



PHILADELPHIA HOUSING AUTHORITY

ACT 130 REPORT FOR FY2026



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President and Chief Executive Officer

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Philadelphia Housing Authority Act 130 Report Fiscal Year 2026

April 30, 2026

Submitted To:

Commonwealth of Pennsylvania

Secretary of Community and Economic Development

Majority and Minority Leaders of the Senate

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

Majority and Minority Leaders of the House of Representatives

Chair and Minority Chair of the Committee on Urban Affairs

City of Philadelphia

Mayor of Philadelphia

President of the City Council

ACT 130 REPORT

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INTRODUCTION

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

This Fiscal Year (FY) 2026 Act 130 Annual Report provides the information required pursuant to Act 130 for the period of April 1, 2025 through March 31, 2026, including the following:

- Chapter I provides information on PHA's organization, including a mission and vision statement, the current organizational structure and profiles of the executive management team and the PHA Board of Commissioners.
- Chapter II provides an update on major activities undertaken and progress made in FY 2026 in the areas of housing production and neighborhood development.
- Chapter III provides an update on major activities undertaken and progress made in FY 2026 in the areas of operations, management, and administration.
- Chapter IV provides an update on PHA legal matters for FY 2026.
- Chapter V and Appendix A provide information on agency finances, including the most recent audit report of PHA financial statements (FY 2025), completed by independent, licensed certified public accountants.
- Chapter VI summarizes PHA's planned activities for the next fiscal year (FY 2027) across all areas of the agency, as detailed in the Moving to Work (MTW) Annual Plan. A copy of the MTW Annual Plan, which is pending approval by HUD as of March 2026, is included as Appendix B.

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

CHAPTER I - THE ORGANIZATION

Overview

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

Over 80,000 Philadelphia citizens live in apartments or houses owned or supported by PHA. These affordable units are located throughout the City in the form of conventional and scattered site public housing developments, Low Income Housing Tax Credit (LIHTC) developments, mixed-income multifamily properties acquired by PHA through its affiliate(s) and properties provided with rental assistance through Section 8 Housing Choice Vouchers. PHA also operates affordable homeownership programs that assist public housing residents and HCV participants to purchase their first homes.

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

As of March 2026, PHA's public housing portfolio is approximately 11,465 units. The size of the public housing portfolio varies from year-to-year to reflect changes to inventory including changes that result from adding new public housing and other units (including those built with local development partners) and from converting public housing units to project-based voucher assistance through the Rental Assistance Demonstration (RAD) program as discussed below. Over time, the public housing inventory will continue to decrease year over year as the number of units converted to project-based voucher assistance increases. PHA utilizes HUD's Capital Fund Program funding and other leveraged funds to address capital needs. However, although PHA provides a critical resource for those in greatest need, in recent decades, the federal government has divested from Public Housing, resulting in an estimated \$169 billion needed to preserve the nationwide portfolio, based on an October 2025 study published by the Council of Public Housing Authorities. PHA's backlog of unfunded capital and redevelopment needs within the public housing portfolio is currently estimated to exceed \$4.3 billion.

Over the course of FY 2026, PHA collaborated closely with the City of Philadelphia under Mayor Cherelle Parker's leadership and continued to implement strategies to preserve and revitalize the aging public housing inventory, expand the affordable housing portfolio through multifamily acquisitions and new development, and catalyze broader neighborhood redevelopment.

A major element of PHA's ongoing efforts to preserve existing affordable units and create new replacement units for non-viable housing involves the conversion of public housing units to long-term Section 8 project-based assistance through HUD's RAD and/or Section 18 disposition programs. Through Section 18 dispositions, PHA is able to access tenant protection vouchers that can then be project-based, allowing for private equity to be raised to ensure preservation of converted public housing units. PHA is currently implementing a Section 18 disposition to convert its scattered sites inventory to project-based voucher assistance. In FY 2026, over 1,000 scattered site units were rehabilitated and converted to project based assistance. These efforts enable PHA to generate additional private equity and other resources needed to preserve its existing aging housing stock while also collaborating with local organizations to develop new affordable housing units. As noted further below, PHA has an extensive track record of successful RAD conversions and will proceed with additional conversions over the next several years.

As noted in the FY 2026 Report, PHA has embarked on an ambitious effort to acquire existing multifamily housing developments (including newly constructed developments) to expand the supply of affordable and mixed-income housing. This portfolio currently consists of 1,715 units, which includes the Brith Sholom development that is slated for rehabilitation.

In addition to its portfolio of public housing and mixed income units, PHA provides rental subsidies under the HCV Program to over 22,000 low-income households. Vouchers are utilized for both mobile tenant-based assistance and long-term, project-based assistance. Project-based assistance is provided a wide range of private, non-profit and public owners including mixed-income, RAD and converted Section 18 developments owned by PHA or its affiliates. A significant number of project-based

units subsidized by PHA are owned by local non-profit agencies that serve special needs populations and provide supportive services for residents.

PHA's voucher programs include MTW tenant-based vouchers as well as special purpose vouchers authorized by HUD, such as the Veterans Affairs Supportive Housing Program (VASH), Family Unification Program (FUP), Single Room Occupancy (SRO), Moderate Rehabilitation (MOD), Foster Youth to Independence and Mainstream programs. In addition to serving veterans and their families, PHA continued to serve homeless families and individuals through the Emergency Housing Voucher (EHV) and other programs. HUD has notified that EHV funding will terminate in 2026. PHA is developing strategies to avoid displacement of EHV-assisted households upon termination of targeted HUD funding.

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

In the context of ongoing challenges related to inadequate capital and operating funding, PHA's financial position remains sound and continues to improve through prudent fiscal management, coupled with streamlining and cost reduction efforts undertaken over the past several years including a right-sizing initiative implemented in FY 2026 that is projected to generate \$25 million in annual savings. As detailed in Chapter V, PHA received a clean FY 2025 audit (the most recent period for which audited statements are available). Also, PHA's financial stability received external validation from prominent credit rating agencies including S&P Global and Fitch, underscoring PHA's sustained improvements in financial performance and its exceptionally strong management and governance.

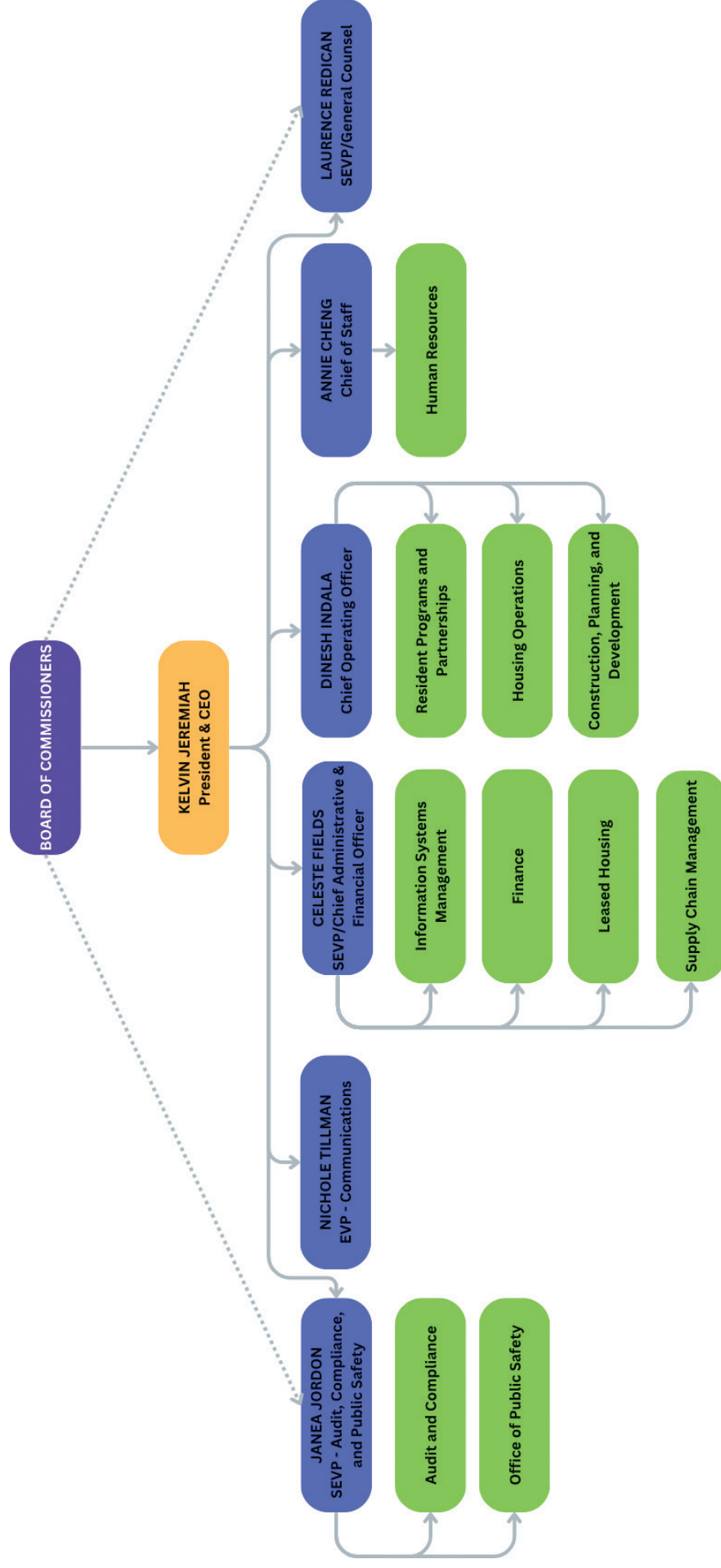
Mission and Vision

PHA's mission is to open doors to affordable housing, economic opportunity and safe, sustainable communities to benefit Philadelphia residents with low incomes. To support the accomplishment of this mission, PHA adopted a long-term Strategic Directions Plan that identifies twelve (12) strategic priorities which provide a framework for the agency's major initiatives:

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

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

PHA ORGANIZATIONAL CHART



Organizational Structure

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

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

PHA employs approximately 800 employees and is considered an industry leader in property development, acquisitions, and management of affordable and mixed-income housing. The current organizational structure as of March 2026 is depicted on the previous page.

Executive Team Profiles

Kelvin A. Jeremiah, President & Chief Executive Officer

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

Under Mr. Jeremiah's leadership, PHA is implementing the \$6.8 billion "Opening Doors Initiative", a portfolio-wide asset repositioning strategy with the goal of preserving approximately 13,000 existing affordable housing units and acquiring or developing an additional 7,000 units. To date, he has overseen the construction, preservation and/or acquisition of thousands of affordable housing units and directed PHA's successful efforts to secure three Choice Neighborhoods Implementation grants and three Choice Neighborhoods Planning grants. This includes acquisition of over 1,600 mixed-income multifamily units over the course of FY 2025-2026. He has taken the lead in revitalizing Sharswood, one of Philadelphia's most distressed neighborhoods, including implementing a plan to build 1,480 mixed income units and consolidating all of PHA's administrative operations in a new headquarters built on Ridge Avenue. Mr. Jeremiah also led PHA's collaboration with the City to revitalize the North Central neighborhood through the Choice Neighborhoods Program. He has spearheaded PHA's efforts to preserve and expand affordable housing through the RAD program, while advancing an array of community development initiatives.

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

Mr. Jeremiah received a Bachelor's degree in History/Business Administration from Pace University, a Master of Arts in American Social History from Rutgers University, and a Master of Public Administration from American International College, after emigrating from Grenada to the United States as a teenager. Mr. Jeremiah is a Certified Public Purchasing Official, a Certified Public Housing Management Specialist, a member of the Association of Inspectors General, and a member of the National Leased Housing Association Board. In 2023, he was awarded an honorary doctorate degree from Cheyney University.

Annie Cheng, Chief of Staff

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

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

Celeste Fields serves as Senior Executive President/Chief Administrative & Financial Officer for PHA, reporting to the President & CEO. She is responsible for providing strategic direction, leadership, coordination and oversight for administrative programs and activities of the agency, including Financial Management and Budget, Information Systems Management, Supply Chain Management, and Leased Housing. She develops, oversees and implements the Agency's \$620 million dollar budget and comprehensive strategies to promote the long-term financial strength and stability of the Agency. She currently serves as President of PhillySEEDS, Inc., a 501(c)(3) that supports PHA residents; Chairperson of the Philadelphia Asset & Property Management Corporation (PAPMC), a subsidiary of PHA; Chairperson of the Philadelphia Housing Authority Development Corporation (PHADC), a subsidiary of PHA; and as Chairperson of PHA's Pension Board. Ms. Fields has worked at PHA since 2000 and earned a Bachelor of Science Degree in Business Administration/Accounting from Drexel University.

Faisal Hassan, Executive Vice President & Chief Technology Officer

Faisal Hassan is Executive Vice President & Chief Technology Officer, reporting to the Senior Executive Vice President/Chief Administrative & Financial Officer. In this role, he directs and supervises the operations of PHA's Information Systems Management department, which provides software applications and networking support to the entire agency. Mr. Hassan has decades of experience in computer technology. He started out at PHA in 1998 as a system developer and advanced over time to his current position. During his PHA tenure, the agency developed and implemented an extensive array of IT projects, including local and wide area networks; PeopleSoft financial, human resources, payroll, supply chain and other applications; PeopleSoft CRM, which includes customer case management and work order/field services; a public housing application system that is used to manage housing applicants, customers, houses/units and occupancy; online reports that provide current financial and operation information for management; and numerous other applications and initiatives. Mr. Hassan has a Master of Science degree in Software Design from Temple University and a Bachelor of Science degree in Computer Science from Rowan University. He also has an Associate Certificate of Project Management from George Washington University.

Bret Holden, Executive Vice President, Leased Housing Department

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

Makeeda Holley, Executive Vice President, Resident Programs and Partnerships

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

Dinesh Indala, Chief Operating Officer

Dinesh Indala is the Chief Operating Officer, reporting to the President & CEO. He directs and oversees Housing Operations, the Capital Projects Division and the Resident Programs & Partnership Division. In this role, he oversees all construction, development and acquisition activities along with property management and maintenance for PHA's public housing portfolio, including properties managed by PHA's PAPMC affiliate. He oversees approximately 600 employees at housing developments throughout the City, including having responsibility for emergency and routine service orders, admissions and leasing, rent collections, recertifications, resident supportive services and other functions. Mr. Indala earned a B.S. in Mechanical Engineering from Dayalbagh Educational Institute University in Agra, India and an M.S. in Industrial Engineering/Quality & Reliability from Rutgers University. He is also Lean/6 Sigma certified by Villanova University.

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

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

Hagop Keshishian, Executive Vice President, Housing Operations

Hagop Keshishian is Executive Vice President of Housing Operations, reporting to the Chief Operating Officer. Mr. Keshishian has more than 30 years of diversified experience in the fields of facilities management, capital planning, civil engineering design, municipal land use, permitting, construction inspection and project management. He directs and manages the activities of the Property Management and Maintenance Departments at PHA consisting of 600 employees and continuously observes the effectiveness of all levels of site management and maintenance relating to operations and provides recommendations to improve the efficiency and success of the Department. He has worked at PHA since 2010 starting as the Senior Civil Engineer in the Advanced Facilities Management Department. He has previously worked as Township Engineer for various towns or boroughs and has worked as Lead Project Engineer for a site contractor. Mr. Keshishian has a Bachelor of Science Degree from Drexel University. He holds a Professional Engineer License in the States of Pennsylvania and New Jersey and is a Certified Municipal Engineer.

Thomas Magras, Senior Vice President, Housing Operations

Thomas Magras serves as Senior Vice President of Housing Operations, reporting to the Executive Vice President for Housing Operations. Mr. Magras has more than 17 years of property management experience. He directs and manages the daily activities of the Property Management and Maintenance Departments at PHA consisting of 600 employees and continuously observes the effectiveness of all levels of site management and maintenance relating to operations and provides recommendations to improve the efficiency and success of the Department. He has worked at PHA since 2008, starting as Management Trainee in the PHA Admissions Department. Mr. Magras has a Bachelor of Arts Degree from Temple University.

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

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

Shayne Smith, Chief of Police/Executive Vice President, Office of Public Safety

Chief Shayne Smith, a Philadelphia native, made history by becoming the first individual in the department's history to progress from officer to Chief. He built a distinguished career in law enforcement, rooted in his commitment to public safety and community engagement. After attending Germantown High School, Chief Smith began his law enforcement journey by attending the Montgomery County Police Academy in 2011, where he became a Correctional Officer. In 2013, Chief Smith joined the Philadelphia Housing Authority (PHA) Police Department as a police officer. During his tenure, he worked in the patrol division, plain-clothes unit, and the community relations department. In 2016, he was promoted to Sergeant. Chief Smith has received numerous accolades, including merit awards, excellence citations, and a Medal of Bravery, recognizing his outstanding service and dedication. He expanded his leadership training at Northwestern University and received two certifications.

Nichole Tillman, Executive Vice President, Communications

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

Nnena Ukwa, Senior Vice President, Finance

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

Dave Walsh, Executive Vice President, Supply Chain Management

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

Kimberly Woods, Executive Vice President, Human Resources

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

Board of Commissioners Profiles

Chair Lynette M. Brown-Sow has served as Chair of PHA's Board since 2013 and is a life-long Philadelphian who has dedicated her career to the organization, development, and wellness of communities, as a strategic consultant, change agent, and connector. She founded L.M. Brown Management Group LLC in 1980, served as Vice President of Marketing and Government Relations at the Community College of Philadelphia for over 22 years, has held many government positions, and currently serves on the boards of the Philadelphia Parking Authority, Chair; The Philadelphia Tribune Co. Inc.; The Philadelphia Municipal Authority; NHS Enterprises, Inc.; and The Board of City Trusts. She has served as the Chair of the Board of Directors of The Consortium, a behavioral health-care organization that named its service center the Lynette M. Brown Center of Hope in recognition of her years of service; founded and chairs the Hardy Williams Education Fund, providing scholarships and support in law and social justice; and is a founder and Chair of Women of Destiny, developing pipelines of talent to the corporate and non-profit sectors by providing mentorship to professional women of color. Since 2014, she has often been honored by the Philadelphia Tribune as one of Philadelphia's Most Influential African Americans.

Vice-Chair Herbert Wetzel has served as Vice-Chair on PHA's Board since 2013. After many years of service in the position of the Executive Director of Housing and Community Development for the Philadelphia City Council, he retired in 2014. He also served as interim Chair of the Philadelphia Land Bank, for a period between 2024 and 2025, from which he is also retired. Herbert Wetzel is a founding member of the board of directors and former executive director of the Greater Germantown Housing Development Corporation and has a long history of community development activities. During the past 30 years he established a small business in the Germantown section of Philadelphia to create neighborhood-based economic development; served as Director, Deputy Executive Director and, upon appointment by former Mayor John Street, Executive Director of the Philadelphia Redevelopment Authority.

Rev. Bonnie Camarda is the Director of Partnerships for The Salvation Army, Eastern Pennsylvania and Delaware Division, a role she has held since 1999. In 2025, after 26 years of service, she retired from the Board of Esperanza, which she had chaired. She now serves on the Pennsylvania Governor's Advisory Commission for Latino Affairs and several nonprofit and healthcare boards. Rev. Camarda leads strategic partnership development across business, government, and nonprofit sectors, advancing initiatives that support vulnerable populations and strengthen communities and is recognized for her ability to build cross-sector relationships and engage diverse constituencies. Following Hurricane Maria, Rev. Camarda joined Governor Tom Wolf and a Philadelphia-based delegation to Puerto Rico to support recovery efforts; and in 2018, she was honored by the Philadelphia City Council as "Honorary Puerto Rico Citizen of the Year." In addition to serving on the PHA Board of Commissioners since 2013, she is the Chair of PHA's Audit Committee and a Director of PhillySEEDS, Inc., PHA's non-profit affiliate that serves the PHA community by offering life-changing opportunities.

Darrell Clarke, a dedicated public servant, ended his four decades of serving on the Philadelphia City Council, including 12 years as President, representing the 5th District, in 2024 and he is currently the Chair of the Pennsylvania Liquor Control Board. His public service accomplishments include advocating/sponsoring legislation to create the Philadelphia Land Bank and the Philadelphia Energy Authority and successful efforts to enhance local control over and funding for Philadelphia public schools. As Council President, Clarke modernized and expanded Council's technical staff to enable members to craft data-driven solutions to serve constituents in a rapidly growing City. A 2015 Pew Charitable Trusts report found that the Council's tax relief measures successfully protected longtime homeowners in gentrifying neighborhoods with rising taxes. A proud graduate of Philadelphia public schools, Clarke's service to North Philadelphia began as a community activist, a role he held dear throughout his career. He was eventually recruited to serve in Council as a constituent service representative, rising to become chief of staff before being elected to represent the 5th District. In his years in service, he advanced a progressive legislative agenda, including initiatives to enhance job creation, increase public safety, increase the availability of affordable housing, and strengthen neighborhood development.

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

Erin Dwyer, the Director of Public Affairs for the General Building Contractors Association (GBCA), is a true Philadelphian at heart. Her commitment to public service is evident in her strategic policy and external communications work, which has been instrumental in elevating the organization's status. Dwyer, a lifelong Philadelphian, holds a Master's in Public Policy and a Bachelor's in Political Science from Temple University. Her roots in local government and advocacy run deep, and she continues to serve her community on the Board of Directors for the Police Athletic League of Philadelphia and the Temple University College of Liberal Arts Alumni Board.

Sandra Dungee Glenn, a founding partner and convener of The Growth Collective, is a committed and effective leader. With more than 40 years of experience in community development, education, public policy, and electoral politics, she is an experienced convener who brings diverse stakeholders together to address urban issues. Glenn has served in executive-level positions and has been recognized for her commitment and effectiveness. She has held roles such as Senior Policy Advisor to State Senator Vincent Hughes, CEO of Harambee Institute of Science and Technology Charter School, President of the American Cities Foundation, Chairwoman of the School Reform Commission, and Commissioner to the School District of Philadelphia. Glenn also has been involved in political and community organizing and has received numerous awards for her contributions. She holds a certificate from the Kennedy School of Government Executive Program in Leadership in State and Local Government at Harvard University and a Bachelor of Science in Health Planning and Administration from Pennsylvania State University.

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

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

CHAPTER II – HOUSING PRODUCTION & NEIGHBORHOOD DEVELOPMENT

Throughout FY 2026, PHA continued to collaborate with the City of Philadelphia, under Mayor Cherelle Parker’s leadership, to implement the Mayor’s H.O.M.E. Initiative and PHA’s related “Opening Doors Initiative”. These multiyear efforts involve a broad array of neighborhood partners and other stakeholders working together to increase the supply of affordable housing, preserve existing affordable units, and revitalize and transform neighborhoods in and around distressed public housing developments.

PHA’s preservation, development and affordable housing expansion efforts support the goals established in the Assessment of Fair Housing Plan (AFH) jointly issued by the City and PHA and accepted by HUD. The AFH Plan goals emphasize a balanced approach to fair housing planning, one that encompasses: preservation of existing affordable housing resources; development of new affordable housing throughout the City including in low poverty areas; investments in distressed areas to remove barriers and expand opportunities related to education, job creation and transportation; expansion of PHA’s HCV Mobility program to support movement of voucher holders to high opportunity areas in Philadelphia and beyond the city boundaries; enhancements to ongoing fair housing outreach, education and enforcement efforts; implementation of an ongoing local and regional dialogue and planning on fair housing issues; and, ongoing efforts to ensure that all citizens have open and fair access to information on housing programs and services.

PHA’s approach incorporates three broad, interrelated strategies:

- **Repositioning Public Housing** – The majority of public housing units in Philadelphia are more than a half century old and many scattered site units were built more than a century ago. As such, the public housing portfolio requires substantial new investments or complete redevelopment to provide quality housing for current and future residents. In FY 2026, PHA continued to reposition and convert the public housing portfolio to project-based assistance in order to secure the funding needed to preserve and/or redevelop aging housing sites, as well as to provide a more secure and stable funding platform that is capable of sustaining affordable housing over the long-term. PHA is implementing a portfolio-wide asset repositioning strategy designed to preserve and expand PHA’s existing affordable housing portfolio while ensuring that resident rights and permanent affordability are protected. The Opening Doors Initiative has the goal of redeveloping all of PHA’s most distressed public housing sites; rehabbing and providing other capital investments to ensure the long-term preservation of the remaining conventional, scattered sites, PAPMC and AME sites; and, supporting development of up to 7,000 units of new affordable housing using HUD’s Restore-Rebuild program (aka Faircloth to RAD) and other financing tools.
- **Developing/Acquiring New Affordable Housing** – Increasing the supply of affordable housing is of critical importance to the future of Philadelphia in light of rapidly increasing housing costs, neighborhood gentrification and other market factors that have created enormous housing cost burdens, increased evictions and exacerbated homelessness among low-income families and individuals. Through the Restore-Rebuild program and creative use of the financing tools summarized below, PHA is focused on expanding affordable housing production and acquiring existing, mixed-income multifamily properties wherever feasible as part of public housing redevelopment, neighborhood-wide transformation or other partner or PHA-sponsored projects.
- **Expanding Long-Term Rental Assistance** – Since 2013, PHA has significantly increased funding for long-term operating subsidies to newly developed or existing housing developments. Long-term rental assistance provided through the Unit Based Voucher program is a critically important component of PHA’s efforts to preserve and expand affordable housing and reduce housing cost burdens for low-income renters.

In support of these interrelated strategies, PHA creatively utilizes its federal funding to leverage other funding and all available financing and programmatic tools including:

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

- **Low Income Housing Tax Credits (LIHTC)** through the Pennsylvania Housing Finance Agency (PHFA) and other tax credit programs authorized by the federal or state government which support private investments to finance RAD and/or other development activities conducted by PHA and its development partners.
- **Special Grant Programs** such as HUD's Choice Neighborhoods Planning and Implementation (CNI) grants which provide funding to support the transformation of public housing developments into newly revitalized mixed-income communities with supportive services and neighborhood amenities. To date, PHA has received a total of 3 CNI Implementation grants (Sharswood, Norris, Bartram Village) and 3 CNI Planning grants (Sharswood, Bartram Village, Harrison Plaza Low-Rise). In FY 2026, PHA applied for a fourth CNI Implementation Grant for Harrison Plaza Low-Rise, which is currently under HUD review as of March 2026.
- **PHA's Unit Based Leasing and Development (UBV) Program**, which provides long-term operating funding for newly developed and existing housing developments including PHA or PHA-affiliate owned housing. UBV funding ensures that rents are affordable for low-income families by capping tenants rent at 30% or less of adjusted household income. The UBV program subsidizes the difference between tenant rents and actual rental costs, which provides a stable and reliable source of funding to building owners. Many UBV developments are owned by mission-driven, neighborhood-based and other organizations that focus on special needs populations and provide on-site or nearby supportive services to tenants.
- **Tax Exempt Revenue Bonds** issued by PHA support long term project financing for development, rehabilitation and acquisition projects.
- **Tenant Protection Vouchers** provide replacement housing vouchers that can be project-based in connection with HUD Section 18 dispositions of public housing.

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

Sharswood/Blumberg

The \$620 million Choice Neighborhoods Transformation Plan for Sharswood/Blumberg is nearing completion. 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 expanded the scope of the project to include a total of 1,216 rental units and 264 homeownership units. As of March 2026, a total of 1,169 units have been completed (1,005 rentals and 164 homeownership). Planning and construction of the remaining units will continue in the next fiscal year.

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. A Phase 2 environmental review is underway for the planned neighborhood "Peace Park"; design and regulatory approval are underway for the International Market retail hub; and construction is nearing completion on the new PHA Logistics Center located within the Choice target area.

A recently completed independent study completed by Econsult Solutions underscores the degree to which Sharswood has transformed into a neighborhood of choice. For example, the project has expanded the supply of housing units by roughly 12 percent, reflecting the net gain after accounting for demolitions, replacements and rehabilitation of long-vacant properties. The transformation has successfully shifted the neighborhood to the mixed-income community envisioned in the plan, with poverty rates falling from nearly 70 percent in 2014 to 31 percent today. Median home values have risen 60 percent to \$222,000, indicating an improvement in market conditions while maintaining affordability. Perhaps most visibly, the blight that once defined Sharswood has largely been eliminated. Through an ambitious land assembly strategy, PHA acquired approximately 1,300 vacant or underutilized properties and transformed them into community assets. This systematic approach reduced vacant parcels by 78 percent and vacant buildings by 83 percent, achieving an overall 79 percent reduction in neighborhood vacancies. What were once symbols of disinvestment and barriers to neighborhood cohesion have become new homes, businesses, and community spaces.

Scattered Sites

PHA's preservation strategy includes the conversion of all scattered site public housing units to the PBV program along with performing unit repairs and upgrades to improve conditions and ensure long-term viability. Rehab and conversion of the first phase involving approximately 1,042 units in AMPS 901, 902 and 903 was substantially completed in FY 2026. Planning is underway for rehab and conversion of approximately 1,200 units in AMPS 905, 906 and 907, which is slated to occur in FY 2027.

Westpark Apartments

PHA and development partners, LMXD and MSquared, are undertaking the complete redevelopment of the 11+ acre, 327-unit Westpark Apartments public housing development into a mixed-income, mixed use neighborhood of choice. The overall \$500 million plan is 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.

Following PHFA's award of a 9% and two 4% LIHTC volume cap allocations, Phase I consisting of 327 units closed in December 2025. PHFA's direct allocation of a tax credits volume cap allowed PHA to issue the bonds for the project and represents the first time PHFA made such an allocation directly to the agency. Phase I construction has begun and will continue throughout FY 2027. Phase II is currently under design. PHFA also made a 9% LIHTC award for Phase II, and PHA plans to submit for a 4% LIHTC allocation. PHA was able to successfully advocate for the federal government to proceed with the award of \$21.4 million in funding under the RAISE program to support project infrastructure costs, which are included as part of Phase I.

Fairhill Apartments

Major milestones were also reached in FY 2026 to advance the redevelopment of Fairhill Apartments, a distressed 264-unit public housing development located in North Philadelphia. Phase I and II of PHA's ~\$232 million master plan for the site 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 includes an off-site phase for which PHA has acquired vacant parcels on the surrounding blocks to build 84 additional new construction town homes, including 10 affordable homeownership units.

PHFA awarded 4% LIHTC for Phases I and II, and the financial closings for both phases occurred in December 2025, with construction scheduled to begin in FY 2027. Design work has commenced for the rental and homeownership components. With \$3M in City funding, the Hartranft Community Center rehab was completed and a grand opening held in March 2025. The rehab of the Center, which had been closed for 16 years, provides further proof that positive changes are coming to the Fairhill community.

