroom units.	44	\$14,000,000
The Greene Manor	Located in the Mt. Airy Germantown area, zip code 19144. Includes studio, one-, two- and three-bedroom units.	381	\$76,900,000
TOTAL		1,056	\$171,900,000

Approval and Implementation

- Approved FY 2025
- Implemented FY 2025

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2025.

Actual Significant Changes

There were no significant changes to this activity in FY 2025

B. Activities Not Yet Implemented

Not applicable.

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.

Table 18: Closed Out MTW Activities

Activity	Plan Year	Close Out Year	Reason for Close Out
Assisted Living	FY 2009	FY 2011	PHA discontinued this activity prior to its implementation based on a determination that sufficient funding was not available from state, federal and other required sources.
Home Care Services	FY 2009	FY 2011	PHA discontinued this activity prior to its implementation based on a determination that services can be 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 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 funds. However, MTW programmatic waivers are not

Activity	Plan Year	Close Out Year	Reason for Close Out
			required. These activities are now referenced in Chapter V under the Single Fund Flexibility section.
90 Day Voucher Reissuance Policy	FY 2005	FY 2014	PHA 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.
Flexible Subsidy Initiative	FY 2014	FY 2025	See description below.

ACTIVITY 2014-1: FLEXIBLE SUBSIDY INITIATIVE

Plan Year Approved 2014

Activity Description

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 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.

Plan Year Closed Out

PHA closed out Activity #2014-1 in FY 2025.

Final Outcomes and Lessons Learned

PHA elected not to implement the Flexible Subsidy Initiative; therefore, there are no final outcomes to report. In lieu of the flexibilities provided under this activity, PHA has utilized RAD, including the Faircloth-to-RAD component, and other MTW initiatives to further its efforts to expand, preserve and increase affordable housing for low-income families and ensure their long-term viability.

V. SOURCES AND USES OF MTW FUNDS

A. Financial Reporting

i. Available MTW Funds in the Plan Year

As required, PHA submits unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the HUD Financial Assessment System. For informational purposes, the FDS for FY 2025 are shown below.

FDS Line Item	FDS Line-Item Name	Actual
70500 (70300+70400)	Total Tenant Revenue	\$34,384,505
70600	HUD PHA Operating Grants	\$518,784,875
70610	Capital Grants	\$66,961,696
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$7,256,479
71600	Gain or Loss on Sale of Capital Assets	\$584,374
71200+71300+71310+71400+71500	Other Income	\$8,043,771
70000	Total Revenue	\$636,015,700

ii. Expenditures of MTW Funds in the Plan Year

FDS Line Item	FDS Line-Item Name	Actual
91000(91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	\$67,084,254
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$0
92500(92100+92200+92300+92400)	Total Tenant Services	\$3,514,042
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$21,222,664
93500+93700	Labor	\$4,382
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$96,172,951
95000 (95100+95200+95300+95500)	Total Protective Services	\$11,150,758
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$13,016,972

FDS Line Item	FDS Line-Item Name	Actual
96000(96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$14,972,755
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$468,442
97100+97200	Total Extraordinary Maintenance	\$16,339,966
97300+97350	HAP + HAP Portability-In	\$241,680,354
97400	Depreciation Expense	\$36,744,376
97500+97600+97700+97800	All Other Expense	\$113,643,784
90000	Total Expenses	\$636,015,700
Sources greater than (less than) Uses		\$0

PHA plans to utilize existing reserves to fund capital investment, affordable housing development programs and other authorized MTW activities noted in the MTW Annual Plan.

iii. Describe Application of MTW Funding Flexibility

Sources of Funds:

In FY 2025, the majority of PHA’s funding came from HUD in the form of Housing Choice Voucher, Public Housing Operating Subsidy, and Capital Fund grants totaling \$585.75 million. PHA also received \$34.4 million in tenant revenues.

Uses of Funds:

- PHA continued to increase affordable housing opportunities for low-income families, providing approximately \$241.7 million in housing assistance payments (HAP) for the tenant based and project-based programs under the HCV program.
- PHA expended \$67.1 million in Administrative Expenses, which includes administrative salaries, employee benefits, and office expenses. Additionally, this expense includes MTW initiated Tenant Services - Family Programs, and management efficiencies. See **Use of Funds for Resident Services Programs** below for a summary of resident services initiatives in FY 2025 including MTW and non-MTW funded initiatives.
- Maintenance Expenses for PHA’s developments and scattered sites totaled \$96.2 million, and includes labor and materials, contracts for Heating and Cooling, and other contracts to ensure routine and emergency issues are addressed timely.
- PHA invested \$11.2 million in Protective Services to promote continued quality of life for residents. This expense includes labor, materials, and employee benefits.

Use of Funds for Resident Services Programs

PHA utilized MTW funding flexibility and leveraged non-MTW funds to continue to implement a comprehensive array of resident programs focused on education, employment, health, youth enrichment, and violence prevention.

Workforce Development Center

PHA’s Workforce Development Center supports residents at every stage of their journey– whether they are just joining the workforce, looking to move into a better-paying position, or returning to the workforce after an extended absence. In FY 2025, nearly 350 residents received services and referrals through the Workforce Center, including participating in virtual, in-person or phone-based workshops, orientations and seminars. The Workforce Center also works closely with other RPP and PHA staff as well as resident leaders, with Workforce Navigators receiving hundreds of referrals from these sources. In FY 2026, PHA also completed planning for a programmatic restructuring of the Workforce Center to more efficiently connect residents with those resources that are most needed and highly-utilized.

Job Training and Adult Education Programs

Workforce Navigators connect residents with the following PHA-approved job training and adult education partners to help them meet their individual employment and career goals:

Partner	Program
Temple University	High School Equivalency (HSE – e.g. GED®), Community Health Worker
Beyond Literacy	HSE, Adult Basic Education
Philadelphia OIC	HSE, Culinary Arts, Phlebotomy, Medical Assistant Training
CareerLink	Occupational Training (various)
Philabundance	Culinary Arts Training
CVS	Pharmacy Technician, Phlebotomy Training
Samuel Staten Sr. Pre-Apprenticeship	Trades Pre-Apprenticeship
College Unbound	Bachelor’s Degree Completion
Per Scholas	IT Career Training
SEPTA	Transportation Assistance
Path to Prosperity	Workforce Readiness
NHRC-Housing Counseling Resource Center	Housing Counseling
District 1199C Training Fund	Healthcare and Human Services Training
Aseptic Technical Solutions	Sterilization Processing Training
Skills Initiative	Employer-Driven Cohort Training

In FY 2025, over 150 residents enrolled in programming and 33 residents completed occupational training programs. PHA continuously evaluates its partnerships in meeting our objectives of improving outcomes and increasing success rates.

Section 3 Resource Center, Job Bank & Entrepreneurial Fellowship

The Section 3 Resource Center provides the resources residents may need to achieve their goals of self-sufficiency. In collaboration with the Resident Advisory Board, residents can access the Creating Wealth Incubator, obtain self-help reading materials, and receive free interview-

appropriate attire after completing a mock interview through the Career Closet. PHA residents also have the opportunity to participate in various Section 3 vending events and career fairs, including the annual Youth Pitch Competition. Additionally, all resident-owned businesses in the program have become PHA vendors, allowing them to conduct business with PHA outside of programming.

- The Section 3 Job Bank is a PHA initiative that ensures PHA vendors and contractors have continuous access to a pool of interested residents who are ready and able to take advantage of job opportunities. It serves as a valuable and effective source of economic opportunity for residents. In FY 2025, 155 positions were posted in the Job Bank, along with 106 positions from PHA contractors, resulting in a total of 261 openings. Of these, Section 3 candidates filled 181 positions, with 1,823 total referrals made through the Section 3 Resource Center. As of the end of FY 2025, 296 candidates remain active, including 287 PHA residents and 9 other Section 3 eligible candidates.
- The Business Workshop Series provides aspiring entrepreneurs, small business owners, and anyone interested in learning the fundamentals of starting and growing a successful business with free business resources and support to foster community innovation. Monthly workshops are hosted on a variety of topics aimed at developing and growing small businesses, helping them become a sustainable path to self-sufficiency. Throughout FY 2025, Section 3 and its partners have presented ten workshops to 257 attendees.