Harrison Plaza

HUD awarded PHA a \$500,000 Choice Neighborhoods Planning Grant in FY 2024 to support development of a comprehensive Transformation Plan for Harrison Plaza Low-Rise and the surrounding Yorktown neighborhood. PHA has selected a development partner and, in FY 2026, submitted a draft Transformation Plan that was subsequently accepted by HUD. The overall plan has an estimated ~\$263 million budget and will build on and complement the successful redevelopment of the existing Harrison Plaza Senior Tower which was converted to PBV under the RAD program and has been fully reoccupied. In March 2026, PHA submitted an application to HUD for a competitive Choice Neighborhoods Implementation Grant, which is currently under review.

Bartram Village

PHA continued to work with the community and development partners throughout FY 2026 to implement a \$336 million Choice Neighborhoods Transformation Plan for Bartram Village and the Kingsessing neighborhood that will replace the existing 500 distressed units with approximately 688 mixed-income rental and affordable homeownership units on and off-site. Replacement housing is planned for all rental phases including approximately 80 scattered site PHA-owned units. A series of targeted neighborhood improvements, economic development and resident supportive services will be implemented in tandem with the housing development program.

As previously reported, HUD awarded a \$50 million Choice Neighborhoods Implementation grant and PHFA made a 9% LIHTC for Phase I to support the redevelopment effort. As of March 2026, Phase I off-site construction is underway. Rehab work was completed for the scattered site replacement units and are currently awaiting HUD approval. Phases II-V on-site contracts have been awarded and are currently in design.

Acquisition of Multifamily Properties for Affordable Housing

In FY 2026, PHA continued to implement its strategy to expand the 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 significantly lower cost per unit than new development. Over the course of FY 2025 and 2026, PHA acquired a total of 1,715 housing units at eighteen (18) existing multifamily developments. Additional acquisitions are planned for FY 2027.

Citywide Development

PHA continued to be a catalyst and major funder for the expansion and preservation of affordable housing throughout the City. As a significant component of these efforts, PHA provided or committed to providing long-term operating subsidies to approximately 5,800 housing units at multifamily developments throughout the City through the Unit Based Voucher (UBV) Program. Subject to development schedules and other factors, PHA plans to enter into commitments for UBV assistance to over 5,000 additional units in FY 2027. The UBV Program subsidizes the difference between tenant rents and actual rental costs, which provides a stable and reliable source of funding to building owners and ensures long-term affordability for low-income residents. Many UBV developments are owned by mission-driven, neighborhood-based and other organizations that focus on special needs populations and provide on-site or nearby supportive services to tenants.

Rental Assistance Demonstration (RAD)

PHA has continued to evaluate and implement creative strategies to preserve and expand affordable housing for low-income Philadelphians. As noted above, through the RAD program, PHA is able to both convert existing public housing units to project-based assistance and to access additional housing subsidies available through the Restore-Rebuild program to further its housing preservation and expansion goals. Through RAD conversion, PHA is able to access private equity (primarily through the Low Income Housing Tax Credit program) and other funds to invest in existing PHA developments as well as to leverage new funding to replace obsolete scattered site units and “transfer assistance” to other new developments.

The FY 2027 MTW Annual Plan included in Appendix B provides additional information on PHA’s plans to convert existing public housing units to project-based assistance through the RAD program, and to transfer public housing assistance from vacant, non-viable scattered site units to new or newly acquired developments that will be subsidized through long-term project-based assistance contracts. PHA also plans to continue to utilize HUD’s Restore-Rebuild program to expand the supply of affordable housing through acquisitions and new development, which allows the agency to tap into unused public housing Annual Contributions Contract (ACC) authority, develop new public housing or acquire existing housing using that authority and then convert public housing to PBV assistance under the RAD program.

For informational purposes, the table below lists the housing developments that PHA has converted through RAD as of the close of FY 2026, including public housing conversions, Restore-Rebuild and transfer of assistance developments. PHA has converted 3,926 units to date. Over 6,900 additional RAD units are in the planning stage. Actual timetables for conversion and/or PHA’s decision to proceed with conversion may vary from the information included in the MTW Plan, depending on various factors including project feasibility determinations, project financing, timetables for HUD and other approvals, construction schedules and other factors.

Property Name	RAD Units	Description
Blumberg Phase I	51	Transfer of Assistance
2415 N. Broad	88	Transfer of Assistance
St John Neumann Place II	52	Transfer of Assistance
H.E.L.P Philadelphia V	37	Transfer of Assistance
New Courtland at St. Bartholomew	42	Transfer of Assistance
Lehigh Park I	49	Transfer of Assistance
Southwark Plaza (PA2-121)	470	Conversion of existing AME public housing
Strawberry Mansion	55	Transfer of Assistance
Haddington III	48	Transfer of Assistance
Roberto Clemente House	38	Transfer of Assistance
Norris Apartments II (CNI)	74	CNI RAD Conversion
Cantrell Place	40	Transfer of Assistance
Witherspoon Senior Apartments	40	Transfer of Assistance
1315 N. 8th Street	25	Transfer of Assistance
Blumberg Phase II-Senior Building	94	Conversion of existing public housing
Norris 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
Harrison Plaza Senior Tower	112	Conversion 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 Restore-Rebuild
Father Augustus Tolton Place (Eastwick Senior)	45	New construction development under Restore-Rebuild
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
Be A Gem Crossing (aka North 10)	41	Conversion of existing AME public housing development
Casa Indiana	50	Conversion of existing AME public housing development
Fairhill Apartments Phase 1	131	Conversion of existing public housing development
Fairhill Apartments Phase 2	133	Conversion of existing public housing development
Inglis Methodist Gardens	47	Conversion of existing AME public housing development
Mill Redevelopment @ A and Indiana	36	Conversion of existing AME public housing development
Queen Row	43	Conversion of existing public housing development
Rafael Porrata-Doria Place	30	Conversion of existing AME public housing development
Sharswood III	101	New construction development under Restore-Rebuild
West Mill Place	30	Conversion of existing AME public housing development
17th Street Community Corridor Project Phase 1	40	New construction development under Restore-Rebuild
Abigail Pankey Apartments	21	New construction development under Restore-Rebuild
Angela Court I/St. Ignatius	67	Conversion of existing AME public housing development
Angela Court II	54	Conversion of existing AME public housing development
Apartments at 40th Street Place	40	New construction development under Restore-Rebuild
Bartram Village Phase 1	52	Conversion of existing public housing development
Clearfield Apartments	48	New construction development under Restore-Rebuild
Compassion Senior Living	38	New construction development under Restore-Rebuild
Francis House	50	Conversion of existing AME public housing development
Good Shepherd	31	New construction development under Restore-Rebuild
Liberty53: Estelle B. Richman Place	31	New construction development under Restore-Rebuild
Linda Lockman King Apartments	23	New construction development under Restore-Rebuild
Neumann North	67	Conversion of existing AME public housing development
North Park Avenue	45	New construction development under Restore-Rebuild
Ruth Street Civic House	44	New construction development under Restore-Rebuild
Sepriva Lofts	51	New construction development under Restore-Rebuild

St. Katherine Drexel Place	48	Rehabilitation and new construction under Restore-Rebuild
West Park Apartments	327	Conversion of existing public housing development
Total	3,926	

Affordable Homeownership

PHA continued to implement affordable homeownership initiatives to expand housing choice and increase the number of first time, low-income homebuyers in FY 2026. The Opening Doors to Affordable Homeownership Program (ODAHP) consolidates PHA's homeownership initiatives and homeownership readiness/counseling support under the management of PHA's Homeownership Unit. ODAHP has expanded PHA's existing programs to incorporate new types of assistance, including soft second mortgages, and down payment assistance options.

Most PHA residents purchasing homes during FY 2026 were supported by two programs. Through the HCV Homeownership program, current voucher participants may utilize their voucher assistance to purchase homes and then receive monthly Housing Assistance Payments to support housing costs for up to a 15 or 30-year period. To date, PHA has assisted 839 HCV participants to purchase their first homes, including 26 this year. Under the Section 5h program, PHA assists current public housing residents in purchasing existing scattered site units. A total of 284 PHA residents have purchased former scattered sites through this program, which concluded this year with a final 14 sales as PHA converted its scattered site housing stock to the project-based voucher program. Other initiatives, including the Family Self-Sufficiency (FSS) Program round out the 58 total sales recorded during FY 2026, and will continue to support residents in achieving their homeownership goals as PHA moves forward.

Homeownership Sales, FY2025-26

Program	Households
Section 5h	14
HCV Homeownership	26
Other	18
Total	58

In addition to the above, on a cumulative basis, PHA has developed and sold over 300 new homeownership units that were developed as part of other major revitalization and redevelopment initiatives. Finally, PHA worked with over 1,400 residents to complete homeownership counseling courses in partnership with HUD-approved housing counseling agencies.

CHAPTER III – OPERATIONS, MANAGEMENT & ADMINISTRATION

Public Housing Operations

The Operations Department provides housing management, maintenance, admissions, and leasing services for PHA's portfolio of public housing units and PHA-owned project-based developments (i.e., those developments including RAD conversions subsidized through the Housing Choice Voucher program). A newly constituted Asset Management team provides oversight to private property management firms under contract to PHA or its affiliates at mixed-income, multifamily developments and other sites.

The public housing inventory includes affordable rental units for families, seniors, and people 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. As of March 2026, approximately 2,548 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 converting the entire scattered site portfolio to the Project Based Voucher program in phases, a process that began in FY 2026 with approximately 1,042 units already converted.

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

As of March 2026, PHA's actual public housing inventory is approximately 11,465 units. The public housing inventory varies from year to year as a result of public housing units being converted to long-term project-based assistance under the RAD program, new public housing units being added to inventory, and other factors. Over time, the public housing inventory will steadily decline as PHA moves to reposition this inventory to the Section 8 platform.

PHA maintains waiting lists for the public housing, PAPMC and PHA-owned project-based developments. Waiting lists are administered in accordance with the Public Housing Admissions and Continued Occupancy Policy (ACOP) and site-based Tenant Selection Plans (for PAPMC-managed units and PHA-owned project-based developments), as applicable. Administration of site-based waiting lists for the Conventional and Scattered Site program areas is managed by the Public Housing Admissions Department. PHA operates its waiting lists in a nondiscriminatory manner that seeks to avoid unintended discriminatory effects. PHA affirmatively markets its sites in a variety of venues and periodicals to ensure that the public is aware of the availability of PHA housing. PHA treats all applicants in a non-discriminatory manner.

Leased Housing

PHA's Leased Housing Department administers rental subsidies under the Housing Choice Voucher (HCV) Program to low-income households who live in privately owned housing. Vouchers are utilized to provide both tenant-based and project-based assistance (including at PHA-owned RAD and mixed-income multifamily developments noted above). Many project-based units subsidized by PHA are owned by local non-profit agencies that serve special needs populations and provide supportive services for residents.

The Leased Housing Department served more than 22,000 households in FY 2026 through its MTW tenant-based and project-based (UBV) programs and an array of "special purpose" voucher programs that serve targeted populations including the Veterans Affairs Supportive Housing, Single Room Occupancy, Mainstream, Family Unification Program, Foster Youth to Independence and Emergency Housing Voucher programs.

As described more fully in Chapter II, PHA continued to be a catalyst and major funder for the expansion and preservation of affordable housing throughout the City in FY 2026 through its UBV Program. Other significant activities of PHA's Leased Housing Department in FY 2026 include:

- In partnership with local Continuum of Care agencies, PHA remained committed to serving Philadelphia's homeless population by fully leasing all available Emergency Housing Vouchers (EHVs) awarded by HUD. Through these efforts, PHA successfully provided housing assistance to approximately 749 households.
- PHA partners with the Philadelphia Department of Human Services (DHS) to administer the Foster Youth to Independence (FYI) program, providing 36 months of housing assistance and supportive services to youth under the age of 25 who have a history of child welfare involvement. While initially awarded 50 FYI vouchers in 2023, PHA has significantly increased

the number of families served through the FYI program through additional FYI voucher awards, resulting in a total current award of 177 FYI vouchers overall in FY 2026.

- 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 2026, PHA served 900 veterans through the VASH program.
- PHA continued to implement HCV payment standards that are based on Small Area Fair Market Rents (SAFMRs) published by HUD. Over time, adoption of SAFMRs is projected to assist HCV program participants to move from areas with high concentrations of poverty to higher opportunity areas that have better access to jobs, education and other services. SAFMR-based payment standards were introduced in 2018 and most recently updated in October 2025.
- PHA continued to implement the Second Chance Housing Choice Voucher Pilot Program. The policy permits the provision of up to thirty (30) tenant-based vouchers for active participants in good standing with PHA's partner agency, the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program. Housing voucher assistance is available to the participants for a period of up to two years, at which point the objective is for participants to transition off the program. Twenty-two (22) Second Chance participants had their rent subsidized through the program in FY 2026. PHA has continued to explore opportunities to expand the reach of the Second Chance Initiative, including new partnerships with the Relapse Prevention Court, a voluntary program which assists individuals serving a term of supervised release with significant drug use histories and risk of relapse upon their release from federal custody
- PHA's Housing Opportunity Program (HOP) initiative continued to help voucher families move to higher opportunity areas. Program participants are provided with housing search, supportive services and other assistance to help make a successful transition.

Office of Public Safety

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

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

The mission of OPS is to build and maintain the public's trust. This is accomplished by reducing crime and the fear of crime while protecting the individual civil liberties and rights of citizens. It is OPS' continued commitment to serve using the law, common sense and compassion as guides. Comparing calendar year 2024 to 2025, the OPS has reported a 7.5% increase in "Total Violent Crimes" city-wide, with a 3% decrease in "Part One Offenses" city-wide. Part One Offenses are crimes that are rated as the most serious as well as the most likely to be reported.

In April 2024, the OPS went live with the ShotSpotter (SoundThinking) gun-shot detection system. The ShotSpotter system is composed of many acoustic sensors that are strategically placed throughout North Philadelphia. The first phase coverage area encompasses over 20 PHA developments and PHA Headquarters. Data that the OPS has been able to extract from the system during calendar year 2025 indicates that, out of 895 gun-fire incidents within North Philadelphia, approximately 3.24% (n=29) incidents were found to be on or within a PHA development.

The OPS has directed and engaged in on-going efforts to create collaborative working relationships and, where appropriate, share data with the PPD, Temple University, Drug Enforcement Administration (DEA), Attorney General's Office, Sheriff's Department, Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF), and the Delaware Valley Intelligence Center, all in an effort to provide assistance, share information and utilize technology that will serve to reduce crime and violence and improve the quality of life in PHA developments and for PHA residents. This coordination is instrumental in helping PHA's focused efforts in curtailing crime. Further, OPS representatives attend weekly Group Violence Intervention Meetings (Shooting Review and CompStat Meetings via PPD), where shootings, violent crimes and crime patterns from all areas, including PHA developments, are discussed, as well as any additional information regarding the investigation of particular crimes committed, and custom notifications made, during the period being reviewed.

The OPS has also worked in coordination with the US Attorney's Office, the FBI and DEA on an initiative to identify and target drug activity and violent crime in PHA developments. The OPS maintains the assignment of an OPS representative at the Regional Fusion Center, which includes the Delaware Valley Intelligence Center and Real-time Crime Center. This helps foster exchanges of information, improves communication between OPS and its law enforcement partners, and strengthens existing relationships.

The OPS has maintained the Police Advisory Board, led by the Chief of Police/ Executive Vice President of the OPS, and comprised of other OPS employees, including the FOHP President, PHA's Office of Audit and Compliance, PHA's Office of General Counsel, independent community advocates and PHA Resident Leaders, who meet quarterly to discuss OPS initiatives, measurement of public safety progress and impact, and to foster partnership and support in PHA's public safety initiatives.

The OPS continued to collaborate with other PHA divisions and resident leadership on a variety of resident programs designed to provide positive youth programming, promote anti-violence measures, connect residents with trauma-informed resources to counteract the negative effects of violence in PHA communities, address quality of life issues, and enhance partnerships and opportunities to reduce criminal activities of at-risk residents. See discussion of RPP Diversionary Program for additional information.

The OPS has continued to maintain a site-based program that involves Public Safety Officers (PSOs) that are stationed within specific developments. This site-based PSO assignment program allows PSOs to foster proactive engagements and relationships among the site managers, residents and resident leaders within the developments, with the goal of establishing a true community-based policing model. One of the initiatives that OPS is directing is the "Park and Walk" strategy whereby PSOs park their vehicles and walk around the developments while proactively engaging with the residents and staff, identifying and addressing quality of life issues in real time.

In an effort to proactively address nuisance and criminal activity that may take place within PHA developments, the OPS created and implemented a "Directed Complaint" process. This process affords residents the opportunity to provide information to the OPS via a non-emergency line. The information is then placed on a "Directed Complaint" form and disseminated to PPD as well as to PHA's PSOs for proactive patrols designed to verify and address said complaints. Over the past year, there were 76 directed complaints generated, all of which are now in a closed/completed status.

In an effort to build and enhance transparency and community trust, the OPS equipped twenty-five patrol vehicles with Automated License Plate Readers (ALPR's) and Dash-Cameras, which have been operational since February 2024. Due to this equipment upgrade, the OPS recovered 70 stolen vehicles citywide in calendar year 2025.

The OPS Command Center utilizes a CCTV network of more than 1,400 cameras to assist in investigations of criminal activity within the community. The Center was designed and constructed utilizing state of the art technology and broadcast consoles to enhance radio room capabilities with respect to communication with the OPS officers and PHA residents. In addition, OPS has initiated the process to integrate the existing CCTV camera system with the ShotSpotter system.

Audit and Compliance

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

The following is a summary of OAC's internal organization and results achieved in FY 2026 (through February 28, 2026):

- The Investigations Unit investigates allegations of fraud, corruption, official misconduct, conflicts of interest, abuse of authority and other potential fraud-related criminal offenses with respect to employees, residents and persons or entities doing business with PHA. Throughout the year, the Investigations Unit received 217 complaints, which ultimately led to the investigation of 136 cases uncovering ~\$1.38 million in fraud. Furthermore, PHA was awarded restitution or entered into repayment agreements for ~\$166.8K. Finally, the OAC collected ~\$135K from repayment agreements for funds owed to PHA that would have otherwise gone uncollected. To date, the OAC has collected ~\$1.97 million in fraud recoveries, and plans to continue in its fraud prevention and collection efforts.

- The Internal Audit Unit and Compliance Unit both assist PHA's management and the Board of Commissioners, through the Audit Committee, by determining the effectiveness of PHA's internal control systems. By conducting risk-based audits and reviews, PHA's Audit Unit and Compliance Unit serve to provide reasonable assurance regarding compliance with laws, regulations, policies, and procedures; achievement of business objectives; reliability of financial and management reporting; and safeguarding of assets. In FY 2026, OAC ensured PHA's efficient and transparent cooperation with, and response to, PHA's independent audit, Regional HUD Office, and the HUD Office of Inspector General inquiries and surveys. Internally, these two units completed 8 internal audits & reviews, 12 Property Management Site Based Quality Assurance reviews (SBQAR), 12 Maintenance SBQARs, 4 quarterly HCV file reviews, 2 PHA Admissions reviews, and completed Housing Quality Standards (HQS) Quality Control inspections of 5% of all inspections completed by the Leased Housing Department as required by HUD, and a host of other compliance-related activities to support efficient operations at PHA.
- The Wage Compliance Unit and the Section 3 Compliance Unit were merged to create the Labor Standards Unit, to increase efficiency in the monitoring of both prevailing wage and Section 3. The Labor Standards Unit continued to work closely with PHA construction contractors to ensure that employees are paid federally mandated wages on development projects while continuing to contribute to the construction and maintenance of affordable housing in the City of Philadelphia. The Labor Standards Unit monitored and reviewed Certified Payroll Records and conducted HUD-11 interviews on 40 federally funded projects with a combined total budget value of over \$706 million.

The Labor Standards Unit also performed the necessary monitoring of PHA's Section 3 efforts to ensure that vendors who contract with PHA complete their HUD-mandated Section 3 obligations. In addition, PHA continued to update and enhance internal systems based on HUD's revised Section 3 regulation. Furthermore, the Section 3 forms were updated per HUD regulations and processes were refined to confirm that all PHA labor hours are appropriately tracked. The Labor Standards Unit also continued to collaborate with the RPP Department to keep vendors informed of the status of their labor hour status. Connecting RPP directly with vendors who are not meeting the required percentage of Section 3 and Targeted Section 3 labor hours allows vendors an opportunity to work with RPP to create meaningful qualitative efforts that support PHA residents and communities. In addition to monitoring Section 3 labor hours, the Labor Standards Unit also continued to monitor PHA's legacy contracts to ensure compliance with the previous Section 3 rule.

Resident Programs & Partnerships

PHA's Resident Programs & Partnerships (RPP) Department develops and implements a wide range of programs to respond to the supportive service, employment/training and other needs of PHA residents. RPP's overall goals are to support workable residents in achieving economic self-sufficiency; assist youth in succeeding academically and in their post-high school plans; connect senior and disabled residents with resources to live independently; and collaborate with local educational institutions, social service agencies, health care providers and other stakeholders to implement place-based and citywide resident programs.

RPP staff work closely with resident leadership, including the citywide Resident Advisory Board (RAB), to provide technical support to elected on-site Resident Councils. RPP convenes regular meetings with resident leaders to ensure continuous communication and input including organizing monthly Resident Roundtables to discuss PHA initiatives and topics of interest, and conducting monthly Pre-Board Meetings to review and discuss matters scheduled to come before the PHA Board of Commissioners.

Over the course of FY 2026, RPP continued to enhance and implement a comprehensive array of education, employment, homeownership, supportive service and other programs for PHA residents. Some highlights of this work include the following:

Workforce Development Center

PHA's Workforce Development Center helps prepare residents for employment success along a career pathway – whether they are just starting out, looking to move into a better-paying position, or returning to the workforce after an extended absence. Nearly 330 residents received services and referrals through the Workforce Center during FY 2026, including participation in virtual, in-person and phone workshops, orientations and seminars.

Job Training and Adult Education Programs: Workforce Navigators draw on a wide range of resources to help residents achieve their employment goals by connecting residents with PHA-approved job training and adult education partners, including those listed in the chart below.

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
One Stick Phlebotomy	Phlebotomy Training
Per Scholas	IT Career Training
PowerCorps	Water Infrastructure Urban Forestry Skilled Trade Academy Youth Development
SEPTA	Transportation Assistance
Philadelphia Energy Authority	GRIT (Green Residential Construction Immersive Training) Bright Solar Futures
Project Home	Customer Service, Peer Specialist, Forklift Certification
Uplift Solutions	CDL, HVAC
District 1199C Training Fund	Healthcare and Human Services Training
Orleans Technical Institute	Associate Degree in Specialized Business (ASB) – Construction Management Air Conditioning Refrigeration and Heating Building Maintenance Carpentry Plumbing and Heating Residential and Commercial Electricity Certified Medical Assistant Practical Nurse
ECA (Energy Coordinating Agency)	Green Renovation + Retrofit Gas Technician HVAC Installer/Maintenance Heat Pump Technician Brownfields Environmental Remediation Disaster Recovery Integrated Pest Management
PHA Section 3	Entrepreneurship
Care Bridge Academy	Entrepreneurship
Dawud Bey Training Program	Carpentry
Philadelphia Skills Initiative	Employer-Driven Cohort Training

Workforce Navigators referred 322 PHA residents to these and other partner programs during FY2 2026. Over 150 referred residents enrolled in programming of some kind; 127 residents completed occupational training programs, while many more remain enrolled or otherwise participating in a program pathway leading towards training in specific industries or careers.

Section 3 Resource Center, Job Bank & Entrepreneurial Fellowship: The Section 3 Resource Center is designed to support members of the PHA community by providing the resources needed to achieve self-sufficiency. 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. In FY 2026, PHA posted 155 positions in the Job Bank along with 102 from PHA contractors for a total of 257 openings. Section 3 candidates filled 181 of those positions, with 1,822 total referrals from the Section 3 Resource Center.

The Section 3 Resource Center also supports residents in starting and growing their own businesses through its Entrepreneurial Programs. The *Entrepreneurial Fellowship* program is the Section 3 Resource Center's most impactful initiative, designed to better connect residents with business opportunities and additional supports. In FY 2026, the PHA Entrepreneurial Fellowship provided individualized support to 20 residents in its sixth cohort, through a six-month entrepreneurship pathway focused on starting, creating, building, or sustaining their business model/plan. In total, the program has distributed \$267,290 in start-up funds across six cohorts thus far.

The *Entrepreneur in Residence* initiative offers an advanced opportunity for residents who have completed the Entrepreneurial Fellowship program and are eligible to participate in a twelve-month intensive program focused on business growth and scaling. Since its inception, this advanced program has distributed a total of \$212,481. A newer initiative, the *Growth & Booster Series* is a pilot program aimed to further equip resident entrepreneurs with the essential skills and resources needed to expand their business success. It provides hands-on support, mentorship, and tailored resources, and has helped 13 committed participants enhance their business strategies, improve operations, and ultimately scale their businesses for long-term growth, distributing a total of \$33,417 in business funding in FY 2026.

Family Self-Sufficiency (FSS) Program

FSS is an important RPP initiative that allows PHA residents to reach their financial goals by building a PHA savings account based on their household's annual earned income. FSS is currently supporting 598 active families. Over the last several years, PHA has also worked to enact new HUD rules, as well as developing a simpler, more equitable savings model using MTW flexibility. This new model provides an array of incentives for working families at all income levels. In FY 2026, over \$1.1 million in FSS escrow dollars were disbursed to more than 150 families – both program graduates, as well as some active participants striving towards their financial, educational and employment goals.

Diversions Initiative

The RPP Diversionary Team responds to violence and trauma-impacted PHA residents, by managing referrals from the PHA Office of Public Safety (OPS) and working to insulate PHA's residents with resources and outlets to address violence and trauma. The Diversionary 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 2026, the team received 108 referrals from OPS, while closing 180 of its 278 total cases; the majority of cases still open are recent referrals, received after January 1, 2026 and actively participating in services. Cases included emergency transfer paperwork assistance, domestic violence, victim services, educational and employment support, emergency needs, maintenance assistance, therapy and more.

During FY 2026, the Diversionary Team continued to offer Alternatives to Violence: Youth Violence Prevention Program through Jewish Family & Children Services for at-risk youth at the John F. Street Community Center, all year around serving an average of 10 participants bi-weekly. Diversionary staff also continued to partner with Resident Councils and the City of Philadelphia by providing overdose awareness and prevention, conducting Naloxone (Narcan) overdose reversal training for resident leaders in an effort to reduce or prevent opioid related overdoses within PHA communities.

Over the last two fiscal years, PHA's Diversionary Initiative has 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 individuals at risk of involvement in community gun violence, and who are participating in training, therapy and subsidized employment. To date, all 30 participants have been referred to PHA and hold either a Housing Choice Voucher (20 housed, 2 shopping for units) or reside in Public Housing (8).

Social, Behavioral & Mental Health Services

RPP's Social, Behavioral & Mental Health Services team serves as a critical intervention resource; working collaboratively with individuals, families, and partner agencies to enhance overall quality of life. The team provides guidance and coordination for initiatives addressing emotional, behavioral, and social service needs. The team's mission is to strengthen and empower residents while preserving dignity and meeting individuals and families exactly where they are.

In FY 2026, Social Services staff recorded over 225 new cases and facilitated more than 200 referrals to essential partner agencies. Direct services provided to households included legal assistance; mental and behavioral health support; crisis intervention counseling and drug/alcohol treatment referrals; domestic violence and abuse intervention; food security resources; furniture Bank services; and rental/security deposit assistance. Through these efforts, the Social Services team continued to promote stability, safety, and self-sufficiency for PHA residents, ensuring access to critical supports that foster long term well-being.

Senior Programming

RPP's Senior Programs & Services Team provided 130 workshops to residents during FY 2026, including the annual Valentine's Day, Mothers' and Fathers' Day and Thanksgiving luncheons, as well as "Senior Prom," holiday Tree Lightings, a Senior Appreciation Day event, and an annual Health Fair with over 25 vendors. The Senior Team also continues to support health, fitness and independent living for older PHA residents, distributing meals at 19 senior sites and supporting the development of a Senior Walking Club and three-week nutritious cooking classes at age-restricted senior public housing sites.

Youth Enrichment Programming

PHA's youth programs support children, youth and young adults (ages 5-18) in developing the education, motivation, self-confidence and work skills necessary to succeed in life. These youth programs embody teamwork, self-discipline, determination, commitment, dedication, ambition and responsibility. The Youth & Family Center brings all of PHA's programs for expecting parents, and young people from infancy through post-secondary, under one roof. 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.

The Center employs specialized staff focused on Early Childhood Education (ECE) and Family Enrichment, sponsors out-of-school time programming across multiple PHA family sites. The Center is also in its fourth year of administering a Kinship Care Coordination grant from the William Penn Foundation, piloting a program serving PHA kinship families with a emphasized focus on "grandfamilies" – grandparents raising their grandchildren, and during FY 2026 was awarded an additional William Penn grant to divert parents of 0-8 year-olds from the lease enforcement/eviction process through service coordination and financial education. Other initiatives include:

- *Book Rich Environments*: Supporting children of all ages, the Youth & Family Center is a partner site in the National Book Foundation "Book Rich Environments" initiative, which distributed almost 10,000 high quality, free, new books to PHA families during FY 2026.
- *Afterschool Programs and Summer Camps*: Out-of-school time programs were administered at 10 PHA family sites – Johnson Homes, Norris/North Central, Richard Allen/Cambridge Sharswood, Abbottsford, Spring Garden, Lucien Blackwell, Mantua, Morton and Wilson Park – serving 160 residents ages 5-18 who are active K-12 students.
- *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.
- *President's Circle*: The President's Circle is a team of 10 middle and high school students who participate in weekly programming 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 2026. PHA Cares CHWs organized at least weekly health and wellness workshops, events and educational program series at 11 PHA sites. During FY 2026, PHA Cares CHWs connected with over 2,500 residents – including over 200 children – through wellness check-in calls, in-person visits, and other health/wellness interventions including food distribution, virtual chats, in-person/virtual workshops, community meetings, and door-to-door canvassing efforts.

Place-Based Initiatives

In addition to the programs above which are open to all PHA residents, RPP operates a number of HUD-supported grant programs which serve specific housing communities.

Choice Neighborhoods Social & Human Services: RPP leads the "People Team" providing case management, service coordination, addressing social & emotional needs, education, employment and health services to residents within PHA's Kingessing-Bartram Village and Sharswood-Blumberg Choice Neighborhoods. During FY 2026, the Sharswood Choice People Team provided outreach, case management and/or service coordination to over 90% of target households – almost 400, following the completion of additional new housing phases over the summer. The Sharswood-Blumberg Choice is approaching its closeout period, while the Kingessing-Bartram Village Choice Neighborhood team is actively engaging residents who are navigating relocation needs. As of the end of FY 2026, over 100 relocated households have connected with the Choice People Team since their relocation, and are being supported in accessing resources and family/individual enrichment services.