Choice Neighborhoods Social & Human Services

In FY 2025, PHA continued to implement the People Plans established in the Kingsessing-Bartram Village and Sharswood-Blumberg Choice Neighborhoods Implementation Plans. Housed with RPP, the People Team is responsible for executing the People Plan for each implementation grant, which includes providing case management, service coordination, addressing social and emotional needs, education, employment and health services to residents.

The Sharswood Choice People Team provided outreach, case management and/or service coordination to over 90% of target households following the completion of additional new housing phases in FY 2025. Programming has addressed needs related to accessing rental assistance, workforce and homeownership interest, enrichment activities for youth, families, and seniors; legal resources for expungement and information regarding eviction prevention; winter clothing needs; and COVID-19 vaccinations.

As of the end of the fiscal year, the Kingsessing-Bartram Village People Team is now fully staffed and has begun service coordination focused on assisting target residents with relocation. The People Team has worked to connect relocated residents to needed resources and family/individual enrichment services and conducts weekly outreach to all relocated households.

FY 2025 also saw ongoing service provision to over 200 households through the endowment phase of the North Central-Norris Choice Implementation, which concluded in July. PHA continued to provide social service coordination during the fiscal year to North Central-Norris Households using Low-Income Housing Tax Credit (LIHTC) supportive service reserves. Out-of-school time programming by Norris Community Resident Council, Inc. received sustainability funding through the PHA Youth & Family Center and continued to provide on-site support for children and youth.

Vaux Community Building/Vaux Big Picture High School

The Vaux Community building, a former public school purchased by PHA and converted to a HUD-designated EnVision Center, is the center of RPP's social services delivery system for Sharswood-Blumberg. In addition to the People Team, the building continued to host a large number of community education, health and workforce development partners, as well as a high school offering an innovative project-based, work-based learning curriculum. PHA and PhillySEEDS continued to support the operation of Vaux Big Picture High School (BPHS), providing resources to help ensure that BPHS students retain access to high-quality academic enrichment and hands-on learning programming. The fourth Vaux BPHS graduating class was celebrated in 2024, with an 82% on-time graduation rate.

Jobs Plus Program

In FY 2025, PHA entered the conclusion of its implementation period for the Jobs Plus program at Wilson Park. Through the first three years of implementation, PHA has assisted 323 residents and enrolled over 250 of these residents in the Jobs Plus Earned Income Disregard (JPEID) rent incentive; residents who increased their earnings through Jobs Plus have saved over \$105,000 through the JPEID. With support from Jobs Plus staff, the employment rate at Wilson Park has risen from 26% to 40% among work-able adults under the age of 65.

Family Self-Sufficiency (FSS) Program

In FY 2024, PHA developed and implemented a revised FSS model which incorporates changes to encourage broader participation and incentivize interim goals. Since re-opening enrollment in March 2024, PHA has enrolled more than 150 families into the FSS program. PHA recently received approval to increase its enrollment capacity to 700 households and currently has 553 active families. In FY 2025, PHA disbursed over \$1 million in FSS escrow savings to more than 200 families.

Resident Opportunity & Self-Sufficiency (ROSS) Program

ROSS Service Coordinators continued to serve nine (9) sites in FY 2025. The three ROSS Service Coordinators provided direct service, support and referrals to over 150 households during the fiscal year.

Diversionsary Initiative

The RPP Diversionsary Team's core mission is to connect residents with trauma-informed resources to counteract the negative effects of violence within their communities and create partnerships and opportunities to reduce criminal activities for at risk residents. During FY 2025, the Diversionsary team received 100 referrals from the Office of Public Safety (OPS). The team worked to assist residents with emergency transfer paperwork assistance and access domestic violence, victim services, educational and employment support, as well as address emergency needs, maintenance assistance, therapy and more.

During FY 2025, the Diversionsary Team offered a fitness and nutrition program for at-risk youth at the Lucien E. Blackwell Community Center during the summer months, serving an average of

12 participants a week. Diversionary staff also continued to partner with Resident Councils and the City in an effort to reduce or prevent opioid-related overdoses within PHA communities.

Anti-Violence Partnerships with the City of Philadelphia

PHA and the City continued to jointly support the Resident Advisory Board's Anti-Violence Initiative to connect older youth, especially young men, who are involved or at risk of involvement in gun violence with trauma-informed counseling, group therapy, life skills, and job training. Developments targeted by this initiative include Bartram Village in Southwest Philadelphia; Richard Allen, Raymond Rosen, Strawberry Mansion and Gordon Street in North Philadelphia; and Wilson Park in South Philadelphia.

During FY 2025, PHA's Diversionary Initiative further expanded its response to gun violence and trauma in partnership with the City-sponsored Gun Violence Intervention Coordination Center (GVICC), launching a new program alongside the Pushing Progress Philly (P3) initiative. The P3-PHA partnership provides access to safe and stable housing for families and individuals impacted by gun violence, and who are participating in training, therapy and subsidized employment.

Social, Behavioral & Mental Health Services

The Social Services team manages referral and self-sufficiency services for residents and partners with agencies to negotiate affordable services for residents. Services include legal support, mental/behavioral health services, crisis intervention, counseling referrals, referrals to drug and alcohol programs, food security assistance, and a furniture bank.

Senior Programming

RPP's Senior Programs & Services Team continued to operate programming, provide wellness checks and distribute meals at 19 senior Public Housing properties. RPP continued to offer monthly workshops in an effort to bring awareness around health, wellness, fitness, nutrition, exercise, and diabetes education. Many social activities have been created to allow PHA seniors to engage peers in enjoyable activities and stimulate brain functioning. The Senior Programs Team organized a series of celebrations and other events such as Heart Health month aimed to educate the community on heart disease. All programming is designed to increase senior residents' quality of life by using social inclusion with special holiday luncheons and events throughout the year.

Youth Enrichment Programming

PHA's youth programs continued to support youth and families, including programs focused on out-of-school time learning for children and preparing young adults to pursue post-secondary goals and to enter the workforce. FY 2025 youth initiatives included the following:

- Youth & Family Center: The Youth & Family Center brings all of PHA's programs for expecting parents, infancy through post-secondary support under one roof. The Center employs specialized staff focused on Early Childhood Education (ECE) and Family Enrichment and sponsors out-of-school time programming across multiple PHA family sites. The Center is also in the third year of administering a three-year Kinship Care Coordination grant from the William Penn Foundation, piloting a program serving PHA kinship families with an emphasized focus on "grandfamilies" – grandparents raising their grandchildren, with

supplementing funds from the Brookdale Foundation. The Youth & Family Center has taken a leading role in PHA efforts to break the cycle of intergenerational poverty by making sure that resident youth are prepared to transition into some form of post-secondary education and are college-ready for two- or four-year degree programs. In FY 2025, college readiness events for PHA youth included a Scholarship Fair to make residents aware of different scholarship opportunities within PHA, such as our PhillySEEDS Scholarship, as well as scholarships throughout the city. The Youth and Family Center hosted six college tours and various workshops on financial aid, preparing oneself mentally for college, and other important topics. Finally, the Youth & Family Center closed out FY 2025 in March with the expansion of its footprint to include the Hartranft Community Center – a fully-rehabbed former City recreation center located near Fairhill Square, a PHA site currently being redeveloped.

- Book Rich Environments: Supporting children of all ages, the Youth & Family Center has also been named as a partner site in the joint HUD-National Book Foundation “Book Rich Environments” initiative, which saw major publishers donate thousands of books to PHA families. Through the Center, PHA also provided 1,000 school-age residents with book bags and school supplies in late summer, while over 450 children in 194 families benefitted from PHA’s annual holiday toy drive and giveaway.
- Afterschool Programs and Summer Camps: Out-of-school time programs were administered at nine PHA family sites serving 160 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 out-of-school time programs are: homework assistance, recreation, service learning projects, and community service.
- Summer Youth WorkReady: Each summer, PHA places high school youth in paid work experiences posts within management offices, administrative offices and within PHA summer camps. Youth work 20 hours per week and participate in professional development. The program served over 80 youth last summer.
- Lucien E. Blackwell Center: RPP continued to administer the programming at the Lucien E. Blackwell Community Center in partnership with resident leaders and the City Department of Parks & Recreation.
- 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 voice” into PHA’s program designs and strategies.