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 "People Plan" for both Sharswood-Blumberg and Kingsessing-Bartram residents. In addition to PHA's CNI People Team, the building hosts a large number of community education, health and workforce development partners, as well as a new high school offering an innovative project-based, work-based learning curriculum. PHA and Philly SEEDS support the operation of Vaux Big Picture High School (BPHS), providing resources and below-market rent 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 this year, with an 84% on-time graduation rate – up from 82% last year – that remains several points higher than the School District of Philadelphia average.

Jobs Plus: The Jobs Plus Program at Wilson Park Apartments received a one-year extension that will allow residents to take advantage of support through December 2026. Through its first four years of implementation, the Jobs Plus team assisted 357 Wilson Park adult residents, enrolling over 290 of them in the Jobs Plus Earned Income Disregard (JPEID) rent incentive. During FY 2026, residents who increased their earned income through work have saved over \$400,000 through JPEID. With support from Jobs Plus staff, the site-wide employment rate has also risen from 26% to over 40% among work-able adults ages 18-64.

Resident Opportunity & Self-Sufficiency (ROSS): PHA's three ROSS Service Coordinators serve the residents of eight public housing sites – Johnson Homes and Raymond Rosen Manor in North Philadelphia; Hill Creek, Oxford Village and Whitehall in Northeast Philadelphia; West Park Plaza, Arch Homes and Haddington Homes in West and Southwest Philadelphia. The three ROSS Service Coordinators provided direct service, support and referrals to over 150 households during FY 2026, as well as reaching hundreds more through the programs and events they coordinate for their sites.

Human Resources

PHA's Office of Human Resources (HR) is dedicated to facilitating a work environment that enhances employee productivity, delivers excellent customer service, provides opportunity for employee development, and encourages commitment to PHA's mission, values, priorities and goals. As strategic partners, HR professionals serve as trusted advisers while providing leadership and expertise in employment policies and procedures, recruitment, classification and compensation administration, benefits program design and administration, professional learning and development and employee and labor relations. Highlights of HR's FY 2026 activities are noted below.

Recruitment and Hiring

HR coordinated and facilitated over 200 recruitment efforts and hired 155 employees during the fiscal year. Of all new employees, 92 qualify as Section 3 employees as per HUD's definition, and of this number, 21 are also PHA residents. In addition, PHA hired 27 summer interns, four of whom were PHA residents, and 14 summer foods program employees, eight of whom were PHA residents.

Learning and Professional Development

A robust learning and development infrastructure has been established, utilizing instructor-led, virtual, and hybrid delivery methods to provide compliance-related training, professional development, and just-in-time learning content. HR coordinated training on behalf of vendor partners and delivered content through internal subject matter experts. During fiscal year 2026, PHA staff participated in one or more training programs, with some employees enrolled in multiple programs across a variety of topics. Training was offered to both new hires and existing employees, with an emphasis on strengthening program knowledge, enhancing technical skills, promoting regulatory and statutory compliance, ensuring job safety, and addressing other key areas. Select training topics included: Leadership Development; Policy & Procedures for Supervisors; EEOC & Harassment/Sexual Harassment; and, various Compliance trainings.

Education Partners

HR continued to partner with institutions of higher learning where employees and their eligible dependents can enroll and take classes, obtain certifications or achieve degrees at discounted tuition rates. College and University partners include:

Accredited College & University Partnerships
Alvernia University
Arcadia University
Chestnut Hill College
College Unbound
Community College of Philadelphia
DeVry University

Drexel University
Eastern University
Holy Family University
Kutztown University
LaSalle University
Lincoln University (School of Adult & Continuing Education)
Montgomery County Community College
Orleans Technical College
Peirce College
St. Joseph's University
Thomas Jefferson University
University of Cincinnati (Online)
University of Pennsylvania (Fels Institute of Government's Master of Public Administration Program & Executive Master of Public Administration Program)

Compensation and Benefits Administration

Retirement Education Program

HR successfully delivered a comprehensive retirement education program throughout the year, covering a wide range of financial planning topics. The program was executed through a blended approach, including in-person sessions, live virtual workshops, and online resources, to maximize accessibility, engagement, and employee participation.

PHA's Employee Home Buying Assistance Program

The Employee Home Buying Assistance Program was implemented in collaboration with PHA's development partners, aimed at mitigating upfront financial barriers and expanding access to homeownership. This initiative supports employees in achieving their homeownership goals while reinforcing the organization's commitment to employee financial stability and long-term wellbeing.

Supply Chain

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

In FY 2026, PHA achieved an MBE participation rate of **46%** and a WBE participation rate of **5%**. Philadelphia businesses and organizations received **26.6%** of the total PHA contracted procurement spend of **\$143.1** million. In terms of disbursements, Philadelphia-based vendors received **\$119.1** million out of total disbursements of **\$362** million or **32.9%**.

PHA continued to work closely with Chambers of Commerce to outreach to local vendors. PHA also continued to work with the City of Philadelphia's Office of Equal Opportunity to share MBE/WBE lists and contract information. In FY 2026, PHA also continued the use of Euna Strategic Sourcing software to digitize the sourcing process, improve transparency and expand outreach for all Requests for Proposals and Invitations for Bids while adding two online "Doing Business with PHA" events to complement its semi-annual live events.

Information Systems

The Information Systems Management (ISM) Department is responsible for the design and management of PHA's software, network, and technology support functions. Major projects undertaken by ISM in FY 2026 included:

ISM worked closely with Housing Operations and the Leased Housing Department throughout the year to facilitate the successful conversion of over 1,000 scattered site public housing units and households to the Section 8 Project Based Voucher program. This was a complex undertaking involving multiple computer systems and software applications. An ongoing effort

is underway to improve and streamline the process in support of future conversions of both scattered sites and other public housing developments.

To augment PHA's mixed income, multifamily acquisition strategy, ISM worked with user departments to develop and deploy a customized real estate property management system within PeopleSoft CRM. PHA staff utilized this system while transitioning operations to a private management company. In collaboration with Housing Operations and contractors, a dashboard was developed to monitor key performance indicators (KPIs) for newly acquired properties. Additionally, a data warehouse is being created to consolidate monthly financial and operational data.

To improve public safety at PHA developments, ISM worked with contractor partners to install and deploy a new CCTV system across multiple PHA sites. Installations were completed at Bentley Hall, Blumberg 83, Johnson Homes, Whitehall, Wilson Park, Raymond Rosen, Arch Homes, Haddington, Spring Garden, and Warnock.

In support of PHA's Human Resources functions, ISM successfully implemented and launched the Enterprise Learning Management (ELM) system within the PHA portal, enhancing organizational training and development capabilities. The system enables PHA employees to search for and enroll in PHA-authorized training and skills development courses and allow supervisors to monitor training plans, approvals, completion status, scores, and feedback, thereby strengthening oversight and accountability.

ISM also deployed staff and modified systems to support the PAPMC waiting list update process which involved tens of thousands of applicants updating their applications including adding information needed to confirm eligibility for PHA's Working Family preference.

In September 2025, ISM deployed WebCenter Content (WCC), a content management system that enables Public Housing staff to store applicant, vendor, client, and contract documents that are scanned or electronically saved. WCC provides workflow capabilities for document approval and submission, lifecycle management (including archive and document retention based on organizational requirements), and a structured folder/file system to maintain organization. WCC also enables authorized PHA users to remotely access client files, with the ability to securely view, download, and print documents as needed.

While HUD has indefinitely delayed implementation of the national Housing Information Portal (HIP), ISM worked with user departments to ensure that all HOTMA regulatory requirements were successfully implemented within PHA's PeopleSoft CRM system, including updates to multiple forms and all associated portal documents.

To ensure that PHA's 99.5% system uptime objective was met throughout the year, ISM maintained and implemented proactive system monitoring and rapid incident response protocols and performed ongoing maintenance and continuous infrastructure improvements to enhance system performance and reliability.

As part of ongoing efforts to reduce unplanned downtime and enhance operational transparency, ISM implemented a series of technical and process changes and enhancements including a structured security patching process; strengthened change control practices; a formal review process for high-impact changes (e.g., firewall and domain controller upgrades) to assess potential risks and cross-system impacts.

To support scheduled maintenance activities, respond to unforeseen incidents, and maintain continuity of operations after hours, ISM ensured technical staff availability beyond standard business hours.

As part of a continuous technology improvement strategy, and to strengthen PHA's messaging infrastructure ahead of the planned migration from Lotus Notes to Microsoft Outlook, ISM deployed a new email archiving and journaling solution and successfully migrated all active email accounts to the new platform.

To streamline and strengthen controls for overtime-related submission, approval and payroll processes, ISM implemented a paperless system within CRM that is integrated with payroll processing. This eliminated the need for duplicate overtime approvals in PeopleSoft HR, significantly improving processing efficiency and ensuring employees receive overtime pay in the same payroll cycle as regular pay whenever possible.

As part of PHA's commitment to fully comply with federal VAWA requirements and respond to the needs of HCV clients, ISM developed and deployed a new HCV VAWA case management system. The system allows Leased Housing managers to track approvals and denials for a client transfer due to VAWA related issues; generate forms and correspondence; and track hearing requests.

CHAPTER IV- LEGAL

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

Over the past fiscal year, the OGC successfully advanced many essential business matters for the housing authority. The following are some highlights of PHA's legal affairs in FY 2026:

PHA Acquisition Program

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 HUD's Restore-Rebuild Program, 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. To date, the OGC has closed these new acquisitions adding 1,715 units to the PHA portfolio.

PHA Affordable Housing Bond Issuance

OGC assisted in the issuance of ~\$311 million in Guaranteed Revenue Bonds which are a vital step in advancing PHA's ongoing commitment to providing affordable housing and community development throughout Philadelphia.

The proceeds from the bonds (PHADC Acquisition Program, Series 2025A) will be utilized to finance the acquisition, construction, renovation, and improvement of affordable housing and mixed-use properties as part of PHA's Acquisition Program. This program aims to expand PHA's portfolio by up to 7,000 affordable housing units across the city, directly addressing the urgent need for safe, high quality affordable housing options in Philadelphia.

Rental Assistance Demonstration (RAD)

The RAD program is critical to PHA's capital redevelopment program and financial viability. OGC's efforts were integral to completing the financing of several third party RAD transactions via Restore-Rebuild (aka Faircloth to RAD). In addition, OGC led another round of procurement for these types of transactions many of whom applied for 9% Low Income Housing Tax Credits. OGC continues to support the RAD conversion of PHA's own developments.

Affordable Housing Partnerships

OGC continues to identify opportunities to transfer properties to new and existing partners who can repurpose vacant properties for affordable housing purposes; and continued to work closely with various HUD departments to obtain required approvals.

ACOP/Admin Plan Updates

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

Litigation

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

During FY2022, there was a fire at 869 N. 23rd Street, for which PHA was placed on notice of several claims for wrongful death, bodily injury and property damage. In March 2023, several lawsuits related to the fire were filed in the Philadelphia County Court of Common Pleas. In January 2024, additional lawsuits related to the fire alleging federal civil rights claims were filed in federal district court. In the first quarter of 2026, the federal civil rights claims were dismissed by the federal district court, however, the cases are subject to a possible appeal. PHA does not believe it has any civil liability for these

various claims and will continue to vigorously defend the lawsuits.

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

Risk Management

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

Grievance Hearings and Right-to-Know Law Requests

PHA continued with virtual hearings for public housing residents, as this process was initiated during the height of the pandemic and remains the most convenient for residents and PHA staff. It also had a number of successful appeals in cases under the Pennsylvania Right-to-Know Law, protecting various records and home addresses of PHA residents/HCV program participants as well as clarifying sections of the law.

CHAPTER V – FINANCE

PHA's financial position remained sound in FY 2026 as a result of prudent fiscal management, streamlining, and cost reduction efforts implemented over the past several years including a right-sizing initiative implemented during the year that is projected to result in reduced operating expenses and annual savings of \$25 million.

PHA's financial stability received external validation from credit rating agencies. S&P Global Ratings maintained a positive outlook and affirmed its 'AA-' issuer credit rating (ICR) for PHA, as well as a 'AA-' rating for the agency's series 2017 general revenue bonds. Additionally, Fitch Ratings assigned a 'AA' Long-Term Issuer Default Rating (IDR) to PHA and a 'AA' rating to the Philadelphia Housing Authority Guaranteed Revenue Bonds (PHADC Acquisition Program), series 2025A. The Standalone Credit Profile (SCP) was assessed at 'aa-', and the Rating Outlook was reported as Stable. These ratings underscore the agencies' recognition of PHA's sustained improvements in financial performance and its strong management and governance.

Between fiscal years 2016 and 2025, PHA experienced substantial financial growth. Over this period, Total Assets increased by 77.7%, while Net Position improved by 78.4%, amounting to a total increase of \$778.9 million. Operating Revenues grew by 74.8%, or \$296.1 million, and Net Operating Income after depreciation saw a significant rise of 405.6%, or \$120.6 million. These figures illustrate the agency's success in strengthening its financial foundation over the past decade.

As noted, PHA continued to expand the affordable housing portfolio through acquisitions of existing mixed-income, multifamily housing, which allows PHA to increase the supply of affordable housing expeditiously and at a significantly lower cost per unit than new development. Over the course of FY 2025 and 2026, PHA has acquired a total of 1,715 housing units at eighteen (18) existing multifamily developments for a total cost of ~\$330 million. Additional acquisitions are planned for FY 2027.

In addition to these acquisitions, PHA rehabbed and conveyed 1,042 scattered site units at AMPS 901, 902, and 903 to project-based programs through the Section 18 process. This action enabled the agency to secure a stable funding stream and ensured that these sites could financially support themselves, further strengthening the sustainability of PHA's portfolio.

In August 2025, PHA announced the successful issuance of ~\$311 million in Guaranteed Revenue Bonds (PHADC Acquisition Program, Series 2025A). This transaction stands as one of the largest capital market financings in the agency's history and represents a pivotal resource to support its ambitious affordable housing acquisition strategy.

Appendix A includes the most recent independent audited Financial Report available for PHA, which covers Fiscal Year 2025. PHA received a clean audit for FY 2025.

Pennsylvania State law requires that all general-purpose local governments and component units publish a complete set of financial statements, presented in conformity with generally accepted accounting principles in the U.S. (GAAP) and audited in accordance with generally accepted auditing standards (GAAS) by a firm of licensed certified public accountants. Clifton, Larson Allen, LLP audited PHA's financial statements to complete a Comprehensive Annual Financial Report of PHA for the fiscal year ended March 31, 2025.

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

The goal of the independent audit was to provide reasonable assurance that the financial statements of PHA for the fiscal year ended March 31, 2025 are free of material misstatement. The independent audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that PHA's financial statements for the fiscal year ended March 31, 2025 are fairly presented in conformity with GAAP.

CHAPTER VI – PLANNED INITIATIVES FOR FY 2027

For informational purposes, PHA incorporates summaries of planned major activities and initiatives for the next fiscal year as part of the Act 130 Report. As noted, PHA is a Moving to Work (MTW) agency. PHA's MTW Annual Plan for Fiscal Year 2027 is incorporated in its entirety as Appendix B of this Act 130 Report. This chapter provides a summary of PHA's major planned initiatives for FY 2027 as further described in the MTW Annual Plan.

Background on MTW

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

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

Through MTW, PHA is able to waive certain HUD regulations and provisions of the U.S. Housing Act of 1937 and to combine its major HUD funding sources into a single MTW Block Grant that can be used flexibly for purposes authorized under the MTW Agreement. In February 2024, Congress authorized an extension of PHA's (and other legacy MTW agencies) MTW Agreements until 2038.

PHA posts the MTW Annual Plans on its website and provides opportunities for residents and general public input before finalizing each Annual Plan. MTW Annual Plans are subject to HUD approval. The FY 2027 MTW Annual Plan is pending HUD approval as of March 2026 when this Act 130 Report was prepared. PHA's MTW Annual Reports are published ninety days after the end of each fiscal year. Thus, the MTW Annual Report for FY 2026 will be available for review on or after June 30, 2026.

Summary of Initiatives Planned for FY 2027

The following information, which was prepared in November 2025 as part of the FY 2027 Annual MTW Plan submission to HUD, provides a summary of PHA's planned MTW initiatives for the next fiscal year. Due to the timing of the MTW Annual Plan preparation, there may be variances from other information included in the Act 130 Report.

PHA will implement a coordinated, comprehensive program of capital improvements, housing and neighborhood development and acquisition activities, maintenance and management initiatives, and resident supportive services in FY 2027. As PHA's federal funding for the fiscal year is unknown as of the publication date, the activities described may be modified based on actual funding levels. Note also that unit counts, financing sources and development timetables are subject to change based on construction timetables, interest rates, funding availability, regulatory agency approvals and other factors. Highlights of PHA's planned activities include:

Site/Program	Summary Description	FY 2027 Planned Activity
Sharswood/Blumberg	The Choice Neighborhoods Transformation Plan for Sharswood/Blumberg is the largest mixed-income, mixed-use redevelopment project underway in the City of Philadelphia. Funded in part by a \$30 million HUD grant, the 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.	PHA projects that the final rental phases at Ridge Avenue and Cecil B. Moore consisting of 211 units will be under construction in FY 2027-28. An additional 100 homeownership units are projected to be under construction and completed in FY 2027.
Fairhill Apartments	Fairhill Apartments is a distressed 264-unit public housing development. Phase I and II involve 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 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.	PHA projects that Phases I and II will be under construction throughout FY 2027.
Westpark Apartments	PHA and its development partners are undertaking the complete redevelopment of the 11+ acre, 327-unit West Park Apartments public housing development into a mixed-income, mixed use neighborhood of choice. The plan is to develop 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.	Phase I construction is projected to be underway throughout FY 2027. The development team will continue to plan for redevelopment financing and future design phases.
Bartram Village	PHA and development partners are working with the community and development partners to implement a Choice Neighborhoods Transformation Plan for Bartram Village that will replace the existing 500 distressed units with approximately 688 mixed-income rental and affordable homeownership units on and off-site. 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 Voucher assistance. A series of targeted neighborhood improvements, economic development and resident supportive services will be implemented in tandem with the housing development program.	Phase I construction is underway and will continue throughout FY 2027. Phases II-V contracts have been awarded and are currently in design. PHA anticipates submitting LIHTC application(s) for Phase II in late FY 2027.
Harrison Plaza	HUD awarded PHA a \$500,000 Choice Neighborhoods Planning Grant in FY 2024 to support development of a comprehensive Transformation Plan for Harrison Plaza and the surrounding Yorktown neighborhood. The overall plan will build on and complement the successful redevelopment of the existing Harrison Plaza Senior Tower which was converted to PBV under the RAD program and has been fully reoccupied.	PHA projects that Phases I and II will be under construction throughout FY 2027.
Brith Sholom (3939)	PHA acquired this foreclosed senior building in FY 2025. Planning is underway for a complete rehab of 336 units with an estimated \$120 million budget.	PHA plans to submit a 4% LIHTC application to PHFA and begin construction in FY 2027.

Rental Assistance Demonstration (RAD)	Through RAD, PHA is able to convert public housing assistance to project-based assistance and to expand assistance through Faircloth to RAD. Conversion of public housing to Project Based Voucher assistance through RAD or Section 18 are critical components of PHA's Opening Doors asset repositioning initiative.	PHA plans to undertake RAD conversion of an estimated 6,915 additional public housing units in FY 2027 and future years
Acquisitions	Expanding the supply of affordable housing by 7,000 units is a key component of the Opening Doors initiative. PHA will continue to pursue opportunities to preserve and expand affordable housing citywide through acquisition of existing multifamily sites and vacant land utilizing MTW flexibility (including MTW Local Non-Traditional tools), Restore-Rebuild, PBV and/or other available methods.	PHA plans to continue to acquire multifamily properties and vacant land in FY 2027 and future years.
Public Housing Development	Working with partners, PHA continues to support the development of new public housing units as part of the Opening Doors Initiative. Most or all of these newly developed units will convert to project-based assistance through Restore-Rebuild at the time of completion or later.	PHA will continue to collaborate with partners to develop 20 new public housing developments with a total of 1,460 units.
Unit Based Vouchers (UBV)	The UBV program provides long-term, project-based rental assistance for low-income households. UBV developments include both new and existing buildings, and many serve special needs populations and provide supportive services.	PHA plans to enter into UBV contracts for an additional 5,015 units in FY 2027, which includes planned RAD conversions and other development initiatives. On an ongoing basis, PHA plans to provide UBV subsidies to approximately 5,880 affordable housing units.
Scattered Sites	PHA's asset repositioning strategy includes the conversion of approximately 3,700 scattered site public housing units to the PBV program in tandem with performing unit repairs and upgrades to improve conditions and ensure long-term viability.	PHA will proceed to convert AMPS 905-907 to PBV. Further, subject to PHA Board approval, PHA plans to request HUD approval for a Section 18 disposition, RAD conversion and/or RAD/Section 18 blend for additional scattered site AMPS which may include some or all of AMPS 904 and 908-910.

- **Workforce Development, Youth Development & Other Supportive Services** – In FY 2027, PHA will partner with the William Penn Foundation to provide services and support to Public Housing families who are at risk of eviction. Services, which include financial coaching, will be targeted to families with young children, under the age of 8, who are at risk of lease enforcement and eviction.

PHA will continue to provide services to support the full range of families' needs, from early childhood development to supportive services for the elderly. PHA will work directly with residents through the Resident Programs and Partnerships (RPP) Department and their Workforce Center, Section 3 Resource Center and Job Bank, and the Youth and Family Center, a drop-in center offering a weekly schedule of partner programs and events. PHA will continue to collaborate with long-term partners, including the William Penn Foundation and Temple University, and leverage MTW funding flexibility to expand the programming and support available to PHA families.

- **Sponsor-Based Shared Housing Pilot** – In FY 2027, PHA will continue providing housing opportunities for homeless individuals and other hard to serve special populations, building on and enhancing the ongoing collaboration between the City and PHA to reduce homelessness through the "Blueprint to End Homelessness" initiative. PHA will also offer housing options to eligible low-income students in partnership with the Community College of Philadelphia (CCP). In total, PHA anticipates that this pilot program will provide 41 housing opportunities, which includes 35 units made available through the partnership with the City and six (6) units through the CCP partnership.

- **HCV Mobility Program** – The overall goal of PHA’s Mobility Program is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City of Philadelphia. Due to the program’s success, PHA will use MTW funding to continue and expand the pilot program. Mobility Counselors will continue to provide a broad range of supportive services and housing counseling to voucher-holders and conduct landlord outreach to promote the successful transition of families to higher opportunity areas.
- **Homeownership** – Through the MTW Opening Doors to Affordable Homeownership Program (ODAHP), PHA consolidates the existing Section 5h and HCV Homeownership programs with new homeownership initiatives that provide additional financing support for first-time homeowners. Soft-second mortgage and down payment assistance will be offered to eligible participants, in addition to homeownership counseling and support. Overall, PHA projects that 50 low-income households will become first time homebuyers in FY 2027.
- **Second Chance Initiative** – PHA expanded the Second Chance program in FY 2024, making 20 additional vouchers available to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program. PHA anticipates serving up to 30 returning citizens, who will receive housing assistance and supportive services through the program in FY 2027. PHA will also continue to provide for extensions to the two-year program term for STAR participants.
- **Partnership with Civic Coalition to Save Lives** - PHA will continue its partnership with the Civic Coalition to Save Lives to provide housing stability to victims of, and those at risk of, gun violence. PHA will provide up to 30 housing opportunities for qualified participants referred by the Coalition. PHA will provide a limited local preference for applicants who are victims of, or at risk of, gun violence and their families as well as individuals who have lost their homes or were displaced due to gun violence. The Coalition, or their designee, will refer qualified applicants to PHA. PHA and/or partnering service providers will provide supportive services to families housed under this initiative, including counseling, trauma-informed care, legal assistance, among other supports.
- **Family Self-Sufficiency** – Through the local MTW FSS program, PHA encourages broader participation in FSS through a revised escrow model, in which monthly escrow credits are determined by earned income, rather than the change in their Total Tenant Payment (TTP). To incentivize completion of interim goals, PHA will provide financial incentives for participants who meet interim goals related to education and job training. PHA also will provide financial incentives to graduating families to encourage homeownership and transition to self-sufficiency. In FY 2027, PHA anticipates increasing overall participation, adding 100 new families to the MTW FSS program, bringing the total number of families served to 700.

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

APPENDIX A

ANNUAL AUDITED FINANCIAL REPORT

The Act 130 Report is due on April 30 of each year for PHA's prior fiscal year ending on March 31. The following report is for the most recently completed audit period (Fiscal Year 2025). Audited financial reports for FY 2026 will be available later in calendar year 2026 and will be incorporated into the FY 2027 Act 130 Report.

Philadelphia Housing Authority

Financial and Compliance Report
March 31, 2025

(A Component Unit of the City of Philadelphia)

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

12/30/2025

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

I am pleased to present the Philadelphia Housing Authority's ("PHA" or the "Authority") Annual Comprehensive Financial Report for the Fiscal Year Ended March 31, 2025. This report was prepared by PHA's finance staff and financial statements have been audited by CliftonLarsonAllen LLP, a firm of licensed certified public accountants.

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

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

The goal of the independent audit was to provide reasonable assurance that PHA's financial statements for the Fiscal Year Ended March 31, 2025, are free of material misstatements.

The independent audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that PHA's financial statements for the Fiscal Year Ended March 31, 2025, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

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

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

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

Profile and Background of the Philadelphia Housing Authority

PHA, created in 1937 pursuant to the Pennsylvania Housing Authorities Law, is the fourth largest housing authority in the country with oversight of conventional public housing units, one of the largest scattered site inventories in the country, and a large-scale rental assistance program.

In FY 2025, PHA provided housing to approximately 11,893 low-income households in public housing developments and scattered sites units in the City of Philadelphia. The number of occupied public housing units is projected to continue to decrease over time as PHA proceeds with converting public housing to the Section 8 Housing Choice Voucher Program (“HCVP” or “HCV”). Through HCVP, which also includes former public housing units that have been converted to project-based assistance under the Rental Assistance Demonstration program (“RAD”) and/or other authorized methods, such as Section 18 disposition, PHA assisted approximately 21,840 low-income households in locating and renting housing in privately owned properties. The number of households served by PHA varies over time based on various factors including occupancy of new developments; RAD conversion and/or Section 18 disposition timetables; redevelopment, including demolition, disposition, construction, and relocation timetables; acquisition of new properties; award of new special purpose and/or other voucher allocations; lease up success rates; and other factors.

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

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

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

- The Housing and Community Development Act of 1987 made several changes to the public housing program. These included converting development funding from loans supported by annual contract payments to up-front grants, requiring public housing authorities to submit comprehensive plans to receive modernization funds, and adding provisions for resident management and ownership. For Section 8, the 1987 Act made vouchers a permanent program, rather than a demonstration: provided portability for certificates and vouchers, allowing families to take their subsidies with them if they moved within the same or a contiguous metropolitan area; and authorized PHAs commit up to fifteen (15%) percent of their certificate funding to specific projects.
- The National Affordable Housing Act of 1990 created the Homeownership and Opportunity for People Everywhere program, which was designed to encourage the use of government-owned or government-financed housing for low-income home ownership.
- For public housing, the Housing and Community Development Act of 1992 included provisions to reduce vacancies and improve severely depressed projects. The Section 8 provisions included authorization to use vouchers or certificates for home ownership, and a Moving to Opportunity demonstration program to help families living in subsidized projects to move out of areas with high concentrations of poverty, and into areas offering greater opportunities for employment, education, and lower poverty.
- Public housing reform is represented through the Quality Housing and Work Responsibility Act of 1998 (“QHWRA”). QHWRA was signed into law in 1998 and is found in Title V of HUD’s FY1999 appropriations act (P.L. 105-276). QHWRA’s primary goals include:
 - Reducing the concentration of poverty in public housing;
 - Protecting access to housing assistance for the poorest families;
 - Supporting families making the transition from welfare to work;
 - Raising performance standards for public housing agencies, and rewarding high performance;
 - Transforming the public housing stock through new policies and procedures for demolition and replacement and mixed-finance projects, and through authorizing the HOPE VI revitalization program;
 - Merging and reforming the Section 8 certificate and voucher programs, and allowing public housing agencies to implement a Section 8 homeownership program; and
 - HUD management reform efficiencies through deregulation and streamlining and program consolidation.

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

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

- The Housing Opportunities through Modernization Act (“HOTMA”) was signed into law in 2016. HOTMA amends the United States Housing Act of 1937 and other housing laws to modify the public housing, Housing Choice Voucher, and other federal housing programs. HOTMA includes a combination of provisions that became effective upon the law’s signing and other provisions that require HUD to first issue a notice or regulation before becoming effective.
- Congress has dealt with substantive housing issues in other legislation, including a number of significant housing and development programs created through tax legislation, such as: (1) the mortgage revenue bond and mortgage credit certificate programs, to provide subsidized financing for first-time home buyers; (2) the low income housing tax credit (“LIHTC”) program, which has become the nation’s major low income housing production program; and (3) the empowerment zone and enterprise community program, which provides tax incentives to encourage development in distressed urban and rural areas.
- The American Rescue Plan Act of 2021 (“ARPA”) included a number of provisions, to be administered by HUD and other agencies, to provide immediate and direct relief to help people remain stably housed during the pandemic including funding for Emergency Housing Vouchers (“EHV”) for individuals and families who are experiencing homelessness or at risk of homelessness. PHA received an allocation of 863 EHV’s through ARPA. In March 2025, HUD issued a notice indicating that PHAs should not expect any additional funding for EHV’s beyond the final allocation amount to be provided in calendar year (“CY”) 2025, but the amount allocated is anticipated to extend beyond the end of CY 2025 and those remaining amounts will be available to cover HAP costs in 2026.”

Governing Body

Pursuant to Pennsylvania state law, the PHA Board of Commissioners consists of nine (9) members nominated by the Mayor of Philadelphia, subject to approval by the City Council. Two of the Commissioners are PHA residents. The Commissioners serve terms concurrent with the appointing Mayor. Prior to their seating, all Board members are required to complete extensive training from PHA, including sessions on public housing management, Ethical Conduct, Conflict of Interest, Equal Employment Opportunity, and the Fair Housing Act. The Board provides policy guidance and oversight of PHA’s operations. As of March 31, 2025, the Board consisted of nine (9) Commissioners.

The members of PHA’s Board of Commissioners for the fiscal year ended March 31, 2025, were:

- 1) **Lynette M. Brown-Sow - Board Chair** - Former Vice President of Marketing and Government Relations for Community College of Philadelphia;
- 2) **Herbert Wetzel - Board Vice Chair** – Former Executive Director of Housing and Community Development for City Council;
- 3) **Rev. Bonnie Camarda** - Director of Partnerships for the Salvation Army of Eastern Pennsylvania and Delaware;
- 4) **Darrell Clark** – Former President of the Philadelphia City Council,
- 5) **Asia Coney** - President of PHA’s Resident Advisory Board;
- 6) **Erin Dwyer** - Director of Public Affairs for the General Building Contractors Association;
- 7) **Sandra Dungee Glenn** - Founding partner and convener of The Growth Collective;
- 8) **Ismail A. Shahid** - Founding partner of SUPRA Office Solutions, Inc., a Philadelphia-based, national supplier which is certified MBE, DBE and as a HUBZone business; and
- 9) **Ethel Wise** - President of the Wilson Park Family Resident Council.