PHA Cares

Temple University’s Lenfest Center for Community Partnerships, Temple University Hospital, Drexel University and Greater Philadelphia Health Action (GPHA) continued to administer the “PHA Cares” Community Health Worker (CHW) Initiative with RPP support through FY 2025. PHA Cares CHWs organized weekly health and wellness workshops, events and educational program series at eight (8) PHA sites. During FY 2025, PHA Cares CHWs connected with 2,417 unique residents through wellness check-in calls and in-person visits. CHWs also served residents

via food distribution efforts, virtual chats, in-person and virtual workshops, community meetings, and door-to-door canvassing efforts.

B. Local Asset Management Plan

Local Asset Management Plan

- i. *Did the MTW PHA allocate costs within statute in the Plan Year?*
- ii. *Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?*
- iii. *Did the MTW PHA provide a LAMP in the appendix?*
- iv. *If the MTW PHA has provided a LAMP in the appendix, provide a brief update on implementation of the LAMP. Please provide any actual changes, or state that the MTW PHA did not make any changes in the Plan Year.*

No
Yes
Yes
No changes made in the Plan Year.

VI. ADMINISTRATIVE

A. Reviews, Audits, and Inspections

Table 19 below includes general descriptions and statuses of HUD reviews, audits and/or physical inspection issues for which PHA was required to take action to address deficiencies and/or recommendations in FY 2025.

Table 19: Status of HUD Reviews, Audits & Inspections

Review	Summary Description	Status
HUD Follow Up Maintenance Monitoring Review	HUD Maintenance Monitoring Review report was submitted to PHA in April 2016. PHA submitted responses and corresponded with HUD in 2016. HUD closed out three of eight required actions in December 2016. The HUD Field Office has indicated that PHA’s response to the remaining five required actions are acceptable. Before formally closing out the review, HUD will review PHA’s implementation of these actions during the next Maintenance Review.	Open
HUD OIG Audit of HUD Oversight of Lead Based Paint in Public Housing and HCV	HUD OIG is conducting an audit of HUD’s oversight of lead-based paint in public housing and HCV housing. In 2017, PHA provided survey and case information requested by the OIG in various submissions. PHA received follow up correspondence from HUD in June 2019 and submitted a response in July 2019.	Open
HUD Office of the Chief Financial Officer Payment Integrity Testing	HUD Office of the Chief Financial Officer selected PHA for Payment Integrity Testing to review PHA’s disbursements to landlords from October 1, 2021 to September 30, 2022. HUD submitted a request for documents on April 7, 2023; PHA has responded and submitted all requested documents.	Open
HUD OIG Rental Assistance and Safe and Affordable Housing Division	HUD OIG selected PHA for an assessment of occupancy in Public Housing. HUD submitted a request for documents on September 8, 2023 and PHA provided all requested items. HUD conducted an on-site visit from October 23 to October 27, 2023 for the purposes of this assessment and held follow-up meetings with PHA to discuss open questions.	Open

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

B. Evaluations

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

VII. APPENDICES

A. Limited English Proficiency Policy Information

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

PHA has designated an LEP Coordinator, and has posted its Language Access Policy (LAP) on the PHA website at this link:

http://www.pha.phila.gov/wp-content/uploads/2021/12/lep_policy_4_1_13.pdf

PHA’s website incorporates the Google Translate feature that allows users to translate any web page into an extensive menu of available languages. Further, as part of its commitment to promoting open access to PHA programs and services, PHA provides translations of other documents, telephone translations and in-person translation services upon request. Where possible and appropriate, bilingual PHA staff provide telephone and in-person translation services directly in accordance with the LAP.