Major Program Areas

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

1. **Low-Rent Housing Program (Public Housing)**
This program provides low-rent housing to qualified residents of the City of Philadelphia. All units are owned by PHA - or by PHA affiliates or Alternative Management Entities, subject to the terms and conditions of property-specific Regulatory and Operating Agreements between PHA and the owner(s) and were purchased with financing arranged or provided through HUD. The operations of the public housing program are subsidized by HUD through Annual Contributions Contract(s). Under PHA's MTW Agreement, public housing operating and capital funding are eligible for funding and programmatic flexibility. Some public housing units receive LIHTCs and are also subject to the program's applicable regulations. Under the RAD Program authorized by Congress and implemented by HUD and the Section 18 disposition process established by HUD, PHA is in the process of converting a significant portion of its public housing portfolio to Section 8 project-based assistance. This conversion process will continue to take place over the next several years.
2. **Housing Choice Voucher Program**
HCVP (also referred to as Section 8) provides rental subsidies for low-income families residing in housing owned by private, not-for-profit or public property owners including PHA and/or PHA affiliates. Under PHA's MTW Agreement, the majority of PHA's HCVP vouchers are eligible for funding and programmatic flexibility, provided that special purpose voucher programs are subject to applicable HUD guidance on the use of MTW flexibility. Programs under the HCVP umbrella include Tenant-Based, Project Unit Based, units that have been converted from public housing to project-based assistance under the RAD and/or Section 18 Disposition Programs, SRO for the Homeless, Moderate Rehabilitation and Special Purpose Vouchers such as the Veterans Administration Supportive Housing ("VASH"), Mainstream, Family Unification Program and Emergency Housing Vouchers.

Moving To Work

PHA has been a participant in the MTW program since 2001. The current MTW Agreement between HUD and PHA extends through FY 2038. MTW is a national demonstration program by Congress that allows a limited number of Public Housing Authorities to combine Public Housing Operating Fund, Capital Fund and HCVP funds and to waive certain regulations and statutes subject to HUD approval. The MTW Agreement also defines the formulas relevant to PHA's eligibility for Public Housing Operating Fund, Capital Fund and HCVP funds.

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

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

FY 2025 Major Accomplishments and Program Highlights

Below are selected highlights of PHA's FY 2025 major accomplishments and milestones that demonstrate the agency's continued commitment to its mission and strategic goals:

Sharswood/Blumberg Choice Neighborhood Initiative

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 calls for the 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 well as mixed-use commercial spaces.

With respect to rental units, 566 rental units have been completed and occupied; 439 rental units are substantially completed as of March 31, 2025; and, an additional 211 rental units are in the design phase, with a projected construction start date in FY 2026. With respect to homeownership units, 103 have been completed and sold; 22 are substantially completed as of March 31, 2025; and an additional 139 are projected to be under construction and completed in FY 2026.

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.

Scattered Sites Asset Repositioning

PHA's preservation strategy includes the conversion of approximately 3,900 scattered site public housing units to the PBV program in tandem with performing unit repairs and upgrades to improve conditions and ensure long-term viability. The first phase involves approximately 1,200 units in AMPS 901, 902 and 903. PHA requested HUD approval for a Section 18 disposition for these AMPS in FY 2025. HUD approval has been received for 2 AMPS, and the 3rd is pending. Following HUD approval, PHA will transfer ownership to a PHA affiliate; apply for HUD Tenant Protection Vouchers (TPV) as applicable; and, convert to one or more long-term Section 8 Housing Assistance Payments contracts.

Westpark Apartments Redevelopment

PHA is undertaking the complete redevelopment of the nearly 12 acre, 327-unit West Park Apartments public housing development site 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. Phase I design work has been completed. PHFA made a 9% LIHTC award to support Phase I, which includes replacement of all 327 units in the former site. The closing on Phase I is expected in Fiscal Year 2026.

Fairhill Apartments Redevelopment

Fairhill Apartments is a distressed 264-unit public housing development. Phase I and II of PHA's master plan for the site 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 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 March 2025, all residents have been relocated, and demolition has been completed. Financial closings and construction starts are expected in Fiscal Year 2026 for both Phases I and II. PHA has received two awards of 4% LIHTC for Phases I and II. For Phase III, a 4% LIHTC application has been submitted, and design work has commenced for the rental component. Bids have been solicited and received for the homeownership units.

Finally, PHA joined community stakeholders to celebrate the grand opening of the rehabilitated Hartranft Community Center in March 2025.

Acquisition of Multifamily Properties for Affordable Housing

In FY 2025, PHA proceeded to implement plans to expand the 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. As of the end of FY 2025, 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.

Citywide Development

PHA continued to be a catalyst and major funder for the expansion and preservation of affordable housing throughout the City. As a key component of these efforts, PHA provided or committed to providing long-term operating subsidies to approximately 5,750 housing units at 189 developments citywide through the Unit Based Voucher (UBV) Program. PHA plans to enter into additional commitments for UBV assistance to approximately 1,664 units in the next fiscal year (FY26). The UBV Program subsidizes the difference between tenant rents and actual rental costs, which provides a stable and reliable source of funding to building owners and ensures long-term affordability for low-income residents. Many UBV developments are owned by mission-driven, neighborhood-based and other organizations that focus on special needs populations and provide on-site or nearby supportive services to tenants.

Harrison Low-Rise

HUD awarded PHA a \$500,000 Choice Neighborhoods Planning Grant in FY 2024 to support development of a comprehensive Transformation Plan for Harrison low-rise 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 and is currently working with Harrison low-rise residents, neighborhood stakeholders and its Planning Coordinator to finalize the overall Plan. The Plan will build on and complement the successful redevelopment of the existing Harrison Plaza tower which was converted to PBV under the RAD program and has been fully reoccupied.

Bartram Village Choice Neighborhood Initiative

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.

Factors Affecting Financial Condition

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

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

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

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

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

In FY 2025, all of PHA's cash and investments were held in risk category number 1 above.

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

Contributions by Federal Agencies: PHA received the majority of its FY 2025 revenues from HUD. If in the future, the amount of revenues received from HUD falls below critical levels, PHA's operating reserves could be adversely affected.

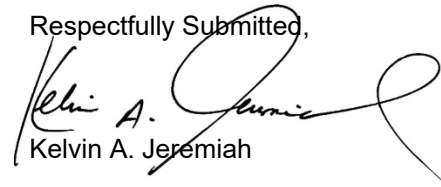
PHA's Annual Contributions Contracts with HUD provide that HUD shall have the right to review and audit records of public housing authorities. Accordingly, the final determination of PHA's financing and contribution status for the annual contribution contracts is the responsibility of HUD based upon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

In closing, I would like to express my deep appreciation to PHA's Board of Commissioners, Mayor Cherelle L. Parker, the 100th Mayor of the City of Philadelphia, the members of the Philadelphia City Council and Council President Kenyatta Johnson, PHA's staff and clients for their unfailing support for maintaining the highest standards of professionalism in the management of the Authority's finances and operations.

Respectfully Submitted,

Kelvin A. Jeremiah
President & CEO

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kelvin A. Jeremiah", is written over a light gray rectangular background. The signature is fluid and cursive, with a large loop at the end. Below the signature, the name "Kelvin A. Jeremiah" is printed in a standard black font.

Kelvin A. Jeremiah

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Philadelphia Housing Authority
Philadelphia, Pennsylvania

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities, the aggregate discretely presented component units, and the aggregate remaining fund information of the Philadelphia Housing Authority, a component unit of the City of Philadelphia, Pennsylvania, as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the Philadelphia Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, the aggregate discretely presented component units, and the aggregate remaining fund information of the Philadelphia Housing Authority, as of March 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the blended component units of Philadelphia Housing Authority Development Corporation, Philadelphia Asset and Property Management Corporation, Philly Seeds, Inc., Oakdale Street, LLC, Gordon Street, LLC, Cambridge Plaza, L.P., Suffolk Manor Apartments, L.P., PHA Plymouth Hall, LLC, Richard Allen Phase III, L.P., Cambridge Plaza II, L.P., Mt. Olivet, L.P., Tasker I, L.P., Lucien E. Blackwell Homes Phase III, L.P., Mill Creek Phase I, L.P., Cambridge III, L.P., Germantown House, L.P., Uni-Penn Housing Partnership IV, Mantua Phase I, L.P., Mantua Phase II, L.P., Warnock Phase I, L.P., and Warnock Phase II, L.P., which represent 36%, 2%, and 4%, respectively, of the assets, net position, and revenues of the business-type activities as of March 31, 2025. Those statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the business-type activities, are based solely on the reports of the other auditors. We did not audit the financial statements of Arlene Thorpe Limited Partnership, 3200 Germantown Associates, L.P., Blumberg Apartments Phase I LP, Blumberg Senior Apartments LP, Blumberg Apartments Phase III LP, Harrison Senior Tower LP, Lucien E. Blackwell Homes Phase II, L.P., Ludlow Scattered Sites Phase III, L.P., Marshall Shepard Village, L.P., Nellie Reynolds Gardens, L.P., Norris Apartments, L.P., North Central CNI Phase II, LP, North Central CNI Phase III, LP, Paschall Phase I, L.P., Paschall Phase II, L.P., Queen Lane Apartments, L.P., Sharswood Phase 4a, L.P., Sharswood Phase 6a, L.P., Strawberry Mansion, LP, Tasker II, L.P., 1301 North 8th Limited Partnership, 1920 East Orleans Limited Partnership, 1952 Allegheny Associates Limited Partnership, Allegheny West Plaza LLC, Casa Indiana LLC, Francis House on Fairmount, L.P., HOK Housing, L.P., Inglis Methodist Gardens LP, Liberty52 L.P., Mamie Nichols LP, Neumann North, L.P., NewCourtland Apartments at Allegheny L.P., NewCourtland Apartments at Henry Ave 1B LP, NewCourtland Apartments at Henry Ave LP, Nicole Hines Limited

Partnership, Porrata Doria LLC, Raymond Rosen Associates, L.P., Ridge Avenue Housing, L.P., Spring Garden Development Associates, LP, Spring Garden Housing Limited Partnership, St. Anthony's Senior Residences Associates, L.P., St. Francis Villa Senior Housing, L.P., St. Ignatius Senior Housing I, L.P., St. Ignatius Senior Housing II, L.P., St. Rita's Place Senior Housing, L.P., Uni-Penn Housing Partnership I, Uni-Penn Housing Partnership II, and West Mill Place L.P, which represent 100 percent of the assets, net position, and revenues of the aggregate discretely presented component units as of March 31, 2025. Those statements were audited by other auditors whose report have been furnished to us, and our opinion, insofar as it relates to the amounts included for the respective aggregate discretely presented component units, are based solely on the report of the other auditors. We did not audit the financial statements of the Philadelphia Housing Authority Retirement Income Plan which represents 100% of the assets, net position, and revenues of the aggregate remaining fund information as of March 31, 2025. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the aggregate remaining fund information is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Philadelphia Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The blended component unit financial statements of Philly Seeds, Inc., Cambridge Plaza, L.P., Suffolk Manor Apartments, L.P., Richard Allen Phase III, L.P., Cambridge Plaza II, L.P., Mt. Olivet, L.P., Tasker I, L.P., Lucien E. Blackwell Homes Phase III, L.P., Mill Creek Phase I, L.P., Cambridge III, L.P., Germantown House, L.P., Uni-Penn Housing Partnership IV, Mantua Phase I, L.P., Warnock Phase I, L.P., and Warnock Phase II, L.P., and the discretely presented component unit financial statements of Blumberg Apartments Phase I LP, Blumberg Senior Apartments LP, Blumberg Apartments Phase III LP, Harrison Senior Tower LP, Lucien E. Blackwell Homes Phase II, L.P., Ludlow Scattered Sites Phase III, L.P., Marshall Shepard Village, L.P., Nellie Reynolds Gardens, L.P., Norris Apartments, L.P., North Central CNI Phase II, LP, North Central CNI Phase III, LP, Paschall Phase I, L.P., Paschall Phase II, L.P., Queen Lane Apartments, L.P., Sharswood Phase 4a, L.P., Sharswood Phase 6a, L.P., Strawberry Mansion, LP, Tasker II, L.P., 1301 North 8th Limited Partnership, 1920 East Orleans Limited Partnership, 1952 Allegheny Associates L.P., Allegheny West Plaza LLC, Casa Indiana LLC, Francis Housing on Fairmont, L.P., HOK Housing, L.P., Inglis Methodist Gardens L.P., Liberty52 L.P., Mamie Nichols L.P., Neumann North, L.P., NewCourtland Apartments at Allegheny L.P., NewCourtland Apartments at Henry Ave 1B LP, NewCourtland Apartments at Henry Ave LP, Nicole Hines Limited Partnership, Porrata Doria LLC, Raymond Rosen Associates, L.P., Ridge Avenue Housing, L.P., Spring Garden Development Associates, LP, Spring Garden Housing Limited Partnership, St. Anthony's Senior Residences Associates, L.P., St. Francis Villa Senior Housing, St. Ignatius Senior Housing I, L.P., St. Ignatius Senior Housing II, L.P., St. Rita's Place Senior Housing, L.P., Uni-Penn Housing Partnership I, Uni-Penn Housing Partnership II, West Mill Place L.P., and 3200 Germantown Associates, L.P. were not audited in accordance with *Government Auditing Standards*.

Emphasis of Matter

As discussed in Note 24 to the financial statements, there was a change in reporting entity and restatement for four discretely presented component units that converted to blended component units during the year ended March 31, 2025. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

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

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Philadelphia Housing Authority's basic financial statements. The statement of net position – City of Philadelphia format, statement of net activities – City of Philadelphia format, City of Philadelphia contract schedules, financial data schedules, combining statements of net position (PHA and blended component units), combining statement of revenues, expenses, and changes in net position (PHA and blended component units), combining statement of net position (discrete component units), combining statements of revenues, expenses, and changes in net position (discrete component units) and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (collectively the supplementary information) are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS by us and other auditors. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 30, 2025, on our consideration of Philadelphia Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Philadelphia Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Philadelphia Housing Authority's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

King of Prussia, Pennsylvania
December 30, 2025

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2025
(UNAUDITED)

Overview

Philadelphia Housing Authority ("PHA" or the "Authority") is a component unit of the City of Philadelphia. As management of the PHA, we offer readers of the PHA's financial statements this narrative overview and analysis of the financial activities of the PHA for the fiscal year ended March 31, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1 through 9 of this report, as well as the financial statements that follow this section. All amounts, unless otherwise indicated, are expressed in millions of dollars.

Financial Highlights

PHA's financial position remained strong with a net position of **\$1.771 billion** at March 31, 2025.

- Total assets and deferred outflows exceeded total liabilities (net position) at March 31, 2025, by \$1.771 billion compared to \$1.627 billion in FYE 2024. Of this amount, \$791 million is *unrestricted net position*, which includes \$501.1 million of mortgages receivable from PHA's discretely presented component units and third-party non-profit entities. The remaining unrestricted net position of \$292.7 million may be used to meet PHA's ongoing obligations to clients and creditors.
- PHA's FYE 2025 total net position increased by \$143.8 million vs FYE 2024.
- Total liabilities of \$268.2 million increased by \$79.1 million compared to FYE 2024 representing an 41.9% increase.
- Total operating revenue for FYE 2025 was \$691.7 million versus \$577.9 million in FYE 2024, representing an increase of \$113.8 million from the prior fiscal year. Total operating income after depreciation in FYE 2025 was \$90.8 million compared to \$82.7 million in FY 2024.
- Total operating expenses for FYE 2025 increased by \$105.7 million or by 21.3% compared to FYE 2024.

Overview of the Financial Statements

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

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

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

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2025
(UNAUDITED)

The Authority's Statement of Net Position FYE 2025 includes recognition of additional liabilities according to the required implementation of GASB 101. Footnote 17 discloses the compensated absences recognized in the Statement of Net Position.

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

Overview of the Financial Statements (Continued)

Notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements and can be found on pages 30 through 100 of this report.

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

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

In addition to the basic financial statements and accompanying notes, this report also presents certain required and other supplementary information. The combining statement of net position and other supplementary information can be found beginning on page 173 of this report.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2025
(UNAUDITED)

Agency-wide Financial Analysis

Net position. As noted earlier, net position may serve over time as a useful indicator of an agency's financial position. In the case of PHA, assets exceeded liabilities by \$1.771 billion at March 31, 2025. The combined net position of PHA increased by \$143.8 million in FY 2025 compared to FY 2024. FY2024 balances were restated to include the FY2024 balances of blended component units as described in footnotes 20 and 24 of the financial statements. The following table shows a summary of changes from the prior year amounts:

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

			Increase/(Decrease)	
	FY2025	FY2024 (Restated)	Dollar Variance	Percent Variance
Assets				
Cash and Investments	\$ 369,846,447	\$ 284,785,460	\$ 85,060,987	29.9%
Accounts Receivable	250,734,344	369,158,623	(118,424,279)	(32.1%)
Other Current Assets	1,844,001	2,566,059	(722,058)	(28.1%)
Total Current Assets	622,424,792	656,510,142	(34,085,350)	(5.2%)
Net Program Loans Receivable	501,138,809	473,767,032	27,371,777	5.8%
Restricted Investments	2,347,597	1,833,947	513,650	28.0%
Capital Assets	893,230,782	657,813,326	235,417,456	35.8%
Other Assets	23,710,161	24,582,523	(872,362)	(3.5%)
Total Noncurrent Assets	1,420,427,349	1,157,996,828	262,430,521	22.7%
Total Assets	2,042,852,141	1,814,506,970	228,345,171	12.6%
Deferred Outflows	23,691,374	34,008,843	(10,317,469)	(30.3%)
Liabilities				
Accounts Payable	20,659,393	18,535,922	2,123,471	11.5%
Other Current Liabilities	58,286,102	41,242,603	17,043,499	41.3%
Total Current Liabilities	78,945,495	59,778,525	19,166,970	32.1%
Noncurrent Liabilities	189,205,555	129,250,096	59,955,459	46.4%
Total Liabilities	268,151,050	189,028,621	79,122,429	41.9%
Deferred Inflows	27,110,145	32,014,277	(4,904,132)	(15.3%)
Net Position				
Net Investment in Capital Assets	742,702,678	598,392,382	144,310,296	24.1%
Restricted	237,412,803	339,029,322	(101,616,519)	(30.0%)
Unrestricted	791,166,839	690,051,211	101,115,628	14.7%
Total Net Position	\$ 1,771,282,320	\$ 1,627,472,915	\$ 143,809,405	8.8%

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2025
(UNAUDITED)

Statement of Revenues, Expenses and Changes in Net Position. The statement shows the sources of PHA's changes in net position as they arise through its various programs and functions. A condensed Statement of Revenues, Expenses and Changes in Net Position comparing FY2025 vs FY2024 is shown in the table below.

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

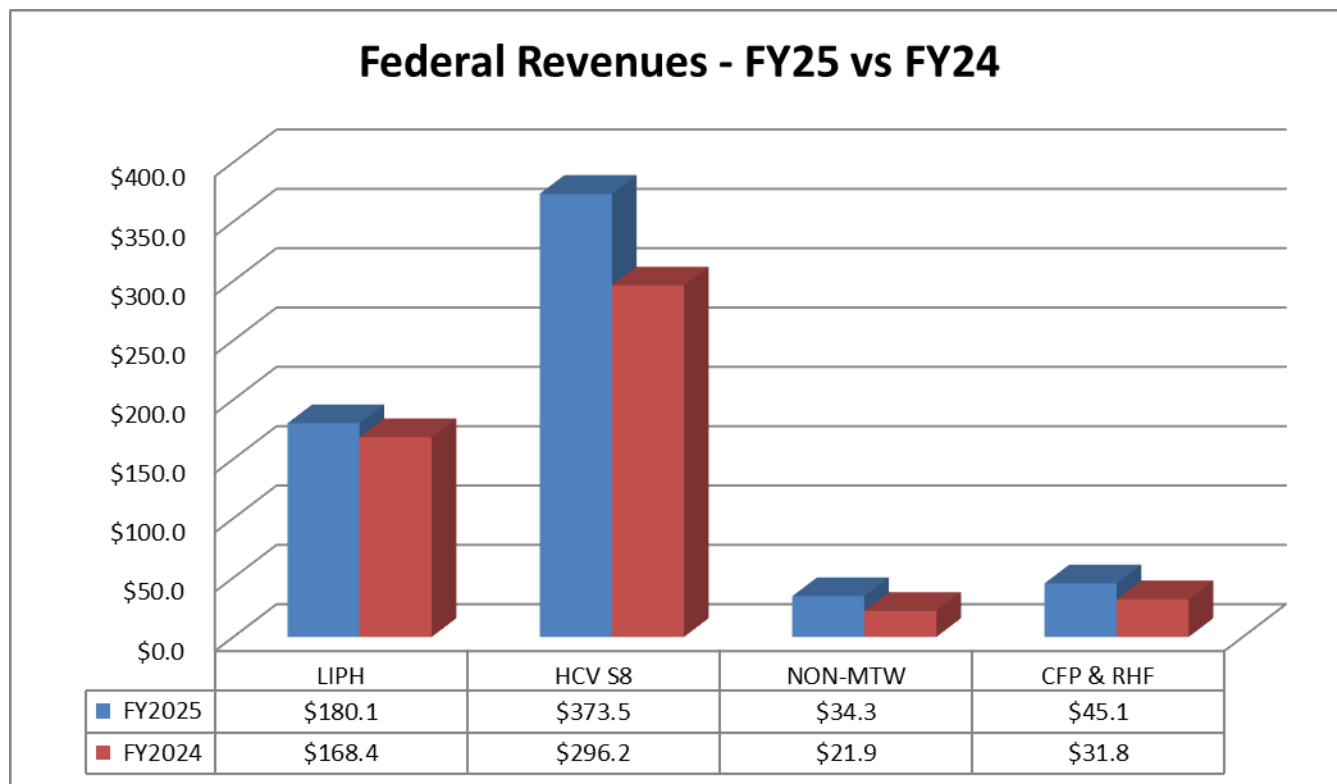
			Increase/(Decrease)	
	FY2025	FY2024 (Restated)	Dollar Variance	Percent Variance
Revenue				
Program Revenue:				
Charges for Services	\$ 43,514,003	\$ 38,709,683	\$ 4,804,320	12.4%
Federal Revenue	633,423,262	519,267,492	114,155,770	22.0%
Other Income	14,811,143	19,944,245	(5,133,102)	(25.7%)
Total Operating Revenue	691,748,408	577,921,420	113,826,988	19.7%
Expenses				
Direct	476,388,330	370,405,343	105,982,987	28.6%
Administrative	77,582,002	79,639,060	(2,057,058)	(2.6%)
Total Operating Expenses before Depreciation	553,970,332	450,044,403	103,925,929	23.1%
Depreciation	46,938,088	45,177,580	1,760,508	3.9%
Total Operating Expenses	600,908,420	495,221,983	105,686,437	21.3%
Operating Income	90,839,988	82,699,437	8,140,551	9.8%
Net Nonoperating Revenue	16,250,325	(16,984,615)	33,234,940	(195.7%)
Capital Subsidies	37,029,362	35,130,509	1,898,853	5.4%
Change in Net Position	\$ 144,119,675	\$ 100,845,331	\$ 43,274,344	42.9%

Federal Revenue includes the annual operating subsidies and capital grants made available by the U.S. Department of Housing and Urban Development ("HUD"), along with grants received from other Federal sources and federal grants passed through the Commonwealth of Pennsylvania. Federal Revenue increased by \$114.2 million.

Direct expenses amounted to **\$476.4 million**, representing a year-to-year increase of about **\$106.0 million**. Administrative expenses totaled **\$77.6 million**, which is a decrease of approximately \$2.1 million or 2.6% from the prior fiscal year.

**PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2025
(UNAUDITED)**

FEDERAL REVENUES



NOTES ON FEDERAL REVENUES

- **Low Income Public Housing (LIPH)** – PHA recognized LIPH revenues based on the actual cash subsidy provided by HUD. The increase or decrease in the year-to-year LIPH revenue is mainly driven by HUD approved cash subsidies to PHA.
- **Housing Choice Voucher Program/Section 8 (HCV S8)** – PHA recognized HCV S8 revenues based on HUD's obligated funds as supported by the Annual Contribution Contract (ACC). The increase in HCV S8 revenue is due to increases in funding from HUD due to higher estimated Housing Assistance Payments.

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

**PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2025
(UNAUDITED)**

DIRECT EXPENSE

					<i><u>Increase (Decrease)</u></i>	
	FY2025	% of Direct Expenses	FY2024 (Restated)	% of Direct Expenses	Dollar Variance	Percent Variance
Tenant Services	\$ 6,458,900	1.4%	\$ 8,829,537	2.4%	\$ (2,370,637)	(26.8%)
Utilities	24,128,335	5.1%	22,980,195	6.2%	1,148,140	5.0%
Maintenance	136,946,485	28.7%	102,176,303	27.6%	34,770,182	34.0%
Protective Services	11,228,641	2.4%	9,160,396	2.5%	2,068,245	22.6%
General	38,099,523	8.0%	28,561,608	7.7%	9,537,915	33.4%
Housing Assistance Payments	259,526,446	54.4%	198,921,222	53.8%	60,605,224	30.5%
Total direct expenses	\$ 476,388,330	100.0%	\$ 370,629,261	100.2%	\$ 105,759,069	28.5%

NOTES ON DIRECT EXPENSE

- **Tenant services** decreased by approximately \$2.4 million or 26.8%. The primary reason for the decrease was because there were fewer relocations during this fiscal year.
- **Utilities** experienced a slight increase of \$1.1 million or 5.0%.
- **Maintenance** increased by \$34.8 million or 34.0% mainly due to ongoing modernization and capital improvements at various sites.
- **Protective Services** increased by \$2.1 million or 22.6% primarily due to the new public safety initiative implemented during the fiscal year.
- **General expenses** increased by \$9.5 million or 33.4% largely due to increases in insurance expenses, compensated absences and other general expenses.
- **Housing Assistance Payments (HAP)** expenses increased by \$60.6 million, a 30.5% increase as a result of higher utilization rates, increases to the payment standards, and the impact of PHA's Rental Assistance Demonstration (RAD) conversions of public housing units to Section 8 project based.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2025
(UNAUDITED)

Capital Assets. Capital Assets include land, buildings and improvements, equipment, and construction in progress. At March 31, 2025, net capital assets totaled **\$893.2 million**. The Authority's net capital assets increased by **\$195.0 million or 27.9%** compared to the prior year. Capital acquisitions totaled **\$242.5 million**. Note 7 to the Authority's financial statements provides additional detail regarding changes in capital assets.

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

	FY2025	FY2024 (Restated)	Increase/(Decrease)	
			Dollar Variance	Percent Variance
Land	\$ 78.2	\$ 44.4	\$ 33.8	76.1%
Land Improvements	22.8	22.8	-	100.0%
Buildings and Improvements	1,497.4	1,361.3	136.1	10.0%
Right-to-Use Assets	38.9	34.7	4.2	12.1%
Subscription Assets	1.3	1.3	-	100.0%
Furniture & equipment	36.3	34.3	2.0	5.9%
Construction in Progress	175.2	116.6	58.6	50.3%
Total Capital Assets	1,850.1	1,615.4	234.7	14.5%
Accumulated Depreciation	(937.1)	(900.8)	(36.3)	4.0%
Accumulated Depreciation - Right-to-Use Assets	(19.4)	(16.3)	(3.1)	19.0%
Accumulated Depreciation - Subscription Assets	(0.4)	(0.1)	(0.3)	(100.0%)
Net Capital Assets	\$ 893.2	\$ 698.2	\$ 195.0	27.9%

Long-term Debt and Other Long-term Liabilities. Long-term debt and other long-term liabilities as of March 31, 2025, compared with March 31, 2024, are depicted in the following schedule.

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

	FY2025	FY2024 (Restated)	Increase/(Decrease)	
			Dollar Variance	Percent Variance
Compensated Absences	\$ 4.1	\$ 3.9	\$ 0.2	5.1%
Lease Obligations	14.8	14.7	0.1	0.7%
Subscription Obligations	0.7	0.9	(0.2)	(22.2%)
Long-term Debt	118.2	29.4	88.8	302.0%
Self Insurance and Other Claims	2.4	2.4	-	0.0%
Net Pension Liability	46.4	77.3	(30.9)	(40.0%)
Other	2.8	2.6	0.2	7.7%
Total	\$ 189.4	\$ 131.2	\$ 58.2	44.4%

The increase in the Long-Term Debt of \$58.2 million was mainly due to the line of credit for PHA's acquisition initiatives. Notes 8, 9, 12, 13, 14, 15 and 17 to the Authority's financial statements provide additional detail regarding the changes in debt, other long-term liability, net pension liability and compensated absences.

**PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE
YEAR ENDED MARCH 31, 2025
(UNAUDITED)**

Request for Information

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

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PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF NET POSITION
March 31, 2025

	Primary Government	Discretely Presented Component Units
Current Assets		
Cash and cash equivalents (Note 3)	\$ 321,776,508	\$ 16,436,139
Restricted cash and cash equivalents (Note 3)	48,069,939	38,682,428
Receivables, net (Note 5)	235,912,444	3,106,855
Due from discretely presented component units	14,394,705	-
Due from primary government	-	3,582,425
Leases receivable (Note 8)	427,195	-
Other current assets (Note 6)	1,844,001	3,963,874
Total current assets	622,424,792	65,771,721
Noncurrent Assets		
Mortgages and notes receivable (Note 10)	501,138,809	-
Restricted investments (Note 3)	2,347,597	-
Capital assets nondepreciable (Note 7)	253,442,247	40,518,355
Capital assets depreciable, net (Note 7)	639,788,535	599,023,958
Equity interest in component units (Note 21)	9,468,849	-
Leases receivable (Note 8)	2,364,138	-
Other assets (Note 6)	11,877,174	3,558,103
Total noncurrent assets	1,420,427,349	643,100,416
TOTAL ASSETS	2,042,852,141	708,872,137
Deferred Outflows of Resources, pension related (Note 15)	23,691,374	-
Current Liabilities		
Accounts payable	20,659,393	2,399,627
Accrued liabilities	21,001,731	4,507,294
Current portion of lease obligations (Note 8)	6,250,234	9,000
Current portion of subscription obligations (Note 9)	236,850	-
Current portion of long-term debt (Note 12)	665,000	23,809,226
Due to other government agencies	461,969	-
Compensated absences (Note 17)	9,461,905	-
Resident security deposits (Note 3)	1,761,573	642,254
Due to discretely presented component units	1,350,627	-
Due to primary government	-	6,316,170
Unearned revenue and other current liabilities (Note 11)	17,096,213	18,858,508
Total current liabilities	78,945,495	56,542,079
Noncurrent Liabilities		
Compensated absences (Note 17)	4,144,819	-
Long-term lease obligations (Note 8)	14,767,376	315,882
Long-term subscription obligations (Note 9)	680,158	-
Long-term debt (Note 12)	118,163,450	419,030,365
Net pension liability (Note 15)	46,365,332	-
Other long-term liabilities (Note 13)	5,084,420	104,386,427
Total noncurrent liabilities	189,205,555	523,732,674
TOTAL LIABILITIES	268,151,050	580,274,753
Deferred inflows of resources		
Lease related	2,791,333	-
Pension related (Note 15)	24,318,812	-
TOTAL DEFERRED INFLOWS OF RESOURCES	27,110,145	-
Net Position		
Net investment in capital assets	742,702,678	196,702,722
Restricted grants and donations	2,200,092	-
Restricted reserves	235,212,711	-
Unrestricted (deficit)	791,166,839	(68,105,338)
TOTAL NET POSITION	\$ 1,771,282,320	\$ 128,597,384

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the Year Ended March 31, 2025

	Primary Government	Discretely Presented Component Units
Operating Revenue		
Tenant revenue	\$ 43,514,003	\$ 28,605,471
Operating subsidies	633,423,262	6,543,325
Other income	14,811,143	308,991
Total operating revenue	691,748,408	35,457,787
Operating Expenses		
Administrative	77,582,002	8,075,801
Tenant services	6,458,900	459,262
Utilities	24,128,335	4,774,449
Maintenance	136,946,485	15,278,807
Protective services	11,228,641	315,133
General	38,099,523	3,992,755
Housing assistance payments	259,526,446	-
Depreciation and amortization	46,938,088	23,072,034
Total operating expenses	600,908,420	55,968,241
OPERATING INCOME (LOSS)	90,839,988	(20,510,454)
Nonoperating Revenue (Expenses)		
Interest and investment earnings	18,794,352	778,022
Interest expense	(3,180,383)	(10,778,098)
Loss on capital investment (Note 24)	(166,845)	-
Other expenses	803,201	-
Net nonoperating revenue (expenses)	16,250,325	(10,000,076)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	107,090,313	(30,510,530)
Capital Contributions		
HUD capital subsidies	37,029,362	-
Partner distributions	-	(561,933)
Partner contributions	-	49,847,412
Total capital contributions	37,029,362	49,285,479
CHANGE IN NET POSITION	144,119,675	18,774,949
Net Position, beginning		
As previously reported	1,627,472,915	109,512,165
Restatement (Note 24)	(310,270)	310,270
As restated	1,627,162,645	109,822,435
Net Position, ending	\$ 1,771,282,320	\$ 128,597,384

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF CASH FLOWS
For the Year Ended March 31, 2025

	Primary Government	Discretely Presented Component Units
Cash Flows from Operating Activities:		
Receipt from grants and subsidies	\$ 763,529,236	\$ 6,543,325
Cash received from tenants	38,208,393	26,996,465
Other cash receipts/payments	7,391,771	741,278
Cash payments to landlords	(259,526,446)	-
Cash payments for other operating expenses	(159,647,792)	(6,146,034)
Payments to and on behalf of employees	(144,421,126)	(9,280,556)
Net cash provided by operating activities	245,534,036	18,854,478
Cash Flows from Capital and Related Financing Activities:		
Construction costs paid	(55,351,227)	(24,337,104)
Purchases of capital assets	(183,932,228)	(39,575,174)
Proceeds from sale of capital assets	1,152,519	-
Proceeds from debt	89,500,000	50,071,675
Proceeds from lease obligations	7,210,918	-
Payments on subscription obligations	(261,901)	-
Payments on lease obligations	(6,489,401)	-
Debt principal payments	(635,000)	(43,659,469)
Proceeds from partner contributions	-	49,847,412
Partner withdrawals	-	(561,933)
Tenant recovery received	261,399	-
Interest payments on debt	(1,143,463)	(3,603,680)
Cash payments for capital investment	(166,845)	-
Capital subsidies received	38,776,387	-
Net cash used in capital and related financing activities	(111,078,842)	(11,818,273)
Cash Flows from Investing Activities:		
Purchase of investments	(808,357)	-
Proceeds from sale of investments	375,852	-
Mortgage receivable advances	(66,250,789)	-
Interest income received	12,886,856	779,551
Net cash (used in) provided by investing activities	(53,796,438)	779,551
Net increase in cash and cash equivalents	80,658,756	7,815,756
Cash and Cash Equivalents:		
Beginning, as previously reported	284,785,460	51,705,042
Restatement (Note 24)	4,402,231	(4,402,231)
Beginning, as restated	289,187,691	47,302,811
Ending	\$ 369,846,447	\$ 55,118,567

See Notes to Financial Statements.

(Continued)

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF CASH FLOWS (CONTINUED)
For the Year Ended March 31, 2025

	Primary Government	Discretely Presented Component Units
Consists of		
Cash and cash equivalents	\$ 321,776,508	\$ 16,436,139
Restricted cash and cash equivalents	48,069,939	38,682,428
Total unrestricted and restricted, March 31, 2025	\$ 369,846,447	\$ 55,118,567
Cash Flows from Operating Activities:		
Operating income (loss)	\$ 92,358,462	\$ (20,510,454)
Adjustments made to reconcile operating income (loss) to net cash provided by (used in) operating activities:		
Depreciation and amortization	46,938,088	23,072,034
(Increase) decrease in assets and deferred outflows:		
Tenant accounts receivable	(6,209,453)	(921,766)
Accounts receivable - subsidy	130,105,974	-
Accounts receivable - general	(7,214,914)	602,567
Other current assets	722,058	1,182,381
Noncurrent assets	(646,112)	-
Deferred outflows of resources	10,317,469	-
Increase (decrease) in liabilities:		
Accounts payable and accrued liabilities	11,390,214	(179,920)
Unearned revenue and other current and noncurrent liabilities	3,652,641	15,609,636
Net pension liability	(30,976,259)	-
Deferred inflows of resources	(4,904,132)	-
Net cash provided by operating activities	\$ 245,534,036	\$ 18,854,478

SUPPLEMENTAL DISCLOSURE OF NONCASH ACTIVITIES

Loss on disposal of capital assets	(610,713)	-
Increase in lease obligations	7,210,918	-
Increase in payable for capital assets purchase	3,262,329	-
Interest income added to mortgages receivable	5,964,347	-
Interest expense added to accrued interest payable	-	6,909,918

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND TYPE - PENSION TRUST FUND
October 31, 2024

A S S E T S		
Cash and cash equivalents	\$	114,197
Investment, at fair value		
Pooled separate accounts		47,681,135
Bonds - domestic and global		32,629,139
Common stocks		42,484,730
Mutual funds		78,292,106
Total Investments		201,087,110
Receivables		
Contributions		8,308
Total Receivables		8,308
TOTAL ASSETS		201,209,615
LIABILITIES		
Securities purchased		16,699
TOTAL LIABILITIES		16,699
NET POSITION HELD IN TRUST FOR PENSION BENEFITS	\$	201,192,916

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND TYPE - PENSION TRUST FUND
For the Year Ended October 31, 2024

ADDITIONS TO NET POSITION:

Investment Income

Interest	\$	1,186,027
Dividends		3,143,722
Net appreciation in fair value of investments		30,066,917
Total investment income		34,396,666
Investment management and custodial fees		(499,660)
Net investment income		33,897,006

Contributions

Employer	10,857,802
Employee	108,350
Total contributions	10,966,152

Other income	3,455

TOTAL ADDITIONS TO NET POSITION	44,866,613

DEDUCTIONS FROM NET POSITION:

Benefit payments	22,379,288
Administrative costs	467,416

TOTAL DEDUCTIONS FROM NET POSITION	22,846,704

CHANGE IN NET POSITION	22,019,909

NET POSITION, Beginning	179,173,007

NET POSITION, Ending	\$ 201,192,916

See Notes to Financial Statements.

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2025

Note 1. Organization and the Agency

Philadelphia Housing Authority ("PHA" or the "Authority") is a public benefit corporation established under the Pennsylvania Housing Authorities Law, as amended, to provide public housing and related services for the City of Philadelphia. PHA receives subsidies primarily for public housing operations, modernization, and rental assistance programs from the federal government through Congressional Appropriations. The U.S. Department of Housing and Urban Development (HUD) is the federal oversight entity for all public housing authorities and has the responsibility of allocating federal subsidies to housing authorities, including PHA. PHA owns and/or operates approximately 12,783 family and elderly public housing units in more than 80 developments and/or Asset Management Projects ("AMPs") and administers approximately 21,840 Housing Choice Vouchers under lease. The number of units owned/operated, vouchers administered, and households served by PHA varies over time based on numerous factors including occupancy of new developments; redevelopment, including demolition, disposition, construction, and relocation timetables; conversion of public housing units under the Rental Assistance Demonstration or Section 18 methods; acquisitions of new properties; award of new special purpose and/or other housing voucher allocations; lease up success rates; and other factors.

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

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

Note 2. Summary of Significant Accounting Policies

Reporting Entity

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

In evaluating how to define PHA for financial reporting purposes, management has considered all potential component units. The decision to include any potential component units in the financial reporting entity was made by applying the criteria set forth by the Governmental Accounting Standards Board (GASB) in GASB Statements No. 14, *The Financial Reporting Entity*, as amended by GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*, and GASB Statement No. 97, *The Financial Reporting Entity: Omnibus - An Amendment of GASB Statements No. 14 and No. 34*. Blended component units, although legally separate entities, are in-substance part of the government's operations. Each discretely presented component unit would be or is reported in a separate column in the financial statements to emphasize that it is legally separate from the primary government. All component units issue financial reports.

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

Reporting Entity (Continued)

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

PHA's financial statements include 34 blended component units pursuant to GASB's criteria. These are legally separate entities for which PHA has operational responsibility and are controlled by PHA. There is a financial benefit/burden relationship between PHA, and the component units and the services provided are entirely or almost entirely to the benefit of PHA. The blended component units are fully described in Note 20.

PHA's financial statements also include 46 discrete component units which consist of Limited Partnerships, Limited Liability Corporations and Alternate Managed Entities and are fully described in Note 20. The discrete component units follow the Financial Accounting Standards Board (FASB) pronouncements.

20 blended and most of the discrete component units are reported on a three-month time lag as of December 31. The blended component units and discretely presented units are listed in Note 20. The component units also issue stand-alone financial reports. These reports can be obtained from the office of the Senior Executive Vice President/Chief Administrative and Financial Officer of the Authority located at 2013 Ridge Avenue, Philadelphia, PA 19121.

PHA's financial statements also includes the fiduciary fund type – pension trust fund for the Philadelphia Housing Authority Retirement Income Plan (the Plan). The Plan is reported as of October 31, 2024.

Description of Financial Statements

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

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

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

Basis of Accounting

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

Federal Programs

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

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
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Note 2. Summary of Significant Accounting Policies (Continued)

Federal Programs (Continued)

PHA received approximately 87% of its fiscal 2025 operating subsidies from HUD under the Low-Rent Housing and Section 8 Programs. Descriptions of the primary PHA programs follow:

Low-Rent Housing Program: This program provides low-rent housing to qualified residents of the City. All units are owned and operated by PHA and were purchased with financing arranged or provided by HUD. The operations of the program are subsidized by HUD through Annual Contributions Contract W-55. Operating subsidy contributions for the year ended March 31, 2025, were \$180,090,794 and are included in operating subsidies in the statement of revenues, expenses, and changes in net position.

Section 8 Programs: The Section 8 Programs - Housing Choice Voucher Programs (HCVP) - include Moving to Work (MTW), Mainstream Vouchers, Emergency Housing Vouchers, Moderate Rehabilitation, and Single Room Occupancy programs. These programs were authorized by Section 8 of the National Housing Act and provide housing assistance payments to private, not-for-profit, or public landlords to subsidize rentals for low-income persons. PHA earns a fee from HUD for administering the Section 8 Programs. This fund accounts for the revenues and expenses associated with providing administrative services. HUD contributions for Section 8 programs under Annual Contributions Contract P-4601 are included in operating subsidies in the statement of revenues, expenses and changes in net position as follows:

Housing Choice Voucher Program (MTW)	\$	373,529,860
Mainstream Vouchers		5,126,466
Emergency Housing Vouchers		13,213,843
Moderate Rehabilitation		1,243,053
Single Room Occupancy		1,249,458
	\$	<u>394,362,680</u>

Capital Fund Program: This program provides capital improvement funding for PHA's low-rent housing units owned and operated by PHA. The program is subsidized by HUD through an Annual Contributions Contract. Capital fund program subsidies for the year ended March 31, 2025, were \$82,154,679 and are included in operating subsidies and HUD capital subsidies in the statement of revenues, expenses, and changes in net position.

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

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

- Summer Food Program
- Congregate Housing Services Program
- Jobs-Plus Pilot Initiative
- Resident Opportunity and Supportive Services
- Family Self-Sufficiency
- Choice Neighborhood Initiatives
- Lead-Based Paint CFP Grant
- New Assets for Independence Demonstration Program

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
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Note 2. Summary of Significant Accounting Policies (Continued)

Budgets

Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a "project" basis. Budgets are subject to approval by PHA's Board.

Cash and Cash Equivalents

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

Investments

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

Capital Assets

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

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

Maintenance and Repairs

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

Impairment of Long-Lived Assets

PHA and its component units review events or circumstances affecting their capital assets that may indicate a significant or unexpected decline in capital assets may have occurred. These events or circumstances affecting their capital assets, once identified by PHA and its component units, are tested to determine if the related capital assets are impaired. Accordingly, for assets determined to be impaired, as having a significant and unexpected decline in estimated service utility, PHA and its component units use various methods to measure impairment based on the type of impairment. There were no matters identified during the fiscal year ended March 31, 2025, that were deemed to trigger an impairment.

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

Accounts Receivable and Notes Receivable

Management reviews the collectability of all accounts receivable on a periodic basis. An allowance for doubtful accounts has been established based on the history of past write-offs and collections, and current credit conditions. PHA recognizes grants receivable due from funding agencies, both federal grants and non-federal grants, as grant funding is earned by PHA. Portions of notes receivable due within the subsequent accounting period are recognized as current receivables. PHA's receivables include amounts due from PHA affiliates, including discretely presented component units, for developers' fees earned and receivables for expense reimbursements due to PHA. PHA recognizes receivables for interest earned on cash and investment accounts not received from PHAs' banks.

Leases (As Lessor)

At the commencement of a lease, PHA initially measures the lease receivable at the present value of payments expected to be received during the lease term. The deferred inflow of resources is initially measured as the initial amount of the lease receivable.

Leases (As Lessee)

PHA recognizes a lease obligation and an intangible right to use lease asset (lease asset) for a non-cancellable lease in the financial statements.

Subscription-Based Information Technology Agreements

PHA recognizes a subscription obligation and a subscription asset for a non-cancellable subscription in the financial statements.

Unearned Revenue

PHA recognized cash receipt payment received in advance as unearned revenue. PHA's unearned revenue consists primarily of grant funding advances received from Federal and non-federal funding sources and tenant rental payments received in advance.

Compensated Absences

The liability for compensated absences consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability also includes amounts for leave that has been used for time off but has not yet been paid in cash or settled through noncash means and certain other types of leave.

Net Pension Liability

The net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pensions are recorded from information provided by the Philadelphia Housing Authority Retirement Income Plan financial statements.

Income Taxes

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

Bond Premium Amortization

Bond premiums recognized by PHA are amortized based on the straight-line method over the life of the bond.

Use of Restricted Assets

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

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
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Note 2. Summary of Significant Accounting Policies (Continued)

Net Position Classifications

Net position is reported in four components:

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

Revenue Recognition

Revenue is recognized by PHA in the period earned. Tenant revenues are recognized each period tenants occupy units. Grant revenues are recognized as earned through grant expenditures or earned by agreement. Other revenues are recognized as services provided by PHA.

Operating Revenues and Expenses

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

Use of Estimates

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

New Accounting Standards Adopted

GASB Statement No. 99, *Omnibus 2022*, will be effective for PHA for the year ending March 31, 2025. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The adoption of this standard had no impact on PHA's current year financial statements.

GASB Statement No. 100, *Statement No. 100 Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62*, will be effective for PHA for the year ending March 31, 2025. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. PHA adopted this standard in FY 2025.

GASB Statement No. 101, *Compensated Absences*, will be effective for PHA for the year ending March 31, 2025. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. PHA adopted this standard and updated the recognition and measurement for compensated absences.

PHILADELPHIA HOUSING AUTHORITY
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March 31, 2025

Note 3. Cash and Cash Equivalents and Restricted Investments

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

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

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

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

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

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

At March 31, 2025, cash, cash equivalents and investments consisted of the following:

	Carrying Amount
Primary government - cash and cash equivalents:	
Money market funds - government obligations	\$ 157,041,197
Money market funds - banks	1,461,493
Demand deposits	201,077,546
Worker's compensation escrow fund held by third-party	10,263,934
Petty cash	2,277
Total cash and cash equivalents	369,846,447
Primary government - restricted investments:	
Philly Seeds - mutual funds	1,516,693
Philly Seeds - exchange-traded funds	830,904
Total restricted investments	2,347,597
Total cash, cash equivalents and restricted investments	\$ 372,194,044

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Notes to Financial Statements
March 31, 2025

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

Reconciliation of detail to statement of net position:

	Primary Government	Discrete Component Units
Cash and cash equivalents	\$ 321,776,508	\$ 16,436,139
Restricted cash and cash equivalents	48,069,939	38,682,428
Restricted investments	2,347,597	-
	\$ 372,194,044	\$ 55,118,567

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

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

Restricted cash, cash equivalents and investments at March 31, 2025, pertain to the following:

	Primary Government	Discrete Component Units
Restricted cash and cash equivalents:		
Annual Contributions Contract (ACC) transition reserves	\$ -	\$ 2,263,216
Affordability reserves	5,080,545	440,493
Bond debt service reserves	1,156,985	-
Choice Neighborhood Initiatives (CNI) endowment	10,481	-
Development cash	-	2,332,877
Donor restricted - scholarships / workforce training program	397,747	-
Emergency housing vouchers - unearned service fees	1,298,502	-
Family Self-Sufficiency (FSS) escrow deposits	2,184,723	-
Family Self-Sufficiency (FSS) forfeitures	463,595	-
Grant advances - Other grants	2,943,835	-
Housing assistance payments reserves	381,191	-
HUD Section 8 funding advances	114,714	
Investment equity / capital reserves	182,257	388,726
Mortgage escrow deposit	-	61,283
Operating reserves	5,513,700	8,892,315
Real estate tax and insurance escrows	-	1,242,807
Replacement reserves	13,244,657	13,697,254
Resident security deposits	1,782,040	642,254
Re-tenanting reserve	-	301,689
Revenue deficit reserve	-	85,000
Supportive service reserves	-	4,184,381
Transformation / operating subsidy reserves	3,026,744	3,429,259
Worker's compensation escrow fund held by third party	10,263,934	-
Other reserves	24,289	720,874
	48,069,939	38,682,428
Investments		
Donor restricted - scholarships / workforce training program	2,347,597	-
	2,347,597	-
Total restricted cash, cash equivalents and investments	\$ 50,417,536	\$ 38,682,428

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
March 31, 2025

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

Total bank balances for primary government and component units as of March 31, 2025, were \$194 million and \$28.6 million, respectively.

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

	<u>Amount</u>	<u>Maturity</u> <u>0 - 3 Months</u>	<u>1 - 2 Years</u>	<u>Rating</u> <u>S&P</u>	<u>Moody</u>
First American Government Obligations Fund	\$ 157,041,197	\$ 157,041,197	\$ -	N/A	N/A
Wells Fargo - Executive Health Protection Plan	1,461,493	1,461,493	-	N/A	N/A
	<u>\$ 158,502,690</u>	<u>\$ 158,502,690</u>	<u>\$ -</u>		

	<u>Cost</u>	<u>Fair Value</u>
Mutual funds	\$ 1,640,193	\$ 1,516,693
Exchange-traded funds	729,908	830,904
	<u>\$ 2,370,101</u>	<u>\$ 2,347,597</u>

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

Credit Risk

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

Concentration of Credit Risk

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

Interest Rate Risk

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

Custodial Credit Risk for Cash and Cash Equivalents and Investments

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

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
March 31, 2025

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

Custodial Credit Risk for Cash and Cash Equivalents and Investments (Continued)

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

Foreign Currency Risk

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

Restricted Funds

PHA and component units maintain funds that are restricted in use either by contractual agreement or at the specific direction of HUD. Some of these restricted funds are held by third-party trustees. These restricted funds are available for disbursement for their intended uses. The Philly Seed endowment fund of approximately \$2.3 million is for scholarships to PHA residents.

Fiduciary Fund

The fair value of the Plan's investments by fund manager, including short-term investments of \$114,197 for 2025, included in cash and cash equivalents on the Statement of Fiduciary Net Position are as follows:

Cash and Cash Equivalents	\$ 114,197
Investments	
Equity Fund Managers:	
Barrow Asset Management	11,291,919
Chartwell Investments	9,589,166
Grantham Mayo Van Otterloo & Co., LLC	18,658,962
Income Research and Management	36,289,314
Morgan Stanley Funds	23,343,830
Rhumblin	9,240,641
Vanguard	8,628,753
Waddell & Reed Investment Management Company	12,420,559
Westfield Capital	9,183,086
Pruential Retirement	47,681,136
City of London Investment Management Company	14,759,744
Total equities	201,087,110
Total Cash and Cash Equivalents and Investments	\$ 201,201,307

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2025

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

Fiduciary Fund Credit Risk

Credit risk is defined as the risk associated with an issuer of an investment who may not fulfill its obligation to the holder of the investment. The Plan mitigates the credit risk by investing only in approved investments (cash equivalents, equities, fixed income, and global asset allocation) and through periodic review of the investment objectives and guidelines. The Plan monitors the credit risk by obtaining credit risk ratings from nationally recognized statistical rating organizations, or when not available, other sources such as Morningstar, investment consultants and managers. Credit ratings from nationally recognized statistical rating organizations were not available as of and for the years ended October 31, 2024, and 2023.

Method Used to Value Investments

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

Deposits and Investments

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

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

Investments that represent 5% or more of fair value of the Plan's assets available for benefits at October 31, 2024, are as follows:

<u>Investment</u>	<u>Fund Manager</u>	
Core Bond Enhanced Index/PGIM	Prudential Retirement	\$ 47,681,136
Bloomberg 1-3 Year Treasury Index	Income Research and Management	36,289,315
International Equity Portfolio Class I	Morgan Stanley Funds	23,343,830
Global Asset Allocation Fund-III	Grantham Mayo Van Otterloo & Co., LLC (GMO)	18,658,962
Emerging (Free) Markets Country Fund	City of London Investment Management Company	14,759,744
Common Stock	Waddel & Reed Investment Management Company	12,420,559
Common Stock	Barrow Asset Management	11,291,919

Note 4. Fair Value Measurements

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

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

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Note 4. Fair Value Measurements (Continued)

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

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

Fair Value – Authority's Investments

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

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

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

The Authority's investments and securities have the following fair value measurements as of March 31, 2025:

		Quoted Prices in Active Markets For Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Unobservable Inputs (Level 3)
	Totals			
Money market funds	\$ 1,461,493	\$ 1,461,493	\$ -	\$ -
Mutual funds	1,516,693	1,516,693	-	-
Exchange-traded funds	830,904	830,904	-	-
Total Investments at Fair Value Level	3,809,090	\$ 3,809,090	\$ -	\$ -
Government Obligations Fund, at amortized cost	157,041,197			
	\$ 160,850,287			

PHILADELPHIA HOUSING AUTHORITY
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Note 4. Fair Value Measurements (Continued)

Fair Value - Fiduciary Fund

The Plan's investment categories are:

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

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

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

The following table represents the Plan's investments and securities recognized at fair value on a recurring basis classified under the appropriate level of the fair value hierarchy as of October 31, 2024:

	October 31, 2024			
	Quoted Prices in Active Markets For Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Unobservable Inputs (Level 3)	Fair Value Measurements
Cash and cash equivalents	\$ 114,197	\$ -	\$ -	\$ 114,197
Bonds - domestic and global	32,629,139	-	-	32,629,139
Common stocks	42,484,730	-	-	42,484,730
Mutual funds	78,292,106	-	-	78,292,106
Total Investments by fair value level	\$ 153,520,172	\$ -	\$ -	153,520,172
Investments Measured at NAV				
SAPHA/GR (ERISA)				1,167,413
PGIM QS S&P 500				20,600,010
Prudential Core Conservative Bond				18,598,898
State Street Short-Term Investment Fund				7,314,814
Total investments measured at NAV				47,681,135
Total				\$ 201,201,307

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Note 4. Fair Value Measurements (Continued)

Fair Value - Fiduciary Fund (Continued)

The following table represents the Plan's investments and securities recognized as of October 31, 2024:

Investments Measured at NAV	October 31, 2024	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Money Market Investment Pool (MMIP) (1)	\$ 1,167,413	\$ -	Daily	30 days
PGIM QS S&P 500 (2)	20,600,010	-	Daily	30 days
Prudential Core Conservative Bond (3)	18,598,898	-	Daily	7 days
State Street Short-Term Investment Fund (4)	7,314,814	-	Daily	7 days
Total investments measured at NAV	\$ 47,681,135	\$ -		

1. Money Markets Investment Pool (MMIP) seeks to provide maximum current income consistent with stability of capital and the maintenance of liquidity by investing at least 99.5% of its total assets in cash, government securities, and/or repurchase agreements collateralized fully with cash or government securities.
2. PGIM QS S&P 500 primarily invests in domestic fixed income securities. The investment is valued at the net asset value of units held at the end of the period based upon the fair value of the underlying investments.
3. Prudential Core Conservative Bond primarily consists of fixed income securities. The investment is valued at the net asset value of units held at the end of the period based upon the fair value of the underlying investments.
4. State Street Short-Term Investment Fund invests principally in high quality, short-term securities and other instruments including, but not limited to, U.S. Treasury bills, notes and bonds, other obligations issued or guaranteed as to principal or interest by the U.S. Government, its agencies or instrumentalities, corporate debt obligations, instruments of U.S. and foreign banks, including time deposits, certificates of deposit and banker's acceptances, supranational and sovereign debt obligations, mortgage-backed and asset-backed securities, repurchase agreements, funding agreements, money market mutual funds subject to SEC Rule 2a-7, and other investment pools that SSGA determines to be consistent with the fund's investment objective.

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Note 5. Receivables

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

Accounts receivable at March 31, 2025, was comprised of the following:

	Primary Government	Discrete Component Units
Tenant receivables	\$ 21,965,375	\$ 4,652,539
Due from HUD	217,694,766	-
Due from other governments	792,550	-
Accrued interest	448,990	33,134
Due from affiliates	-	259,435
Miscellaneous	3,074,031	57,224
	<u>243,975,712</u>	<u>5,002,332</u>
Less allowance for doubtful accounts	(8,063,268)	(1,895,477)
	<u>\$ 235,912,444</u>	<u>\$ 3,106,855</u>

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

Note 6. Other Current Assets and Other Assets

Other assets at March 31, 2025, were comprised of the following:

	Primary Government	Discrete Component Units
Current:		
Prepaid expenses	\$ 804,705	\$ 1,564,278
Assets held for sale	-	2,399,596
Materials and supplies, net	1,039,296	-
	<u>\$ 1,844,001</u>	<u>\$ 3,963,874</u>
Noncurrent:		
Turnkey homes held for resale	\$ 88,012	-
Advances to acquire property	1,456,882	-
Developers fees receivable	10,332,280	-
Deferred tax credit compliance and monitoring fees, net of amortization	-	2,201,080
Prepaid ground lease	-	249,639
Operating lease right of use asset, net (Note 8)	-	412,382
Other	-	695,002
	<u>\$ 11,877,174</u>	<u>\$ 3,558,103</u>

PHILADELPHIA HOUSING AUTHORITY
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Note 6. Other Current Assets and Other Assets (Continued)

PHA entered into an agreement with the Philadelphia Redevelopment Authority (PRA) on June 18, 2014, to use PHA's powers of eminent domain to condemn privately and publicly owned properties in the Blumberg/Sharswood area of Philadelphia for redevelopment. The initial condemnation plan forecast is approximately \$44 million dollars for the acquisition of over 1,000 properties. This amount may be adjusted based on the final property appraisals and valuation. The valuation includes the market rate cost to purchase residential lots, commercial lots, residential structures, commercial structures, and related administrative costs.

The redevelopment plan will encompass developing 1,200 new units, including affordable rental units and affordable homeownership units. PHA also plans to build market rate units for rent and for sale, develop retail space, relocate PHA headquarters, and renovate a neighborhood school. The transformations will double the number of PHA affordable housing units in Blumberg/Sharswood area. PHA transferred \$27,000,000 to PRA to cover costs associated with the initial property acquisition and condemnation undertakings. As of March 31, 2025, PRA acquired properties amounting to \$25,543,118 with remaining advances to acquire property balance of \$1,456,882.

PHA provided development services to component units and earned developers' fees for providing services. Payments on the receivables will be made from future cash flow. As of March 31, 2025, the allowance for doubtful accounts was \$2,228,127.