Below is information on third-party telephone and in-person translation services utilized in FY 2025. Please note that oral translation services provided by PHA bilingual staff are not included in the numbers below.

Telephone Translation Services Provided in FY 2025

Language	Number of Calls	Minutes
Amharic	0	0
Mandarin	0	0
Russian	27	377
Spanish	880	7,702
Vietnamese	0	0
Amharic	0	0
Mandarin	0	0
Total	907	8,079

In Person Translation Services Provided in FY 2025

Language	Requested	Serviced	Canceled
American Sign Language	3	3	0
Spanish	5	5	0
Total	8	8	0

Forms and Notices

PHA documents are translated on an ongoing basis in response to the needs and/or specific requests of applicants, HCV participants, public housing residents, vendors and the general public. PHA maintains a library of documents that have been translated into Spanish, the primary language spoken by non-English speakers that are served by PHA programs. PHA has also translated the public housing lease, lease addenda and related notices along with various other materials into Russian and Chinese. Periodically, HUD also makes available translated versions of standard HUD forms and other documents used in the Public Housing and HCV programs.

B. Local Asset Management Plan

No changes were made during the Plan Year to the Local Asset Management Plan. See attached.

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 approximately 3,900 scattered site units, 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 between the AMPs and the Indirect Cost Departments.

A. Cash & Investments

PHA maintains consolidated physical bank accounts, but for financial statement 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 either a discrete component unit or blended component unit. 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 either a blended or 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 either a blended or 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 either a blended or 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 the PAPMC/AME AMPs are charged salaries and benefits for the direct use of PHA staff.

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 the net of the accumulated direct and indirect operating revenues and expenses for each AMP.

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 blended or discretely presented component unit. Unrestricted net position for the PAPMC / AME Managed AMPs from their operating activities will be presented in PHA's Audited financial statements as a blended or discretely presented component unit. Each of these AMPs will have an unrestricted net position in the AMPs Column of the FDS which is the net accumulated excess or deficiency of operating subsidy revenue and operating subsidy paid to the AMPs and the net of the allocation of PHA's indirect expenses.

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 either a blended or 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 either a blended or 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 number of units eligible for operating subsidy from the most recent HUD approved Operating Fund Calculation.

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 either a blended or discretely presented component unit.

B. Corporate Legal

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

1. Direct Legal Expenses

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

2. Indirect Legal Expenses

Indirect legal expenses that cannot be defined as costs for a specific AMP but can be identified as providing benefits to the PHA Managed AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

C. Payroll Expenses

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

D. Materials and Contract Costs

PHA currently records all maintenance materials and contract costs directly to the proper PHA Managed AMP. PHA's procurement and accounts payables processes include assigning the proper chart fields or account structure. PHA's account structure includes the program code (AMP number) and the appropriate department code.

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

E. Indirect Expenses

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

V. Capital Fund Program

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

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

VI. Project Based Budgeting

PHA currently prepares project based operating budgets for all the Amps and departments. PHA adds all the budgets to the Automated Accounting System. The operating budgets are currently used in the procurement, accounts payable process and the preparation of monthly financial statements. PHA's operating budget process is currently in compliance with the HUD Project Based Budgeting requirements.

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

C. Board Approval Resolution

RESOLUTION NO. 12418

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ANNUAL MOVING TO WORK REPORT FOR FISCAL YEAR 2025 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

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

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

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

WHEREAS, PHA's fiscal year ended on March 31, 2025 and its Annual Report is due to HUD on or before June 30, 2025; and

WHEREAS, PHA has prepared its Annual MTW Report for Fiscal Year 2025, which is ready for timely submission to HUD and which contains all the required elements;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves PHA's Annual Report for the MTW Demonstration Program for Fiscal Year 2025 (period ending March 31, 2025), as distributed to the Board, for submission to HUD, and authorizes the President & CEO and/or his designee(s) to undertake all necessary actions including, but not limited to, responding to HUD comments and requests for additional information, in order to secure HUD acceptance for the MTW Annual Report.