Note 7. Capital Assets

Capital assets for the year ended March 31, 2025, were as follows:

Primary Government

	Beginning Balance (Restated)	Increases	Decreases	Transfers	Ending Balance
Nondepreciable Capital Assets					
Land	\$ 44,431,959	\$ 33,888,053	\$ (77,090)	\$ -	\$ 78,242,922
Construction in progress	116,586,174	58,613,557	(406)	-	175,199,325
Total Nondepreciable Capital Assets	161,018,133	92,501,610	(77,496)	-	253,442,247
Depreciable Capital Assets					
Land Improvements	22,764,187	-	-	-	22,764,187
Building and improvements	1,361,310,970	140,860,666	(4,752,976)	-	1,497,418,660
Furniture and Equipment	34,335,339	1,972,591	-	-	36,307,930
Right-to-use assets	34,717,208	7,210,918	(3,067,565)	-	38,860,561
Subscription assets	1,311,569	-	-	-	1,311,569
Total Depreciable Capital Assets	1,454,439,273	150,044,175	(7,820,541)	-	1,596,662,907
Less: Accumulated Depreciation					
Land Improvements	(6,543,802)	(798,332)	-	-	(7,342,134)
Building and improvements	(863,362,209)	(37,163,744)	4,353,113	-	(896,172,840)
Furniture and Equipment	(30,883,734)	(2,711,328)	-	-	(33,595,062)
Right-to-use assets	(16,309,115)	(5,986,588)	2,934,211	-	(19,361,492)
Subscription assets	(124,748)	(278,096)	-	-	(402,844)
Total Accumulated Depreciation	(917,223,608)	(46,938,088)	7,287,324	-	(956,874,372)
Net Depreciable Capital Assets	537,215,665	103,106,087	(533,217)	-	639,788,535
Net Capital Assets	\$ 698,233,798	\$ 195,607,697	\$ (610,713)	\$ -	\$ 893,230,782

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Note 7. Capital Assets (Continued)

Discrete Component Units

	Beginning Balance (Restated)	Increases	Transfers	Ending Balance
Nondepreciable Capital Assets				
Land	\$ 9,602,769	\$ 3,283,327	\$ -	\$ 12,886,096
Construction in progress	32,622,984	24,337,104	(29,327,829)	27,632,259
Total Nondepreciable Capital Assets	42,225,753	27,620,431	(29,327,829)	40,518,355
Depreciable Capital Assets				
Building and improvements	730,400,157	33,593,043	29,327,829	793,321,029
Furniture and Equipment	9,734,011	2,698,804	-	12,432,815
Total Depreciable Capital Assets	740,134,168	36,291,847	29,327,829	805,753,844
Less: accumulated depreciation	(183,657,850)	(23,072,036)	-	(206,729,886)
Net Depreciable Capital Assets	556,476,318	13,219,811	29,327,829	599,023,958
Net Capital Assets	\$ 598,702,071	\$ 40,840,242	\$ -	\$ 639,542,313

Construction in progress represents costs incurred on open development projects or on major improvement projects. PHA recognizes construction in progress on the accompanying Statement of Net Position until such time as the assets are placed in service and transferred to the applicable capital asset class on a development-by-development basis. These projects were at various stages of completion at March 31, 2025. Upon transfer to the proper capital asset class, these capital assets will be depreciated over their estimated useful lives.

Note 8. Leases

Leases receivables are summarized as follows:

Lease	Lease Receivable	Lease Revenue
(a) Cell tower	\$ 117,370	\$ 32,632
(b) Ground lease	1,725,693	67,158
(c) Commercial rental space	948,270	300,515
Total	\$ 2,791,333	\$ 400,305
Less current portion	(427,195)	
Noncurrent portion	\$ 2,364,138	

- (a) In September 2017, PHA entered into a lease agreement with T-Mobile for the lease of rooftop space located at West Park Apartments with payments beginning November 2018 after installation of the equipment. The initial term of the lease was for a period of five years and automatically renewed for three additional five-year terms unless either party provides written notice to not renew the terms. PHA is the initial five-year term expired in November 2023 and was renewed for another five-year term. The initial base rent was \$2,400 per month, increasing by 3% annually.

Note 8. Leases (Continued)

- Philadelphia Housing Authority Development Corporation (PHADC), a PHA component unit, has entered into several lease agreements with multiple entities for the rental of property located 2300 Master Street, Vaux Building, and 2013 Ridge Avenue, PHA Headquarters with leases terms beginning in 2017 and ending December 2026. Lease agreements included a base lease with annual increases. The current monthly total rental charge is \$31,256.

Primary Government

Discrete Component Unit

Right-to-use obligations are summarized as follows:

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Note 8. Leases (Continued)

Leased Vehicles Obligation

On April 7, 2017, PHA and Enterprise Fleet Management, Inc. (Enterprise) executed a contract whereby PHA will commence leasing vehicles from Enterprise for a term of 5 years. PHA leased 179 new vehicles in fiscal year 2025. PHA has a total of 517 vehicles leased from Enterprise. At the end of the lease term, PHA will extend the lease for an additional 3 years. After an additional 3 years, the vehicles will be returned to Enterprise. The present value of vehicles acquired under the capital lease was \$21,110,693 and accumulated amortization was \$9,150,594 as of March 31, 2025. The amortization expense on assets recorded under the lease for the year ended March 31, 2025, was \$2,466,510.

Maintenance Equipment Obligation

On August 6, 2021, PHA entered into an agreement with Herc Rentals Inc. to provide equipment rental services. The original terms expire after three years with three one-year option periods renewed solely at the discretion of PHA. The amortization expense on assets recorded under the lease for the year ended March 31, 2025, was \$57,805.

Computer Equipment Obligation

On December 8, 2020, PHA entered into an agreement with CDW Government, LLC to provide computer hardware, software, and related services. The agreement term expires after five years. The amortization expense on assets recorded under the lease for the year ended March 31, 2025, was \$2,317,955.

Office Equipment Obligation

On February 1, 2018, PHA entered into an agreement with Xerox Corporation to provide multifunctional copier printer managed print services. The agreement was renewed till May 1, 2028, with monthly payments of \$40,116 for an additional five-year term. The amortization expense on assets recorded under the lease for the year ended March 31, 2025, was \$362,422.

Sharswood Garage Obligation

On October 28, 2020, PHA entered into a sublease agreement with Sharswood Garage 1, LLC for the parking garage constructed at the Sharswood Condominium site. Lease payments began December 1, 2022, and continue until November 1, 2030. Monthly payments are \$64,212 through November 30, 2027, then become \$99,800 until the end of the lease term. The amortization expense on assets recorded under the lease for the year ended March 31, 2025, was \$781,896.

Other Agreements

As described in Note 20, PHA has blended and discrete component units that have been developed over several decades. PHA has entered into lease agreements for the parcels of land used to develop most of these properties ranging to ninety-nine years. PHA is paid a nominal amount of one dollar or ten dollars per year for these leases.

Discrete Component Unit

Spring Garden Development Associates LP entered into a ground lease agreement with Spring Garden Community Development Corporation. The term of the lease began December 1, 2008, and expires December 1, 2088. The cost of the ground lease is \$9,000 annually. The right-to-use asset of \$332,167 is included in other assets on the Statement of Net Position.

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Note 9. Subscription-Based Information Technology Arrangements (SBITA)

SBITA assets and obligations are summarized as follows:

Primary Government	Total
Subscription assets	\$ 1,311,569
Less: Accumulated amortization	(402,844)
Total	\$ 908,725

Primary Government	Principal	Interest	Total
Years Ending March 31,			
2026	\$ 215,703	\$ 76,796	\$ 292,499
2027	237,020	58,384	295,404
2028	259,800	38,154	297,954
2029	204,485	15,982	220,467
Total lease obligations	917,008	189,316	1,106,324
Less: current portion	(236,850)		
Long-term SBITA obligations	\$ 680,158		

PHA has entered into multiple agreements with software providers that convey the control of the right to use information technology software, alone or in combination with tangible capital assets as specified in the contract for a minimum contractual period of greater than one year.

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Note 10. Mortgages and Notes Receivable

Mortgages and notes receivable are summarized as follows:

(a) Mortgage note due from a third party with interest rate of 3.65% and maturity date of December 2061	\$ 22,564,333
(b) Mortgage note due from a third party with interest rate of 3.00%, secured by Roberto Clemente Homes and subordinate to the other Senior Loans; and maturity date of May 2057	1,236,000
(c) Mortgage note due from a third party with interest rate of 3.00%, secured by the property; and maturity date of September 2059	2,472,000
(d) Subsidy loans notes due from multiple homebuyers with 0% interest rate, secured by the homebuyers properties; due if properties are sold within 10 years and forgiven after 20 years of execution date	2,900,000
(e) Note receivable due from a third party with interest rate of 2.00%, secured by interest and rights of the borrower in the Sharswood North Lot; maturity date of October 2030	19,801,616
(f) Mortgage note due from a third party with 2.00% interest rate, secured by the manager's interest in Sharswood 1, LLC and proceeds; maturity date of November 2030	6,108,868
(g) Note receivable due from a third party with 0% interest rate, secured by the manager's interest in Sharswood 1 Garage LLC and proceeds; maturity date of November 2030	632,000
(h) Mortgage note due from a third party with interest rate of 0% during construction then 1.00% after completion of construction, secured by Norris Homes Phase V and subordinate to the First Mortgage Note; maturity date of December 2059	9,698,525
(i) Mortgage note due from a third party with interest rate of 0% during construction then 1.00% after completion of construction, secured by borrower's right, title, and interest in and to the land and improvements, and proceeds; maturity date of December 2060	4,747,000
(j) Note receivable due from a third party with interest rate of 1.00% secured by borrower's right, title, and interest in and to the land and improvements, and proceeds; maturity date of July 2058	1,515,000
(k) Mortgage note due from a third party with interest rate of 1.00% secured by Susquehanna Townhome Apartments and subordinate to the First Mortgage Note; maturity date of November 2060	6,565,000
(l) Mortgage note due from a third party secured by Sharswood Phase II and subordinate to the First Mortgage Note with interest rate of 0% until permanent mortgage commencement and 1.30% subsequent to commencement; maturity date of March 2062	6,803,372
(m) Mortgage note due from a third party secured by Sharswood III Part 1 LLC and subordinate to the First Mortgage Note with interest rate of 0% until permanent mortgage commencement and 1% subsequent to commencement; maturity date of June 2063	11,225,000
(n) Mortgage note due from a third party secured by Sharswood III Part 2 LLC and subordinate to the First Mortgage Note with interest rate of 0% until permanent mortgage commencement and 1% subsequent to commencement; maturity date of June 2063	24,136,277

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Note 10. Mortgages and Notes Receivable (Continued)

(o) Mortgage note due from a third party secured by Sharswood III Part 3 LLC and subordinate to the First Mortgage Note with interest rate of 0% until permanent mortgage commencement and 1% subsequent to commencement; maturity date of June 2063	27,892,218
(p) Mortgage note due from a third party secured by Sharswood III LLC and subordinate to the First Mortgage Note with interest rate of 0% until permanent mortgage commencement and 1% subsequent to commencement; maturity date of December 2064	3,658,858
(q) Mortgage note due from a third party secured by Sharswood III LLC and subordinate to the First Mortgage Note with interest rate of 0% until permanent mortgage commencement and 1% subsequent to commencement; maturity date of December 2064	500,000
(r) Mortgage note due from a third party secured by North Lot and subordinate to the First Mortgage Note with only payments until January 1, 2028; maturity of December 2051	4,300,000
(s) Amounts due from PHA component units, at interest rates ranging from 0% to 10% and maturity dates ranging from November 2040 to November 2069 (Note 12)	282,211,969
Mortgage and notes receivable from third party and discrete component units	438,968,036
Accrued interest from third party and discrete component units	62,170,773
	\$ 501,138,809

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

At closing under the purchase contract, PRA and Southwark as legal and beneficial owner of the property conveyed their interest in land to PHA and transferred the improvements to Courtyard, and PHA leased the land to Courtyard. Southwark paid PHA the sum of \$12 million because of the PHA mortgages, and Courtyard assumed the outstanding balance of PHA's mortgage. At closing, Courtyard executed a replacement promissory note in the remaining principal amount of \$21,826,903. The remaining principal, if unpaid, plus accrued interest shall be due and payable on December 30, 2061, and limited to Courtyard's interest in the land and the property. The outstanding principal balance as of March 31, 2025, was \$22,564,333 and accrued interest was \$5,407,818.

- (b) PHA issued a loan to Roberto Clemente Homes, L.P. in the amount of \$1.2 million for the purpose of providing funds for the substantial rehabilitation of a building to include 38 units of permanent rental housing for low-income residents located at Roberto Clemente Condominium. The loan note was executed on May 31, 2017. The remaining principal, if unpaid, plus accrued interest shall be due and payable on May 31, 2057. The outstanding principal balance as of March 31, 2025, was \$1,236,000 and accrued interest was \$180,000.
- (c) The amount of \$2.4 million represents a loan agreement between Susquehanna Square Housing LP, and PHA. This PHA note was issued for the purpose of providing funds for the development of thirty-seven (37) units in Susquehanna. The entire outstanding balance of this PHA note, including all unpaid principal, accrued interest, and any other outstanding sums, are due and payable in full upon the expiration of 40 years in September 2059. The outstanding principal balance as of March 31, 2025, was \$2,472,000 and accrued interest was \$234,000.

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Note 10. Mortgages and Notes Receivable (Continued)

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

PHA shall provide a purchase price subsidy loan to each HFHP buyer in the amount of \$145,000 at the closing for the sale of each unit. The purchase price subsidy loan shall be secured by a note and a mortgage that will be recorded in a second lien position. The outstanding principal balance as of March 31, 2025, was \$2,900,000 and accrued interest was \$0.

- (e) In October 2020, entered into a loan agreement with COCRF Investor 170, LLC in the principal amount of \$19,703,100 for the construction of commercial and rental property at the Sharswood North Lot site. Monthly interest only payments are due each month until November 2027 when interest and principal payments begin until the maturity date of October 2030. Interest payments of \$295,546 were received by PHA during fiscal year ending March 31, 2025. The outstanding principal balance as of March 31, 2025, was \$19,801,616 and accrued interest was \$98,516.
- (f) In October 2020, entered into a loan agreement with Sharswood 1, LLC in the principal amount of \$4,664,900 for the construction of commercial and rental property at the Sharswood North Lot site. Monthly interest only payments are due each month until November 1, 2022, when interest and principal payments begin until the maturity date of November 1, 2030. The outstanding principal balance as of March 31, 2025, was \$6,108,868 and accrued interest was \$987,966.
- (g) In October 2020, entered into a loan agreement with Sharswood Garage 1, LLC in the principal amount of \$632,000 for the construction of a parking garage at the Sharswood North Lot site. Interest shall accrue at a rate of zero percent (0%) per annum on the principal amount due. The balance was \$632,000 at March 31, 2025. The outstanding balance shall be due and payable on November 1, 2030.
- (h) PHA issued a loan to Rose Norris Homes, LLC in the amount of \$9,602,500 for the purpose of providing funds for the construction of a building to include 133 units of permanent rental housing for low-income residents located at Norris Homes Phase V. The loan note was executed on December 18, 2019. Simple interest shall accrue at a rate of one percent (1%) per annum on the principal amount due under the note following Conversion. The remaining principal, if unpaid, plus accrued interest, shall be due and payable on December 18, 2059. The outstanding principal balance as of March 31, 2025, was \$9,698,525 and accrued interest was \$192,050.
- (i) PHA issued a loan to Sharswood Phase I LLC in the amount of \$4.7 million for the purpose of providing funds for the construction of a building to include 60 units of permanent rental housing for low-income residents located at Hunt Sharswood Phase I. The loan note was executed on December 18, 2020. Simple interest shall accrue at a rate of one percent (1%) per annum on the principal amount due under the note following Permanent Mortgage Commencement. The remaining principal, if unpaid, plus accrued interest shall be due and payable on December 18, 2060. The outstanding principal balance as of March 31, 2025, was \$4,747,000 and accrued interest was \$94,000.

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Note 10. Mortgages and Notes Receivable (Continued)

- (j) PHA issued a loan to HELP PA VI LP in the amount of \$1.5 million for the purpose of providing funds for the substantial rehabilitation of a building to include 55 units of permanent rental housing for low-income residents located at Hunt HELP Philadelphia VI – Reynolds School. The loan note was executed on July 27, 2020. Simple interest shall accrue at a rate of one percent (1%) per annum on the principal amount due under the note. The remaining principal, if unpaid, plus accrued interest shall be due and payable on July 27, 2058. The outstanding principal balance as of March 31, 2025, was \$1,515,000 and accrued interest was \$49,623.
- (k) PHA issued a loan to Susquehanna Net Zero Housing LP in the amount of \$6.5 million for the purpose of providing funds for the substantial rehabilitation of a building to include 78 units of permanent rental housing for low-income residents located at Susquehanna Townhome Apartments. The loan note was executed on November 12, 2020. Simple interest accrues at a rate of one percent (1%) per annum on the principal amount due under the note. The remaining principal, if unpaid, plus accrued interest shall be due and payable on November 12, 2060. The outstanding principal balance as of March 31, 2025, was \$6,565,000 and accrued interest was \$383,184.
- (l) PHA issued a loan to Sharswood Phase II LLC in the amount of \$7 million for the purpose of providing funds for the construction of a building to include 60 units of permanent rental housing for low-income residents located at Hunt Sharswood Phase II. The loan note was executed on March 16, 2022. Interest shall accrue at a rate of zero percent (0%) per annum on the principal amount due until permanent mortgage commencement and 1.30% subsequent to commencement. The remaining principal, if unpaid, plus accrued interest shall be due and payable on March 16, 2062. The outstanding principal balance as of March 31, 2025, was \$6,803,372 and accrued interest was \$0.
- (m) PHA issued a loan to Sharswood Phase III Part 1 LLC in the amount of \$18.9 million for the purpose of providing funds for the construction of a building to include 57 units of permanent rental housing for low-income residents. The loan note was executed on June 27, 2023. Interest shall accrue at a rate of zero percent (0%) per annum on the principal amount due until permanent mortgage commencement and 1% subsequent to commencement. The remaining principal, if unpaid, plus accrued interest shall be due and payable on June 27, 2063. The outstanding principal balance as of March 31, 2025, was \$11,225,000 and accrued interest was \$0.
- (n) PHA issued a loan to Sharswood Phase III Part 2 LLC in the amount of \$27.1 million for the purpose of providing funds for the construction of a building to include 104 units of permanent rental housing for low-income residents. The loan note was executed on June 27, 2023. Interest shall accrue at a rate of zero percent (0%) per annum on the principal amount due until permanent mortgage commencement and 1.30% subsequent to commencement. The remaining principal, if unpaid, plus accrued interest shall be due and payable on June 27, 2063. The outstanding principal balance as of March 31, 2025, was \$24,136,277 and accrued interest was \$0.
- (o) PHA issued a loan to Sharswood Phase III Part 3 LLC in the amount of \$17 million for the purpose of providing funds for the construction of a building to include 63 units of permanent rental housing for low-income residents. The loan note was executed on June 27, 2023. Interest shall accrue at a rate of zero percent (0%) per annum on the principal amount due until permanent mortgage commencement and 1% subsequent to commencement. The remaining principal, if unpaid, plus accrued interest shall be due and payable on June 27, 2063. The outstanding principal balance as of March 31, 2025, was \$27,892,218 and accrued interest was \$0.

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Note 10. Mortgages and Notes Receivable (Continued)

- (p) PHA issued a loan to Sharswood Phase III LLC in the amount of \$3.6 million for the purpose of providing funds for the construction of a building to include 113 units of permanent rental housing for low-income residents. The loan note was executed on December 15, 2022. Interest shall accrue at a rate of zero percent (0%) per annum on the principal amount due until permanent mortgage commencement and 1% subsequent to commencement. The remaining principal, if unpaid, plus accrued interest shall be due and payable on December 15, 2064. The outstanding principal balance as of March 31, 2025, was \$3,658,858 and accrued interest was \$0.
- (q) PHA issued a Mortgage note due from North 10 Philadelphia, a third party, secured by Sharswood III LLC and subordinate. The outstanding principal balance as of March 31, 2025, was \$500,000 and accrued interest was \$0.
- (r) PHA issued a loan to Sharswood 1, LLC with a closing date of April 2, 2024, in the amount of \$4.3 million, secured by North Lot and subordinate to the first mortgage note with interest only payment until January 1, 2028. The outstanding principal balance as of March 31, 2025, was \$4,300,000 and accrued interest was \$0.
- (s) The amounts due from the component units represent advances of various HUD grants under the MTW Program, Hope VI Program and other capital fund programs. The offsetting liability of the discrete component units is included in long-term debt and accrued interest (Note 12). The mortgage and interest receivable and the respective liabilities net to \$0 except for \$6,662,711 in advances made to component units and timing differences of interest receivables and payables between December 31, 2024, and March 31, 2025.

The repayment schedule is as follows:

Years Ending March 31	
2027-2030	\$ 19,801,618
2031-2035	7,728,834
2036-2040	2,900,000
2041-2045	80,811,424
2046-2050	7,524,420
2051-2055	44,973,460
2056-2060	26,694,704
2061-2065	227,617,824
2066-2070	83,086,525
	<u>501,138,809</u>
Less current portion	-
	<u><u>\$ 501,138,809</u></u>

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Note 11. Unearned Revenue and Other Current Liabilities

Unearned revenue and other current liabilities at March 31, 2025, consisted of the following:

	Primary Government	Discrete Component Units
Accrual for workers' compensation claim (Notes 13 and 14)	\$ 7,333,471	\$ -
Grant advances - Other grants	1,781,698	-
HUD Section 8 funding advances	114,714	-
Emergency housing vouchers - unearned service fees	1,292,187	-
Prepaid rent	11,285	347,267
Other advances	1,851,466	98,849
FSS escrow accounts	848,766	-
Other escrow accounts	49,435	-
Due to affiliates	-	3,705,500
Construction costs payable	-	14,535,171
Other payables	3,813,191	171,721
	\$ 17,096,213	\$ 18,858,508

Note 12. Long-Term Debt

Long-term debt at March 31, 2025, is summarized as follows:

	Beginning Balance (As Restated)	Additions	Repayments	Amortization	Ending Balance	Due within 1 year
Direct Placement:						
Bonds	\$ 26,110,000	\$ -	\$ (635,000)	\$ -	\$ 25,475,000	\$ 665,000
Notes Payable	1,943,950	-	-	-	1,943,950	-
Line of Credit	-	89,500,000	-	-	89,500,000	-
Unamortized bond premium	1,999,358	-	-	(89,858)	1,909,500	-
	\$ 30,053,308	\$ 89,500,000	\$ (635,000)	\$ (89,858)	\$ 118,828,450	\$ 665,000

Discrete Component Units

	Beginning Balance (As Restated)	Additions	Repayments	Amortization	Ending Balance	Due within 1 year
Direct Placements:						
Notes due to PHA	\$ 251,432,113	\$ 24,117,145	\$ -	\$ -	\$ 275,549,258	\$ -
Other notes	186,889,353	26,565,838	(43,950,500)	-	169,504,691	23,809,226
Debt issuance costs	(1,981,566)	(611,308)	291,031	87,485	(2,214,358)	-
	\$ 436,339,900	\$ 50,071,675	\$ (43,659,469)	\$ 87,485	\$ 442,839,591	\$ 23,809,226

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<u>Borrower/Description</u>		
Primary Government	Due Third Parties	Due PHA
PHA Headquarters Project General Revenue Bonds, Series 2017; interest at rates ranging from 3.0% to 5.0% payable each May 1 and November 1; annual principal payments due May 1, 2019 through 2047	\$ 25,475,000	-
Non-interest-bearing note payable provided by Pennsylvania Housing Finance Agency (PHFA) collateralized by Mantua II, LP property; payable from excess revenue as determined by PHFA	1,943,950	-
PNC Bank line of credit	89,500,000	-
Add: unamortized bond premium	1,909,500	-
	<u>\$ 118,828,450</u>	<u>\$ -</u>

PHILADELPHIA HOUSING AUTHORITY
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Note 12. Long-Term Debt (Continued)

Discrete Component Units	Due Third Parties	Due PHA
Non-interest-bearing mortgage note collateralized by 1301 North 8th Limited Partnership property; due in 2062	\$ 2,000,000	\$ -
6.5% mortgage note collateralized by 1301 North 8th Limited Partnership property; principal and interest; due in 2062	1,000,000	-
2.0% mortgage note collateralized by 1952 Allegheny Associates Limited Partnership property; principal and interest; due in 2054	-	577,851
6.0% mortgage note collateralized by 1952 Allegheny Associates Limited Partnership property; principal and interest; due in 2056	315,000	-
6.0% mortgage note collateralized by 1952 Allegheny Associates Limited Partnership property; principal and interest; due in 2056	100,000	-
Non-interest-bearing direct subsidy grant for 1952 Allegheny Associates Limited Partnership; no repayment required if the project is maintained in accordance with AHP regulations until 2031	500,000	-
Non-interest-bearing direct subsidy grant for 1952 Allegheny Associates Limited Partnership; no repayment required if the project is maintained in accordance with AHP regulations until 2031	250,000	-
SOFR Rate plus margin mortgage note collateralized by Allegheny West Plaza LLC; principal and unpaid interest due in 2024	1,662,591	-
Non-interest-bearing mortgage note collateralized by Allegheny West Plaza LLC property; due in 2063	1,000,000	-
3.0% mortgage note collateralized by Allegheny West Plaza LLC property; principal and interest; due in 2061	-	250,000
Non-interest-bearing mortgage note collateralized by Allegheny West Plaza LLC property; due in 2063	1,251,000	-
Non-interest-bearing mortgage note collateralized by Allegheny West Plaza LLC property; due in 2063	50,000	-
0.5% mortgage note collateralized by 8 Diamonds Townhouses property; principal and interest; due in 2040	-	15,968,970
1.0% mortgage note collateralized by Blumberg Apartments Phase I LP property; principal and interest; due in 2047	-	5,466,394
Non-interest-bearing mortgage note collateralized by Blumberg Apartments Phase I LP property; due in 2050	1,500,000	-
5.93% mortgage note collateralized by Blumberg Apartments Phase I LP property; principal and interest paid monthly; matures in 2037	2,135,738	-
1.0% mortgage note collateralized by Blumberg Apartments Phase III Limited Partnership property; principal and interest due in 2051	-	17,081,877
5.9% mortgage note collateralized by Blumberg Apartments Phase III Limited Partnership property; principal and interest due in 2037	5,125,056	-
1% mortgage note collateralized by Blumberg Senior Apartments LP property; principal and interest; due in 2064 or from available net cash flow	-	15,834,930
1.0% mortgage note collateralized by Casa Indiana LLC property; principal and interest due in 2060	2,000,000	-
Non-interest-bearing mortgage note collateralized by Casa Indiana LLC property; due in 2069	1,800,000	-
2.64% mortgage note collateralized by Casa Indiana LLC property; due in 2069	680,000	-
5.6% mortgage note collateralized by Casa Indiana LLC property; principal and interest due in 2069	432,012	-

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Note 12. Long-Term Debt (Continued)

Discrete Component Units (Continued)	Due Third Parties	Due PHA
Non-interest-bearing mortgage note collateralized by Casa Indiana LLC property; due in 2055	\$ 405,000	\$ -
Non-interest-bearing direct subsidy grant for Francis House on Fairmount, L.P.; no repayment required if the project is maintained in accordance with AHP regulations until 2035	543,345	-
Non-interest-bearing direct subsidy grant for Francis House on Fairmount, L.P.; no repayment required if the project is maintained in accordance with AHP regulations until 2035	282,569	-
Non-interest-bearing mortgage note collateralized by Francis House on Fairmount, L.P. property; due in 2055	1,344,310	-
2.25% mortgage note collateralized by Francis House on Fairmount, L.P. property; principal and interest due in 2057	2,375,000	-
3.02% mortgage note collateralized by Francis House on Fairmount, L.P. property; principal and interest due in 2050	294,559	-
3% mortgage note collateralized by West Mill Place, L.P. property; principal and interest due in 2061	-	250,000
5.75% mortgage note collateralized by West Mill Place, L.P. property; principal and interest due in 2063	750,000	-
3.14% mortgage note collateralized by West Mill Place, L.P. property; principal and interest due in 2063	400,000	-
3.14% mortgage note collateralized by West Mill Place, L.P. property; principal and interest due in 2065	400,000	-
1.81% mortgage note collateralized by West Mill Place, L.P. property; principal and interest due in 2063	2,517,711	-
Non-interest-bearing mortgage note collateralized by West Mill Place, L.P. Apartments Phase I LP property; due in 2061	500,000	-
Non-interest-bearing mortgage note collateralized by West Mill Place, L.P. Apartments Phase I LP property; due in 2063	478,263	-
1% mortgage note collateralized by Harrison Senior Tower LP property; principal and interest due in 2062	-	23,526,700
1% mortgage note collateralized by Inglis Methodist Gardens LP property; principal and interest due in 2060	3,000,000	-
1% mortgage note collateralized by Inglis Methodist Gardens LP property; principal and interest due in 2060	1,000,000	-
Non-interest-bearing mortgage note collateralized by Inglis Methodist Gardens LP; property; due in 2060	650,000	-
Non-interest-bearing mortgage note collateralized by Liberty52 LP; property; due in 2054	595,125	-
3.25% mortgage note collateralized by Liberty52 LP; principal and interest due in 2054	500,000	-
3.25% mortgage note collateralized by Liberty52 LP; principal and interest due in 2054	500,000	-
4.75% mortgage note collateralized by Liberty52 LP; principal and interest due in 2054	563,405	-
Applicable federal rate mortgage note collateralized by Lucien E. Blackwell Homes Phase II, L.P. property; principal and interest due in 2060	-	4,201,075
1% mortgage note collateralized by Ludlow Scattered Sites Phase III, L.P. property; principal and interest due in 2052	-	6,050,000

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Note 12. Long-Term Debt (Continued)

Discrete Component Units (Continued)	Due Third Parties	Due PHA
Applicable federal rate mortgage note collateralized by Ludlow Scattered Sites Phase III, L.P. property; principal and interest due in 2062	\$ -	\$ 5,495,499
3% mortgage note collateralized by Mamie Nichols LP property; principal and interest due in 2060	-	500,000
.5% mortgage note collateralized by Mamie Nichols LP property; principal and interest due in 2062	2,000,000	-
7.75% mortgage note collateralized by Mamie Nichols LP property; principal and interest due in 2035	400,000	-
Non-interest-bearing mortgage note collateralized by Mamie Nichols LP property; due in 2058	365,118	-
Non-interest-bearing mortgage note collateralized by Mamie Nichols LP property; due in 2058	500,000	-
7.5% mortgage note collateralized by Mamie Nichols LP property; principal and interest due in 2063	342,669	-
3% mortgage note collateralized by Marshall Shepard Village, L.P. property; principal and interest due in 2062	-	14,395,705
7.6% mortgage note collateralized by HOK Housing, L.P. property; principal and interest due in 2024	1,112,342	-
Non-interest bearing mortgage note collateralized by HOK Housing, L.P. property; principal and interest due in 2063	2,000,000	-
1.85% mortgage note collateralized by HOK Housing, L.P. property; principal and interest due in 2063	2,814,235	-
1.9% mortgage note collateralized by HOK Housing, L.P. property; principal and interest due in 2061	-	250,000
1.9% mortgage note collateralized by HOK Housing, L.P. property; principal and interest due in 2063	1,050,000	-
1.9% mortgage note collateralized by HOK Housing, L.P. property; principal and interest due in 2063	280,000	-
Non-interest bearing mortgage note collateralized by HOK Housing, L.P. property; principal and interest due in 2063	750,000	-
Non-interest-bearing mortgage note collateralized by Maguire Residence property; due in 2054	300,000	-
Non-interest-bearing mortgage note collateralized by Maguire Residence property; due in 2054	1,999,999	-
5.15% mortgage note collateralized by Nellie Reynolds Gardens, L.P. property; principal and interest due in 2062	-	2,848,291
Non-interest bearing mortgage note collateralized by Neumann North, L.P. property; due in 2035	1,665,000	-
6.95% unsecured equipment note; principal and interest due in 2026	122,744	-

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Note 12. Long-Term Debt (Continued)

Discrete Component Units (Continued)	Due Third Parties	Due PHA
4.83% mortgage note collateralized by Neumann North, L.P. property; principal and interest due in 2060	\$ -	\$ 2,000,000
Non-interest bearing mortgage note collateralized by Newcourtland Apartment at Allegheny, LP property; due in 2044	2,750,000	-
Non-interest bearing mortgage note collateralized by Newcourtland Apartment at Allegheny, LP property; due in 2045	600,000	-
2.00% mortgage note collateralized by Newcourtland Apartment at Allegheny, LP property; principal and interest due in 2047	378,510	-
0% mortgage note collateralized by Newcourtland Apartment at Henry Ave LP property; principal and interest due in 2049	1,499,395	-
1.9% mortgage note collateralized by Newcourtland Apartment at Henry Ave LP property; principal and interest due in 2059	4,285,080	-
1.9% mortgage note collateralized by Newcourtland Apartment at Henry Ave LP property; principal and interest due in 2059	6,686,738	-
0% mortgage note collateralized by Newcourtland Apartment at Henry Ave LP property; principal and interest due in 2059	750,000	-
0% mortgage note collateralized by Newcourtland Apartment at Henry Ave 1B LP property; principal and interest due in 2050	750,000	-
1.75% mortgage note collateralized by Newcourtland Apartment at Henry Ave 1B LP property; principal and interest due in 2060	7,396,343	-
Non-interest bearing mortgage note collateralized by Nicole Hines, Limited Partnership property; due in 2051	1,324,656	-
2% mortgage note collateralized by Nicole Hines Limited Partnership; principal and interest due in 2061	1,979,493	-
7% mortgage note collateralized by Nicole Hines Limited Partnership; principal and interest due in 2061	415,400	-
Non-interest bearing mortgage note collateralized by Nicole Hines, Limited Partnership property; due in 2036	271,887	-
2.89% mortgage note collateralized by Nicole Hines Limited Partnership; principal and interest due in 2061	193,762	-
7% mortgage note collateralized by Nicole Hines Limited Partnership; principal and interest due in 2042	284,350	-
6% mortgage note collateralized by Nicole Hines Limited Partnership; principal and interest due in 2061	200,000	-
2% mortgage note collateralized by the Norris Apartments, L.P. property; principal and interest due in 2066	-	13,917,241
1% mortgage note collateralized by North Central CNI Phase II LP property; principal and interest due in 2057	-	9,384,977
1% mortgage note collateralized by North Central CNI Phase II LP property; principal and interest due in 2057	9,000,000	-
5.19% mortgage note collateralized by North Central CNI Phase II LP property; principal and interest due monthly; matures in 2035	4,744,024	-
0% mortgage note collateralized by North Central CNI Phase III LP property; principal and interest due in 2061	-	7,860,360
0% mortgage note collateralized by North Central CNI Phase III LP property; principal and interest due in 2061	7,000,000	-
5.87% mortgage note collateralized by North Central CNI Phase III LP property; principal and interest due in 2036	1,652,388	-

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Note 12. Long-Term Debt (Continued)

Discrete Component Units (Continued)	Due Third Parties	Due PHA
2% mortgage note collateralized by Paschall Phase I, L.P. property; due in 2065	\$ -	\$ 10,657,385
2% mortgage note collateralized by Paschall Phase II, L.P. property; due in 2065	-	14,698,348
2% mortgage note payable collateralized by Queen Lane Apartments, LP; principal and interest due in 2069	-	12,494,750
Non-interest-bearing mortgage note collateralized by Porrata Doria LLC property; due in 2043	-	500,000
6% bearing mortgage note collateralized by Porrata Doria LLC property; due in 2043	629,238	-
Non-interest-bearing mortgage note collateralized by Porrata Doria LLC property; due in 2038	500,000	-
Non-interest-bearing mortgage note collateralized by Porrata Doria LLC property; due in 2038	500,000	-
Non-interest-bearing mortgage note collateralized by Porrata Doria LLC property; due in 2043	807,500	-
Non-interest-bearing mortgage note collateralized by Porrata Doria LLC property; due in 2043	2,200,583	-
6% bearing mortgage note collateralized by Porrata Doria LLC property; due in 2043	309,253	-
Non-interest-bearing mortgage note collateralized by Porrata Doria LLC property; due in 2043	259,646	-
0.10% mortgage note collateralized by Ridge Avenue Housing, L.P. property; principal and interest due in 2041	-	18,187,838
1% mortgage note collateralized by Sharswood Phase 4a, L.P.; property; principal and interest due in 2064	-	14,489,036
Federal funds rate plus 1.75% mortgage note collateralized by Sharswood Phase 4a, L.P. property; principal and interest due in 2024	13,539,580	-
1% mortgage note collateralized by Sharswood Phase 6a, L.P.; property; principal and interest due in 2064	-	16,588,544
Non-interest-bearing mortgage note collateralized by Spring Garden Development Associates, LP property; due in 2039	1,812,625	-
6% mortgage note collateralized by Spring Garden Development Associates, LP property; principal and interest due in 2063	-	1,900,000
Non-interest-bearing mortgage note collateralized by Spring Garden Development Associates, LP property; due in 2041	2,700,000	-
Non-interest-bearing mortgage note collateralized by Spring Garden Development Associates, LP property; due in 2048	2,000,000	-
Non-interest-bearing mortgage note collateralized by Spring Garden Development Associates, LP property; due in 2038	429,800	-
3.0% mortgage note collateralized by Spring Garden Housing Limited Partnership property; due in 2045	500,000	-
6.55% mortgage note collateralized by Spring Garden Housing Limited Partnership property; due in 2045	1,290,000	-
Non-interest-bearing mortgage note collateralized by Spring Garden Housing Limited Partnership property; due in 2045	209,534	-
Non-interest-bearing mortgage note collateralized by Spring Garden Housing Limited Partnership property; due in 2045	1,861,700	-
6.55% mortgage note collateralized by Spring Garden Housing Limited Partnership property; due in 2045	180,000	-

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Note 12. Long-Term Debt (Continued)

Discrete Component Units (Continued)	Due Third Parties	Due PHA
6.55% mortgage note collateralized by Spring Garden Housing Limited Partnership property; due in 2045	\$ -	\$ 1,900,000
5.12% mortgage note collateralized by Spring Garden Housing Limited Partnership property; due in 2045	-	1,039,083
6.55% note payable; Spring Garden Housing Limited Partnership principal and interest due in 2031	51,000	-
Non-interest bearing unsecured note payable Spring Garden Housing Limited Partnership	15,000	-
Non-interest-bearing mortgage note collateralized by St. Anthony's Senior Residences, L.P. property; due in annual installments from 2030 through 2039	1,023,825	-
8.0% note payable; St. Francis Villa Senior Housing, L.P. property; principal and interest due in 2061	-	1,800,000
Non-interest-bearing mortgage note collateralized by St. Francis Villa Senior Housing, L.P. property; due in 2031	443,991	-
Non-interest-bearing note collateralized by St. Ignatius Senior Housing I, L.P. property; due in 2033	756,669	-
5.43% mortgage note collateralized by St. Ignatius Senior Housing I, L.P. property; principal and interest due in 2033	315,000	-
5.43% mortgage note collateralized by St. Ignatius Senior Housing I, L.P. property; principal and interest due in 2033	500,755	-
Non-interest-bearing note collateralized by St. Ignatius Senior Housing I, L.P. property; due in 2033	350,000	-
5.2% mortgage note collateralized by St. Ignatius Senior Housing I, L.P. property; principal and interest due in 2044	-	362,000
4.46% mortgage note collateralized by St. Ignatius Senior Housing II, L.P. property; principal and interest due in 2038	450,000	-
10% mortgage note collateralized by St. Ignatius Senior Housing II, L.P. property; principal and interest due in 2048	-	300,000
Note payable under subsidy agreement for St. Ignatius Senior Housing II, L.P. property; no repayment if meet AHP regulations for 15 years	350,000	-
10% mortgage note collateralized by St. Ignatius Senior Housing II, L.P. principal and interest due in 2038	50,000	-
Non-interest-bearing mortgage note collateralized by St. Rita Place Senior Housing, L.P. property; due in 2056	750,000	-
1% mortgage note collateralized by St. Rita Place Senior Housing, L.P. property; principal and interest due in 2063	2,500,000	-
Non-interest-bearing mortgage note collateralized by St. Rita Place Senior Housing, L.P. property; due in 2061	431,422	-
Non-interest-bearing mortgage note collateralized by St. Rita Place Senior Housing, L.P. property; due in 2061	300,000	-
Non-interest-bearing mortgage note collateralized by St. Rita Place Senior Housing, L.P. property; due in 2061	500,000	-
1% mortgage note collateralized by Strawberry Mansion LP; due in annual installments commencing in 2033, matures in 2054	-	7,519,852
5.77% mortgage note collateralized by Strawberry Mansion LP; principal and interest paid monthly; matures in 2037	2,855,404	-

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Note 12. Long-Term Debt (Continued)

Discrete Component Units (Continued)	Due Third Parties	Due PHA
2.81% mortgage note collateralized by Strawberry Mansion LP; due in annual installments commencing in 2033, matures in 2054	\$ -	\$ 1,052,249
Series C 0.1% mortgage note collateralized by Tasker II, L.P. property; due in 2043	-	20,983,881
6.09% mortgage note collateralized by Uni-Penn Housing Partnership I property; principal and interest due in 2032	188,400	-
6.09% mortgage note collateralized by Uni-Penn Housing Partnership I property; principal and interest due in 2041	-	2,271,039
Non-interest bearing mortgage note collateralized by Uni-Penn Housing Partnership II property; principal and interest due in 2042	656,600	-
5.23% mortgage note collateralized by Uni-Penn Housing Partnership II property; principal and interest due in 2042	-	2,495,383
Bloomberg Short-Term Bank Yield Index, plus the Applicable BSBY Rate Margin mortgage note collateralized by Uni-Penn Housing Partnership II property; principal due in 2025 interest paid monthly	5,752,450	-
Non-interest bearing mortgage note collateralized by Arlene Thorpe Limited Partnership property; principal and interest due in 2042	3,446,246	-
1% mortgage note collateralized by Arlene Thorpe Limited Partnership property; principal and interest due in 2042	2,292,684	-
Non-interest bearing mortgage note collateralized by Arlene Thorpe Limited Partnership property; principal and interest due in 2042	361,680	-
Non-interest bearing mortgage note collateralized by 3200 Germantown Associates property; principal and interest due in 2062	2,540,000	-
1% bearing mortgage note collateralized by 3200 Germantown Associates property; principal and interest due in 2062	1,000,000	-
Non-interest bearing mortgage note collateralized by 3200 Germantown Associates property; principal and interest due in 2062	2,500,000	-
Non-interest bearing mortgage note collateralized by 3200 Germantown Associates property; principal and interest due in 2062	2,529,289	-
Non-interest bearing mortgage note collateralized by 3200 Germantown Associates property; principal and interest due in 2062	-	450,000
Non-interest bearing mortgage note collateralized by 3200 Germantown Associates property; principal and interest due in 2062	100,000	-
	<u>169,504,691</u>	<u>\$ 275,549,258</u>
Total debt for discrete component units	445,053,949	
Less: unamortized debt issuance costs	(2,214,358)	
	<u>\$ 442,839,591</u>	

On June 1, 2017, PHA on behalf of the Philadelphia Housing Authority Development Corporation (PHADC) issued General Revenue Bonds (PHA Headquarters Project) Series 2017 with an aggregate principal amount of \$28,870,000. The Bonds are limited obligations of PHA payable solely from (i) amounts to be paid by PHADC, which amounts consist of project revenues, which include payments of base rent to be paid by PHA under the lease and (ii) other funds available to the Trustee under the Indenture. The obligation to pay the base rent is a general obligation of PHA secured by a pledge of its general revenues under the lease.

Note 12. Long-Term Debt (Continued)

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

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Note 13. Changes in Other Long-Term Liabilities

Changes in other long-term liabilities for the year ended March 31, 2025, are as follows:

Primary Government	Beginning Balance	Increases	Decreases	Ending Balance	Due within 1 year
Other long-term liabilities:					
Estimated liability for other claims	\$ 2,388,733	\$ -	\$ (6,061)	\$ 2,382,672	\$ -
Workers' compensation payable	4,955,914	10,949,820	(8,572,263)	7,333,471	7,333,471
Health trust escrow	1,456,505	6,504	(1,571)	1,461,438	-
FSS escrow	1,723,248	1,098,144	(732,316)	2,089,076	848,766
Total other long-term liabilities	\$ 10,524,400	\$ 12,054,468	\$ (9,312,211)	\$ 13,266,657	\$ 8,182,237
Lease obligations	20,296,090	7,210,918	(6,489,398)	21,017,610	6,250,234
Subscription obligations	1,178,913	-	(261,905)	917,008	236,850
Total long-term liabilities and obligations	\$ 31,999,403	\$ 19,265,386	\$ (16,063,514)	\$ 35,201,275	\$ 14,669,321

Discrete Component Units	Beginning Balance Restated	Increases	Decreases	Ending Balance	Due within 1 year
Other long-term liabilities:					
Development fees payable	\$ 23,000,344	\$ 1,943,052	\$ (2,851,881)	\$ 22,091,515	\$ -
Interest due PHA	52,991,926	5,485,209	(104,013)	58,373,122	-
Interest due to third parties	12,125,768	1,537,323	(13,077)	13,650,014	475,158
Other liabilities	258,397	793,231	(63,434)	988,194	-
Due to partners	12,832,982	7,497,348	(1,174,006)	19,156,324	9,397,584
Total other long-term liabilities	\$ 101,209,417	\$ 17,256,163	\$ (4,206,411)	\$ 114,259,169	\$ 9,872,742
Lease obligations	327,359	-	(2,477)	324,882	9,000
Total long-term liabilities and obligations	\$ 101,536,776	\$ 17,256,163	\$ (4,208,888)	\$ 114,584,051	\$ 9,881,742

Note 14. Workers' Compensation Insurance

PHA maintains a loss-sensitive Workers' Compensation & Employer's Liability insurance policy whereby PHA has responsibility to pay a significant portion of claims. For the policy periods which were inceptioned from October 15, 2008, through October 15, 2022, except for the policy period from October 15, 2015, to October 15, 2016, PHA was insured under a large-deductible Workers Compensation program whereby PHA was responsible to pay the first \$350,000 of Workers Compensation & Employers Liability claims for each and every occurrence. Losses were accrued based on the insurance carrier's estimate of losses attributable to the claims filed in each policy year, and the estimated losses for each policy year are updated periodically by the insurance carrier. PHA is required to fund the estimated losses into an escrow account held by the insurance carrier, and claims incurred are paid out of the escrow fund on a recurring basis until all claims from those policy terms are closed. As of March 31, 2025, the balance in the escrow fund related to the large deductible policies, which inceptioned October 15, 2008 through October 15, 2024, was \$10,263,934 and is included in restricted cash and cash equivalents in the statement of net position. The estimated future amounts payable against the escrow fund based on anticipated development of existing open claims is \$7,333,471. This amount is recorded as other liabilities. See Note 11. Please note that the 2018-2019 policy year was subject to pre-determined buyout and closed out at last year's adjustment.

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

	Beginning Balance	Increases	Decreases	Ending Balance
For the year ended March 31, 2025	\$ 4,955,914	\$ 10,949,820	\$ (8,572,263)	\$ 7,333,471

	Beginning Balance	Increases	Decreases	Ending Balance
For the year ended March 31, 2024	\$ 5,694,604	\$ 12,185,430	\$ (12,924,120)	\$ 4,955,914

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Note 15. Employees' Retirement Plans

Defined Benefit Pension Plan

Plan Description

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

Plan participants at November 1, 2023, were as follows:

Active	251
Vested terminations	208
Retiree and beneficiary currently receiving benefits	1,396
Total	<u>1,855</u>

Covered employees	As of March 31, 2025, the Plan covered non-represented employees hired before October 1, 2005.

In April 2014, non-represented employees' benefits were frozen.

Current annual covered payroll	\$1,858,220

Normal retirement date	65 th birthday

Normal retirement benefit	2.5 percent of average earnings, as defined in the Plan, multiplied by the years of service not to exceed 25 years, plus 1.25 percent of average earnings multiplied by years of service in excess of 25 years.

Death benefit	The Plan contains provisions for the payment of benefits to surviving spouses of employees.

Actuarially Determined Contribution Requirements and Contributions Made

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

- a) A rate of return on the investments of 6.5 percent per year
- b) Projected salary increases of 3.0 percent per year
- c) No post-retirement benefit increase

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Note 15. Employees' Retirement Plans (Continued)

Defined Benefit Pension Plan (Continued)

Funding Policy

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

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

The PHA Pension Board of Trustees has the authority to establish and amend the Plan provisions.

Net Pension Liability

At March 31, 2025, PHA reported a net pension liability of \$46,365,332. The components of the net pension liability of the Plan were measured at October 31, 2024, and were as follows:

Total Pension Liability (as of October 31, 2023)	\$ 247,558,249
Plan Fiduciary Net Position	201,192,917
Authority's Net Pension Liability	<u>\$ 46,365,332</u>

Plan fiduciary net position as a percentage of the total pension liability	81.27%

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation for the October 31, 2023, measurement period, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation rate	<i>2.5 percent</i>
Salary increases	<i>3.0 percent, average including inflation</i>
Investment rate of return	<i>6.5 percent, net of pension plan investment expense, including inflation</i>

At October 31, 2024, measurement date, mortality rates were based on the PubG-2010 Total General Mortality, set forward 3 years for males and 2 years for females, projected on a generational basis using Scale MP-2021.

The actuarial assumptions used in the valuation for the October 31, 2024, measurement period were based on past experience under the Plan and reasonable future expectations, which represent the Plan's best estimate of anticipated experience. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

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Note 15. Employees' Retirement Plans (Continued)

Defined Benefit Pension Plan (Continued)

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of October 31, 2024, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash	2%	0.78%
US Large-Cap Equity	21%	5.42%
US Small/Mid-Cap Equity	9%	6.65%
Non-US Developed Equity	11%	5.47%
Emerging Market Equity	7%	9.87%
US TIPS	5%	2.23%
US Aggregate Bond	10%	2.43%
US Short-Term Treasury Bond (1-3 Year)	15%	1.62%
US Short-Term Corporate Bond (1-3 Year)	10%	2.68%
Global Asset Allocation Strategy (GMO)	10%	3.96%
Total	100%	

Rate of return

For the year ended October 31, 2024, the annual money-weighted rate of return on Plan investments, net of the Plan investment expense, was a net investment loss of 19.72%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts invested.

Discount Rate

The discount rate used to measure the total pension liability was 6.5 percent. The projection of cash flows used to determine the discount rate assumed that Plan member contributions will be made at the current contribution rate and that Plan contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

The following presents the net pension liability of the Authority, calculated using the discount rate of 6.5 percent, as well as what the Authority's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (5.5) percent or 1-percentage point higher (7.5) percent than the current rate:

	1% Decrease (5.5%)	Current Discount Rate (6.5%)	1% Increase (7.5%)
Authority's Net Position Liability	\$ 67,801,958	\$ 46,365,332	\$ 27,720,407

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Note 15. Employees' Retirement Plans (Continued)

Defined Benefit Pension Plan (Continued)

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

November 1, 2023, actuarial valuation was used to determine the net pension liability. Updated procedures were used to roll-forward the net pension liability to the measurement date of October 31, 2024.

	Increase/(Decrease) For the Fiscal Year Ended October 31, 2024		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
BALANCES, as of October 31, 2023	\$ 256,519,585	\$ 179,173,007	\$ 77,346,578
CHANGES FOR THE YEAR			
Service cost	170,559	-	170,559
Interest	15,802,876	-	15,802,876
Differences between expected and actual experience	(2,555,483)	-	(2,555,483)
Change of assumptions	-	-	-
Employer contributions	-	10,857,802	(10,857,802)
Employee contributions	-	108,350	(108,350)
Net investment income	-	33,900,462	(33,900,462)
Benefit payments, net	(22,379,288)	(22,379,288)	-
Plan administrative expenses	-	(467,416)	467,416
NET CHANGES	(8,961,336)	22,019,910	(30,981,246)
Balances, as of October 31, 2024	\$ 247,558,249	\$ 201,192,917	\$ 46,365,332

At March 31, 2025, the deferred outflows of resources and deferred inflows of resources related to the pension are:

	<u>Deferred Inflow of Resources</u>	<u>Deferred Outflow of Resources</u>
Actual/Projected Earnings	\$ (24,318,812)	\$ 19,125,203
November 1, 2024 to March 31, 2025 subsequent contributions	-	4,566,171
Total	\$ (24,318,812)	\$ 23,691,374

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Note 15. Employees' Retirement Plans (Continued)

Defined Benefit Pension Plan (Continued)

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

Years Ending March 31,	
2025	\$ (1,274,261)
2026	4,938,019
2027	(4,326,483)
2028	(4,526,852)
Total	<u>\$ (5,189,577)</u>

Risks and Uncertainties

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

Plan contributions are made, and the actuarial present value of accumulated plan benefits are reported based on certain assumptions pertaining to interest rates, inflation rates, and employee demographics as of the date of the calculation. As a result of the pandemic, all the assumptions used in the actuarial present value of accumulated plan benefits are subject to change. Due to uncertainties inherent in the estimation and assumption processes, it is reasonably possible that an actuarial calculation of the present value of the accumulated plan benefits made subsequent to October 31, 2024, could result in changes in the assumptions used and an estimate that could be materially different from the amounts reported and disclosed in the accompanying financial statements.

Plan Termination

The Pension Board of Trustees intends for the Plan to be permanent but reserves the right to terminate it at any time. The Plan shall terminate automatically upon complete discontinuance of contributions.

In the event the Plan terminates, after prior benefits and payment of final expenses, remaining assets of the Plan will be allocated for the benefits of the participants according to the Plan document. If the amount available for allocation to any participant categories is not sufficient to fully provide the accrued benefits, pro-rata allocation of the amount available will be made for each participant.

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Note 15. Employees' Retirement Plans (Continued)

Defined Contribution Plan

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

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

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

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

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

PHA made contributions of about \$4.1 million to the Plan for the year ended March 31, 2025.

Note 16. Commitments

Energy Performance Contract (EPI)

On September 14, 2018, PHA executed an EPI contract for a five-year term with Johnson Controls Inc. for a total amount not to exceed \$31.5 million. Phase 1 commenced on September 24, 2018, for lighting and water improvements. Phase 2 and Phase 3 commenced in 2022 and 2023 respectively. Phase 2 is for lighting and weatherization, while Phases 3,4 and 5 are for heating upgrades. As of March 31, 2025, approximately \$32.8 million has been expended to date.

Choice Neighborhoods Implementation Grant

On April 23, 2020, HUD awarded PHA \$30 million Choice Neighborhoods Implementation Grant for the implementation of a Transformation Plan for the Sharswood Blumberg area. PHA committed an additional \$34.4 million to this project and has expended approximately \$18.1 million as of March 31, 2025.

PHA Warehouse and Logistics Center

On January 21, 2021, PHA passed a resolution to issue a task order, under an existing contract to AP Construction/Synterra Ltd. for construction management services for a consolidated PHA Warehouse and Logistics Center for approximately \$15.1 million. PHA expended approximately \$13.4 million as of March 31, 2025.

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Note 16. Commitments (Continued)

Harrison Senior Tower

Construction of 116 affordable housing units began in 2022 with total construction costs estimated at \$36.2 million. PHA committed to providing construction financing in the amount of \$26.5 million with \$22.6 million expended as of March 31, 2025.

Blumberg 4A

Construction of 60 affordable housing units beginning July 2022 with total construction costs estimated at \$27.1 million. PHA committed to providing construction financing for approximately \$15.0 million with approximately \$14.6 million expended as of March 31, 2025.

Sharswood Phase 2

Construction of 59 affordable housing units beginning March 2022 with total construction costs estimated at \$28.3 million. PHA committed to providing construction financing for approximately \$7.0 million with approximately \$7.1 million expended as of March 31, 2025.

Beyond Foster Care on Ridge (2112 Ridge Avenue)

Construction of 36 affordable housing units beginning in fiscal year 2023 with total construction costs estimated at \$11.9 million. PHA committed to providing construction financing for approximately \$11.9 million. PHA expended about \$11.5 million as of March 31, 2025.

Blumberg Phase 6A

Construction of 65 affordable housing units beginning in fiscal year 2023 with a total construction costs estimated at \$33.0 million. PHA committed to providing construction financing for approximately \$19.6 million and has expended \$19.4 million as of March 31, 2025.

Fairhill Apartments (Fairhill Phases 1 & II)

Construction of 133 affordable housing units beginning in fiscal year 2023 with a total construction costs estimated at \$88.0 million. PHA committed to providing construction financing for approximately \$56.0 million. PHA expended about \$2.7 million as of March 31, 2025.

Hartranft Community Center

The Hartranft project entails a full rehab to two buildings in the complex beginning in fiscal year 2024 with a total construction costs estimated at \$12.4 million. PHA committed to providing financing for approximately \$6.4 million. PHA expended about \$10.8 million as of March 31, 2025.

Bartram Village Phase I

Construction of 64 affordable housing units beginning in fiscal year 2024 with total construction costs estimated at \$36.3 million. PHA committed to providing construction financing for approximately \$3.6 million. PHA expended approximately \$1.4 million as of March 31, 2025.

Sharswood Phase III (Parts 1, 2, & 3)

Construction of 224 affordable housing units beginning in fiscal year 2024 with total construction costs estimated at \$121.1 million. PHA committed to providing construction financing for approximately \$63.0 million. PHA expended approximately \$61.7 million as of March 31, 2025.

2012 Chestnut Street

Construction of 121 affordable housing units beginning in fiscal year 2024 with total construction costs estimated at \$53.0 million. PHA committed to providing construction financing for approximately \$28.9 million. PHA expended approximately \$1.5 million as of March 31, 2025.

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Note 16. Commitments (Continued)

Sharswood Phase III LLC (Harlan Street)

Construction of 114 affordable housing units beginning in fiscal year 2024 with total construction costs estimated at \$30.3 million. PHA committed to providing construction financing for approximately \$3.6 million. PHA expended approximately \$3.4 million as of March 31, 2025.

Note 17. Compensated Absence

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

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

	Summary of Accrued Compensation Absences		
	Beginning Balance	Net Change	Ending Balance
Current portion	\$ 5,832,862	\$ 3,629,043	\$ 9,461,905
Long-term portion	3,888,576	256,243	4,144,819
	<u>\$ 9,721,438</u>	<u>\$ 3,885,286</u>	<u>\$ 13,606,724</u>

Note 18. Other Post-Employment Benefits (OPEB)

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

Eligibility and Termination

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

Contributions

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

Vesting

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

EHPP Status

The EHPP eligibility was frozen in 2011, and no employees have been added to the EHPP. As of March 31, 2025, PHA had segregated cash of \$1.5 million for the payment of the remaining plan benefits to the 24 previous and current executive employees included in the EHPP. This amount is recorded as other liabilities. See Note 13.

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Note 19. Risk Management

PHA is subject to risk of loss from fire, property damage, personal injury, auto, employment practices, etc. PHA covers these risks through the purchase of commercial insurance. PHA has initiated a loss control program utilizing insurer and broker resources to improve safety at PHA. Loss control training sessions were held in fiscal year 2025. These training courses were done by Loss Control representatives from Conner Strong & Buckelew (PHA's Broker), HARRG Insurance Co. (PHA's liability carrier) and Liberty Mutual (PHA's Workers' Compensation carrier). Risk Management and Human Resources work together to support these efforts.

The PHA Board of Commissioners passed a Risk Management Framework in Resolution 11721 at the July 17, 2014, Board meeting. Pursuant to that Risk Management Framework, a Risk Management Committee at PHA meets quarterly to identify and evaluate risks facing PHA. There were four meetings of the Committee in fiscal year 2025. The Risk Management Committee provides updates to the PHA Audit Committee in conjunction with the Office of Audit and Compliance (OAC). The Risk Management Committee provides an annual report to the Board of Commissioners. The Risk Management Committee also provides input to OAC (when requested) in the formulation of its risk survey to PHA departments as part of its risk identification function.

Note 20. Component Units

Blended Component Units

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

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

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

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

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

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

Suffolk Manor Apartments, L.P. - a Pennsylvania limited partnership which operates 137 residential rental units and has a ninety-nine-year ground lease with PHA at nominal rent. The project was financed by \$13.5 million of investor capital and \$10.5 million in PHA mortgage loans. On August 31, 2018, PHA acquired the Tax Credit Investor's, John Hancock Realty Advisors, Inc., limited partnership interest in Suffolk Manor Apartments, L.P. of 99.99 percent for \$1,

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Note 20. Component Units (Continued)

Blended Component Units (Continued)

assuming responsibility for the annual Tax Credit Investor's transaction costs of \$5,000 and any other costs of transferring the Partnership interest to become the sole member of the new entity SMLP 1416 Clearview LLC.

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

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

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

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

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

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

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

Tasker SLP, LLC - a Pennsylvania limited liability corporation formed by PHA to become the Investor Limited Partner and Special Limited Partner of Tasker I, L.P. PHA is the sole member of Tasker SLP LLC. On February 8, 2021, Tasker SLP LLC acquired the Investor Limited Partner's, MMA Tasker Homes I, LLC, limited partnership

PHILADELPHIA HOUSING AUTHORITY
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Note 20. Component Units (Continued)

Blended Component Units (Continued)

interest in Tasker I, L.P. of 99.99 percent for contract sales price of \$1,850,950 and the Special Limited Partner's, SLP, Inc., limited partnership interest of 0.00 percent for contract sales price of \$10,000 and any other costs of transferring the Partnership interest to Tasker SLP LLC. Tasker SLP LLC also paid related settlement costs of \$19,616 for total acquisition costs of \$1,880,566.

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

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

Lucien E. Blackwell Homes Phase III, L.P. - a Pennsylvania limited partnership which operates 50 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$11.5 million of investor capital and \$2.9 million in PHA mortgage debt.

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

Mill Creek Phase I, L.P. - a Pennsylvania limited partnership which operates 80 residential rental units included in a development known as Lucien Blackwell Homes and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.8 million investor capital and \$6.1 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

CPLP 3 LLC - a Pennsylvania limited liability corporation formed by PHA to become the Investor Limited Partner Cambridge III, L.P. PHA is the sole member of CPLP 3 LLC. On May 25, 2022, CPLP 3 LLC acquired the Investor Limited Partner's, TCIG Guaranteed Tax Credit Fund VI, LLC, limited partnership interest in Cambridge III, L.P. of 99.99 percent for contract sales price of \$100 and any other costs of transferring the Partnership interest to CPLP 3 LLC. CPLP 3 LLC paid related settlement costs of \$31,009 for total acquisition costs of \$31,109.

Cambridge III, L.P. - a Pennsylvania limited partnership which operates a 40-unit rental housing project and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$6.3 million of investor capital and \$3 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

GHLP LLC - a Pennsylvania limited liability corporation formed by PHA to become the Investor Limited Partner Germantown House, L.P. PHA is the sole member of GHLP LLC. On April 6, 2023, GHLP LLC acquired the Investor Limited Partner's, MMA Germantown House, L.P., limited partnership interest in Germantown House, L.P. of 99.99 percent for contract sales price of \$274,755 and any other costs of transferring the Partnership interest to GHLP LLC. GHLP LLC paid related settlement costs of \$58,537 for total acquisition costs of \$333,292.

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Note 20. Component Units (Continued)

Blended Component Units (Continued)

Germantown House, L.P. - a Pennsylvania limited partnership which operates a 133-unit apartment project and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$11.9 million of investor capital and \$8.2 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

MLK4LP LLC - a Pennsylvania limited liability corporation formed by PHA to become the Investor Limited Partner Uni-Penn Housing Partnership IV PHA is the sole member of MLK4LP LLC. On April 6, 2023, MLK4LP LLC acquired the Investor Limited Partner's, MMA MLK IV Limited Partnership, limited partnership interest in Uni-Penn Housing Partnership IV of 99.99 percent for contract sales price of \$410,290 and any other costs of transferring the Partnership interest to MLK4LP LLC. MLK4LP LLC paid related settlement costs of \$11,957 for total acquisition costs of \$422,247.

Uni-Penn Housing Partnership IV - a Pennsylvania limited partnership which operates 42 residential rental units known as Martin Luther King Plaza and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$5.4 million of investor capital and \$3.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

MLP Phase I LLC - a Pennsylvania limited liability corporation formed by PHA to become the Investor Limited Partner *Mantua Phase I, L.P.* PHA is the sole member of MLP Phase I LLC. On July 31, 2024, MLP Phase I LLC acquired the Investor Limited Partner's, PNC Tax Capital Institutions/Fund 43 L.P., limited partnership interest in Mantua Phase I, L.P. of 99.99 percent for contract sales price of \$24,000 and any other costs of transferring the Partnership interest to MLP Phase I, LLC. MLP Phase I LLC paid related settlement costs of \$46,269 for total acquisition costs of \$70,269. See Note 24.

Mantua Phase I, L.P. - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$9.5 million investor capital and \$8.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits. Prior to MLP Phase I LLC, an entity solely owned by PHA, becoming the Limited Partner of Mantua Phase I, L.P, Mantua Phase I, L.P was reported as a discretely presented component unit. With the acquisition of the 99.99 percent investor limited partnership interest by MLP Phase I LLC, Mantua Phase I, L.P is now a blended component unit of PHA. The beginning net position of (\$597,932) was transferred from the discrete component unit into the blended component unit. See Note 24.

MLP Phase II LLC - a Pennsylvania limited liability corporation formed by PHA to become the Investor Limited Partner *Mantua Phase I, L.P.* PHA is the sole member of MLP Phase II LLC. On July 31, 2024, MLP Phase II LLC acquired the Investor Limited Partner's, PNC Tax Capital Institutions/Fund 43 L.P., limited partnership interest in Mantua Phase II, L.P. of 99.99 percent for contract sales price of \$24,000 and any other costs of transferring the Partnership interest to MLP Phase II, LLC. MLP Phase II LLC paid related settlement costs of \$14,963 for total acquisition costs of \$38,963. See Note 24.

Mantua Phase II, L.P. - a Pennsylvania limited partnership which operates 51 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$5.4 million of investor capital and \$9.7 million in PHA mortgage debt and \$2.0 million in PHFA TCAP funds. The project has qualified for federal low-income housing credits. Prior to MLP Phase II LLC, an entity solely owned by PHA, becoming the Limited Partner of Mantua Phase II, L.P, Mantua Phase II, L.P was reported as a discretely presented component unit. With the acquisition of the 99.99 percent investor limited partnership interest by MLP Phase II LLC, *Mantua Phase II, L.P.*, is now a blended component unit of PHA. The beginning net position of \$806,207 was transferred from the discrete component unit into the blended component unit. See Note 24.

PHILADELPHIA HOUSING AUTHORITY
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Note 20. Component Units (Continued)

Blended Component Units (Continued)

WLP Phase I LLC - a Pennsylvania limited liability corporation formed by PHA to become the Investor Limited Partner Warnock Phase I, L.P. PHA is the sole member of WLP Phase I LLC. On May 30, 2024, WLP Phase I LLC acquired the Investor Limited Partner's, PNC Multifamily Capital Institutional Fund XL, L.P., limited partnership interest in Warnock Phase I, L.P. of 99.99 percent for contract sales price of \$10,000 and any other costs of transferring the Partnership interest to WLP Phase I LLC. WLP Phase I LLC paid related settlement costs of \$13,141 for total acquisition costs of \$23,141. See Note 24.

Warnock Phase I, L.P. - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project began operations in October 2010 and is financed by \$10.6 million of investor capital and \$7.8 million in PHA mortgage debt. The project has qualified for federal low-income housing credits. Prior to WLP Phase I LLC, an entity solely owned by PHA, becoming the Limited Partner of Warnock Phase I, L.P, Warnock Phase I, L.P was reported as a discretely presented component unit. With the acquisition of the 99.99 percent in Warnock Phase I investor limited partnership interest by WLP Phase I LLC, *Warnock Phase I, L.P.*, is now a blended component unit of PHA. The beginning net position of (\$1,947,439) was transferred from the discrete component unit into the blended component unit. See Note 24.

WLP Phase II LLC - a Pennsylvania limited liability corporation formed by PHA to become the Investor Limited Partner Warnock Phase II, L.P. PHA is the sole member of WLP Phase II LLC. On May 30, 2024, WLP Phase II LLC acquired the Investor Limited Partner's, PNC Multifamily Capital Institutional Fund XL, L.P., limited partnership interest in Warnock Phase II, L.P. of 99.99 percent for contract sales price of \$10,000 and any other costs of transferring the Partnership interest to WLP Phase II LLC. WLP Phase II LLC paid related settlement costs of \$24,472 for total acquisition costs of \$34,472. See Note 24.

Warnock Phase II, L.P. - a Pennsylvania limited partnership which operates 45 senior residential rental units within a three-story building. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project began operations in March 2010 and is financed by \$8.4 million of investor capital and \$7.3 million in PHA mortgage debt. The project has qualified for federal low-income housing. Prior to WLP Phase II LLC, an entity solely owned by PHA, becoming the Limited Partner of Warnock Phase II, L.P, Warnock Phase II, L.P was reported as a discretely presented component unit. With the acquisition of the 99.99 percent in Warnock Phase II investor limited partnership interest by WLP Phase II LLC, *Warnock Phase II, L.P.*, is now a blended component unit of PHA. The beginning net position of \$2,049,434 was transferred from the discrete component unit into the blended component unit. See Note 24.

PHA also formed other Blended Component Units namely, Elderly and Disabled Services, LLC, Philadelphia Urban Revitalization Enterprise, LLC, Reynolds School, LLC, and Walton School, LLC. As of March 31, 2025, these component units have no significant activities.

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

PHILADELPHIA HOUSING AUTHORITY
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Note 20. Component Units (Continued)

Blended Component Units (Continued)

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

	PHADC 3/31/2025	PAPMC 12/31/2024	Gordon Street, LLC 12/31/2024	Oakdale Street, LLC 12/31/2024	Suffolk Manor Apartments, L.P. 12/31/2024	Cambridge Plaza, L.P. 12/31/2024	Cambridge Plaza II, L.P. 12/31/2024	CPLP 2 LLC 3/31/2025
ASSETS								
Cash and cash equivalents	\$ 199,610,217	\$ 404,021	\$ 300,602	\$ 140,125	\$ 1,124,908	\$ 269,344	\$ 244,665	\$ -
Restricted cash and cash equivalents	4,527,598	-	229,176	121,249	846,039	558,635	944,078	-
Receivables	147,752,836	4,084,320	47,996	31,080	531,128	83,256	142,555	-
Other current assets	500,833	23,765	-	5,106	-	-	-	-
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	200,883,678	-	5,626,107	3,185,030	11,303,784	3,016,737	3,883,321	-
Noncurrent assets	10,308,973	-	-	-	-	-	-	-
Total Assets	563,584,135	4,512,106	6,203,881	3,482,590	13,805,859	3,927,972	5,214,619	-
Deferred outflows of resources								
	-	-	-	-	-	-	-	-
LIABILITIES								
Current liabilities	356,438,907	800,872	8,502,364	4,760,316	22,846,766	6,081,602	7,853,732	23,375
Noncurrent liabilities	-	58,275	-	-	-	-	-	-
Long-term debt	89,500,000	-	-	-	-	-	-	-
Total Liabilities	445,938,907	859,147	8,502,364	4,760,316	22,846,766	6,081,602	7,853,732	23,375
Deferred inflows of resources								
	37,061,325	-	-	-	-	-	-	-
NET POSITION								
Net investment in capital assets	111,383,678	-	5,626,107	3,185,030	11,303,784	3,016,737	3,883,321	-
Restricted grants and donations	-	-	-	-	-	-	-	-
Restricted reserves	3,618,474	-	226,899	120,061	833,070	555,053	939,722	-
Unrestricted (deficit)	(34,418,249)	3,652,959	(8,151,489)	(4,582,817)	(21,177,761)	(5,725,420)	(7,462,156)	(23,375)
Total Net Position	\$ 80,583,903	\$ 3,652,959	\$ (2,298,483)	\$ (1,277,726)	\$ (9,040,907)	\$ (2,153,630)	\$ (2,639,113)	\$ (23,375)

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
March 31, 2025

Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Richard Allen Phase III, L.P. 12/31/2024	RA Phase 3 LLC 3/31/2025	PHA Plymouth Hall, LLC 12/31/2024	Mt. Olivet L.P. 12/31/2024	Mt. Olivet SLP, LLC 3/31/2025	Tasker I, L.P. 12/31/2024	Tasker SLP, LLC 3/31/2025	Lucien E Blackwell Homes Phase III, L.P. 12/31/2024	LBHLP III LLC 3/31/2025
ASSETS									
Cash and cash equivalents	\$ 945,403	\$ -	\$ 113,954	\$ 744,431	\$ -	\$ 1,013,593	\$ -	\$ 525,584	\$ -
Restricted cash and cash equivalents	2,828,972	-	2,123,673	2,010,390	-	3,758,894	-	939,963	-
Receivables	618,693	-	28,167	696,571	-	1,084,381	-	331,203	-
Other current assets	-	-	12,363	9,108	-	-	-	-	-
Mortgage receivable	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	14,502,052	-	55,584	7,588,658	-	20,465,980	-	7,101,809	-
Noncurrent assets	-	-	-	-	-	-	-	-	-
Total Assets	18,895,120	-	2,333,741	11,049,158	-	26,322,848	-	8,898,559	-
Deferred outflows of resources	-	-	-	-	-	-	-	-	-
LIABILITIES									
Current liabilities	24,388,649	1,119,073	2,594,204	18,230,680	842,963	35,050,606	1,880,566	7,580,134	21,234
Noncurrent liabilities	-	-	-	-	-	-	-	-	-
Long-term debt	-	-	-	-	-	-	-	-	-
Total Liabilities	24,388,649	1,119,073	2,594,204	18,230,680	842,963	35,050,606	1,880,566	7,580,134	21,234
Deferred inflows of resources	-	-	-	-	-	-	-	-	-
NET POSITION									
Net investment in capital assets	14,502,052	-	55,584	7,588,658	-	20,465,980	-	7,101,809	-
Restricted grants and donations	-	-	-	-	-	-	-	-	-
Restricted reserves	2,809,612	-	2,118,228	1,994,352	-	3,731,868	-	935,310	-
Unrestricted (deficit)	(22,805,193)	(1,119,073)	(2,434,275)	(16,764,532)	(842,963)	(32,925,606)	(1,880,566)	(6,718,694)	(21,234)
Total Net Position	\$ (5,493,529)	\$ (1,119,073)	\$ (260,463)	\$ (7,181,522)	\$ (842,963)	\$ (8,727,758)	\$ (1,880,566)	\$ 1,318,425	\$ (21,234)

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
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Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Mill Creek Phase I, L.P. 12/31/2024	MCLP Phase I LLC 3/31/2025	Cambridge III, L.P. 12/31/2024	CPLP 3 LLC 3/31/2025	Germantown House, L.P. 12/31/2024	GHLP LLC 3/31/2025	Uni-Penn Housing Partnership IV 12/31/2024	MLK4LP LLC 3/31/2025
ASSETS								
Cash and cash equivalents	\$ 715,738	\$ -	\$ 321,055	\$ -	\$ 703,568	\$ -	\$ 329,710	\$ -
Restricted cash and cash equivalents	1,773,867	-	897,114	-	1,856,085	-	752,609	-
Receivables	378,299	-	122,287	-	797,068	-	310,520	-
Other current assets	-	-	-	-	-	-	-	-
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	7,962,727	-	4,078,325	-	10,246,094	-	4,436,102	-
Noncurrent assets	-	-	-	-	-	-	-	-
Total Assets	10,830,631	-	5,418,781	-	13,602,815	-	5,828,941	-
Deferred outflows of resources	-	-	-	-	-	-	-	-
LIABILITIES								
Current liabilities	12,484,926	30,694	6,437,170	31,109	12,942,454	333,292	6,832,404	422,247
Noncurrent liabilities	-	-	-	-	-	-	-	-
Long-term debt	-	-	-	-	-	-	-	-
Total Liabilities	12,484,926	30,694	6,437,170	31,109	12,942,454	333,292	6,832,404	422,247
Deferred inflows of resources	-	-	-	-	-	-	-	-
NET POSITION								
Net investment in capital assets	7,962,727	-	4,078,325	-	10,246,094	-	4,436,102	-
Restricted grants and donations	-	-	-	-	-	-	-	-
Restricted reserves	1,765,947	-	893,154	-	1,841,684	-	748,550	-
Unrestricted (deficit)	(11,382,969)	(30,694)	(5,989,868)	(31,109)	(11,427,417)	(333,292)	(6,188,115)	(422,247)
Total Net Position	\$ (1,654,295)	\$ (30,694)	\$ (1,018,389)	\$ (31,109)	\$ 660,361	\$ (333,292)	\$ (1,003,463)	\$ (422,247)

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
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Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Mantua Phase I, L.P. 12/31/2024	Mantua II Phase II, L.P. 3/31/2025	Warnock I Phase I, L.P. 12/31/2024	Warnock II Phase II, L.P. 3/31/2025	MLP Phase I LLC 12/31/2024	MLP Phase II LLC 3/31/2025	WLP Phase I LLC 12/31/2024	WLP Phase II LLC 3/31/2025
ASSETS								
Cash and cash equivalents	\$ 155,444	\$ 162,553	\$ 240,667	\$ 12,548	\$ -	\$ -	\$ -	\$ -
Restricted cash and cash equivalents	1,123,525	1,102,086	1,146,434	563,080	-	-	-	-
Receivables	490,937	326,466	286,713	408,097	-	-	-	-
Other current assets	-	-	-	26,399	-	-	-	-
Mortgage receivable	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	10,215,468	9,304,948	10,219,441	8,927,704	-	-	-	-
Noncurrent assets	8,728	14,579	-	-	-	-	-	-
Total Assets	11,994,102	10,910,632	11,893,255	9,937,828	-	-	-	-
Deferred outflows of resources	-	-	-	-	-	-	-	-
LIABILITIES								
Current liabilities	12,083,564	10,168,275	10,466,910	12,782,435	70,269	38,963	23,141	34,472
Noncurrent liabilities	-	-	-	6,908	-	-	-	-
Long-term debt	-	1,943,950	-	-	-	-	-	-
Total Liabilities	12,083,564	12,112,225	10,466,910	12,789,343	70,269	38,963	23,141	34,472
Deferred inflows of resources	-	-	-	-	-	-	-	-
NET POSITION								
Net investment in capital assets	10,215,468	7,360,998	10,219,441	8,927,704	-	-	-	-
Restricted grants and donations	-	-	-	-	-	-	-	-
Restricted reserves	1,118,773	1,097,037	1,141,484	558,625	-	-	-	-
Unrestricted (deficit)	(11,423,703)	(9,659,628)	(9,934,580)	(12,337,844)	(70,269)	(38,963)	(23,141)	(34,472)
Total Net Position	\$ (89,462)	\$ (1,201,593)	\$ 1,426,345	\$ (2,851,515)	\$ (70,269)	\$ (38,963)	\$ (23,141)	\$ (34,472)

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Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Philly Seeds, Inc. 12/31/2024	BCU Total	PHA 3/31/2025	Eliminations	Primary Government Total
ASSETS					
Cash and cash equivalents	\$ 309,175	\$ 208,387,305	\$ 113,389,203	\$ -	\$ 321,776,508
Restricted cash and cash equivalents	397,747	28,501,214	19,568,725	-	48,069,939
Receivables	-	158,552,573	919,952,249	(827,770,478)	250,734,344
Other current assets	-	577,574	1,266,427	-	1,844,001
Mortgage receivable	-	-	501,138,809	-	501,138,809
Restricted investments	2,347,597	2,347,597	-	-	2,347,597
Capital assets, net of depreciation	-	343,003,549	587,182,583	(36,955,350)	893,230,782
Noncurrent assets	-	10,332,280	13,377,881	-	23,710,161
Total Assets	3,054,519	751,702,092	2,155,875,877	(864,725,828)	2,042,852,141
Deferred outflows of resources	-	-	23,691,374	-	23,691,374
LIABILITIES					
Current liabilities	17,000	584,215,368	322,500,605	(827,770,478)	78,945,495
Noncurrent liabilities	-	65,183	55,529,388	-	55,594,571
Long-term debt	-	91,443,950	42,167,034	-	133,610,984
Total Liabilities	17,000	675,724,501	420,197,027	(827,770,478)	268,151,050
Deferred inflows of resources	-	37,061,325	27,004,170	(36,955,350)	27,110,145
NET POSITION					
Net investment in capital assets	-	251,559,599	528,098,429	(36,955,350)	742,702,678
Restricted grants and donations	2,189,611	2,189,611	10,481	-	2,200,922
Restricted reserves	-	27,047,903	208,164,808	-	235,212,711
Unrestricted (deficit)	847,908	(241,880,847)	996,092,336	36,955,350	791,166,839
Total Net Position	\$ 3,037,519	\$ 38,916,266	\$ 1,732,366,054	\$ -	\$ 1,771,282,320

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
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Note 20. Component Units (Continued)

Blended Component Units (Continued)

	PHADC 3/31/2025	PAPMC 12/31/2024	Gordon Street, LLC 12/31/2024	Oakdale Street, LLC 12/31/2024	Suffolk Manor Apartments, L.P. 12/31/2024	Cambridge Plaza, L.P. 12/31/2024	Cambridge Plaza II, L.P. 12/31/2024	CPLP 2 LLC 3/31/2025
OPERATING REVENUES								
Total tenant revenue	\$ 1,335,239	\$ -	\$ 59,308	\$ 45,595	\$ 700,573	\$ 254,298	\$ 175,955	\$ -
Operating subsidies	-	-	212,194	153,098	-	-	-	-
Other income	3,529,366	2,124,169	83,995	-	1,314,272	263,778	408,215	-
Total operating revenue	4,864,605	2,124,169	355,497	198,693	2,014,845	518,076	584,170	-
OPERATING EXPENSES								
Administrative	495,889	1,145,278	46,366	30,583	236,512	75,597	96,126	-
Tenant services	-	-	-	-	-	-	-	-
Utilities	393,800	-	25,443	29,794	247,504	50,155	92,942	-
Maintenance	2,656,344	-	221,552	40,515	1,217,322	301,724	324,469	-
Protective services	157,435	-	-	-	184,782	-	-	-
General	1,008,327	347,515	83,271	9,210	135,467	67,477	66,759	-
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	2,668,376	-	261,887	152,158	597,546	161,036	201,570	-
Total operating expenses	7,380,171	1,492,793	638,519	262,260	2,619,133	655,989	781,866	-
Operating income (loss)	(2,515,566)	631,376	(283,022)	(63,567)	(604,288)	(137,913)	(197,696)	-
Net nonoperating revenue (expense)	3,543,519	1,403	(64,591)	(21,410)	(454,271)	(112,655)	(141,376)	-
Income (loss) before capital contributions	1,027,953	632,779	(347,613)	(84,977)	(1,058,559)	(250,568)	(339,072)	-
Capital contributions (distributions)	(2,099,102)	-	-	-	-	-	-	-
Change in net position	(1,071,149)	632,779	(347,613)	(84,977)	(1,058,559)	(250,568)	(339,072)	-
Net position, beginning								
As previously reported	83,173,526	3,020,180	(1,950,870)	(1,192,749)	(7,982,348)	(1,903,062)	(2,300,041)	(23,375)
Restatement	-	-	-	-	-	-	-	-
As restated	83,173,526	3,020,180	(1,950,870)	(1,192,749)	(7,982,348)	(1,903,062)	(2,300,041)	(23,375)
Net position, ending	\$ 82,102,377	\$ 3,652,959	\$ (2,298,483)	\$ (1,277,726)	\$ (9,040,907)	\$ (2,153,630)	\$ (2,639,113)	\$ (23,375)

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2025

Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Richard Allen Phase III, L.P. 12/31/2024	RA Phase 3 LLC 3/31/2025	PHA Plymouth Hall, LLC 12/31/2024	Mt. Olivet, L.P. 12/31/2024	Mt. Olivet SLP, LLC 3/31/2025	Tasker I, L.P. 12/31/2024	Tasker SLP, LLC 3/31/2025	Lucien E Blackwell Homes Phase III, L.P. 12/31/2024	LBHLP III LLC 3/31/2025
OPERATING REVENUES									
Total tenant revenue	\$ 1,204,917	\$ -	\$ 190,720	\$ 795,972	\$ -	\$ 1,483,343	\$ -	\$ 275,900	\$ -
Operating subsidies	-	-	416,873	-	-	-	-	-	-
Other income	1,045,068	-	-	1,620,525	-	1,756,758	-	544,363	-
Total operating revenue	2,249,985	-	607,593	2,416,497	-	3,240,101	-	820,263	-
OPERATING EXPENSES									
Administrative	352,656	-	83,807	182,325	-	513,214	-	100,473	-
Tenant services	-	-	-	-	-	-	-	-	-
Utilities	270,068	-	110,759	316,683	-	405,178	-	56,267	-
Maintenance	1,363,634	-	404,568	1,321,653	-	1,742,653	-	543,805	-
Protective services	-	-	164,924	385,395	-	186,893	-	-	-
General	170,553	-	45,336	177,856	-	226,283	-	65,570	-
Housing assistance programs	-	-	-	-	-	-	-	-	-
Depreciation and amortization	778,259	-	1,639	404,757	-	1,053,434	-	364,609	-
Total operating expenses	2,935,170	-	811,033	2,788,669	-	4,127,655	-	1,130,724	-
Operating income (loss)	(685,185)	-	(203,440)	(372,172)	-	(887,554)	-	(310,461)	-
Net nonoperating revenue (expense)	118,258	-	51,915	(233,967)	-	153,399	-	(290,467)	-
Income (loss) before capital contributions	(566,927)	-	(151,525)	(606,139)	-	(734,155)	-	(600,928)	-
Capital contributions (distributions)	-	-	-	-	-	-	-	-	-
Change in net position	(566,927)	-	(151,525)	(606,139)	-	(734,155)	-	(600,928)	-
Net position, beginning									
As previously reported	(4,926,602)	(1,119,073)	(108,938)	(6,575,383)	(842,963)	(7,993,603)	(1,880,566)	1,919,353	(21,234)
Restatement	-	-	-	-	-	-	-	-	-
As restated	(4,926,602)	(1,119,073)	(108,938)	(6,575,383)	(842,963)	(7,993,603)	(1,880,566)	1,919,353	(21,234)
Net position, ending	\$ (5,493,529)	\$ (1,119,073)	\$ (260,463)	\$ (7,181,522)	\$ (842,963)	\$ (8,727,758)	\$ (1,880,566)	\$ 1,318,425	\$ (21,234)

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2025

Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Mill Creek Phase I, L.P. 12/31/2024	MCLP Phase I LLC 3/31/2025	Cambridge III, L.P. 12/31/2024	CPLP 3 LLC 3/31/2025	Germantown House, L.P. 12/31/2024	GHLP LLC 3/31/2025	Uni-Penn Housing Partnership IV 12/31/2024	MLK4LP LLC 3/31/2025
OPERATING REVENUES								
Total tenant revenue	\$ 452,269	\$ -	\$ 248,379	\$ -	\$ 669,831	\$ -	\$ 324,725	\$ -
Operating subsidies	-	-	-	-	-	-	-	-
Other income	610,896	-	298,730	-	1,594,267	-	435,545	-
Total operating revenue	1,063,165	-	547,109	-	2,264,098	-	760,270	-
OPERATING EXPENSES								
Administrative	155,478	-	94,379	-	203,422	-	82,425	-
Tenant services	-	-	-	-	-	-	-	-
Utilities	136,730	-	60,299	-	340,070	-	60,952	-
Maintenance	533,299	-	330,558	-	1,336,074	-	558,021	-
Protective services	-	-	-	-	243,769	-	-	-
General	110,413	-	36,532	-	285,600	-	54,960	-
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	398,142	-	199,756	-	473,808	-	207,510	-
Total operating expenses	1,334,062	-	721,524	-	2,882,743	-	963,868	-
Operating income (loss)	(270,897)	-	(174,415)	-	(618,645)	-	(203,598)	-
Net nonoperating revenue (expense)	(242,671)	-	(114,359)	-	(152,694)	-	(113,704)	-
Income (loss) before capital contributions	(513,568)	-	(288,774)	-	(771,339)	-	(317,302)	-
Capital contributions (distributions)	-	-	-	-	-	-	-	-
Change in net position	(513,568)	-	(288,774)	-	(771,339)	-	(317,302)	-
Net position, beginning								
As previously reported	(1,140,727)	(30,694)	(729,615)	(31,109)	1,431,700	(333,292)	(686,161)	(422,247)
Restatement	-	-	-	-	-	-	-	-
As restated	(1,140,727)	(30,694)	(729,615)	(31,109)	1,431,700	(333,292)	(686,161)	(422,247)
Net position, ending	\$ (1,654,295)	\$ (30,694)	\$ (1,018,389)	\$ (31,109)	\$ 660,361	\$ (333,292)	\$ (1,003,463)	\$ (422,247)

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2025

Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Mantua Phase I, L.P. 12/31/2024	Mantua II Phase II, L.P. 3/31/2025	Warnock I Phase I, L.P. 12/31/2024	Warnock II Phase II, L.P. 3/31/2025	MLP Phase I LLC 12/31/2024	MLP Phase II LLC 3/31/2025	WLP Phase I LLC 12/31/2024	WLP Phase II LLC 3/31/2025
OPERATING REVENUES								
Total tenant revenue	\$ 275,143	\$ 273,680	\$ 266,342	\$ 198,425	\$ -	\$ -	\$ -	\$ -
Operating subsidies	-	-	-	-	-	-	-	-
Other income	827,415	448,027	440,783	810,235	-	-	-	-
Total operating revenue	1,102,558	721,707	707,125	1,008,660	-	-	-	-
OPERATING EXPENSES								
Administrative	124,430	104,633	84,873	102,091	-	-	-	-
Tenant services	-	-	-	-	-	-	-	-
Utilities	72,559	59,132	79,902	85,659	-	-	-	-
Maintenance	845,016	453,960	465,949	869,054	-	-	-	-
Protective services	-	-	-	-	-	-	-	-
General	119,478	117,220	58,290	59,497	-	-	-	-
Housing assistance programs	-	-	-	-	-	-	-	-
Depreciation and amortization	457,238	417,390	458,550	419,733	-	-	-	-
Total operating expenses	1,618,721	1,152,335	1,147,564	1,536,034	-	-	-	-
Operating income (loss)	(516,163)	(430,628)	(440,439)	(527,374)	-	-	-	-
Net nonoperating revenue (expense)	(171,231)	35,242	(80,655)	(274,707)	(70,269)	(38,963)	(23,141)	(34,472)
Income (loss) before capital contributions	(687,394)	(395,386)	(521,094)	(802,081)	(70,269)	(38,963)	(23,141)	(34,472)
Capital contributions (distributions)	-	-	-	-	-	-	-	-
Change in net position	(687,394)	(395,386)	(521,094)	(802,081)	(70,269)	(38,963)	(23,141)	(34,472)
Net position, beginning								
As previously reported	-	-	-	-	-	-	-	-
Restatement	597,932	(806,207)	1,947,439	(2,049,434)	-	-	-	-
As restated	597,932	(806,207)	1,947,439	(2,049,434)	-	-	-	-
Net position, ending	\$ (89,462)	\$ (1,201,593)	\$ 1,426,345	\$ (2,851,515)	\$ (70,269)	\$ (38,963)	\$ (23,141)	\$ (34,472)

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
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Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Philly Seeds, Inc. 12/31/2024	BCU Total	PHA 3/31/2025	Eliminations	Primary Government Total
OPERATING REVENUES					
Total tenant revenue	\$ -	\$ 9,230,614	\$ 34,283,389	\$ -	\$ 43,514,003
Operating subsidies	-	782,165	633,423,262	(782,165)	633,423,262
Other income	1,370,989	19,527,396	9,352,530	(14,068,783)	14,811,143
Total operating revenue	1,370,989	29,540,175	677,059,181	(14,850,948)	691,748,408
OPERATING EXPENSES					
Administrative	168,848	4,479,405	75,826,213	(2,723,616)	77,582,002
Tenant services	675,299	675,299	6,028,101	(244,500)	6,458,900
Utilities	-	2,893,896	21,234,439	-	24,128,335
Maintenance	-	15,530,170	121,416,315	-	136,946,485
Protective services	-	1,323,198	9,905,443	-	11,228,641
General	(81,145)	4,682,943	44,517,247	(11,100,667)	38,099,523
Housing assistance programs	-	-	260,308,611	(782,165)	259,526,446
Depreciation and amortization	-	9,677,398	37,260,690	-	46,938,088
Total operating expenses	763,002	39,262,309	576,497,059	(14,850,948)	600,908,420
Operating income (loss)	607,987	(9,722,134)	100,562,122	-	90,839,988
Net nonoperating revenue (expense)	47,584	1,315,717	14,934,608	-	16,250,325
Income (loss) before capital contributions	655,571	(8,406,417)	115,496,730	-	107,090,313
Capital contributions (distributions)	-	(2,099,102)	39,128,464	-	37,029,362
Change in net position	655,571	(10,505,519)	154,625,194	-	144,119,675
Net position, beginning					
As previously reported	2,381,948	49,732,055	1,577,740,860	-	1,627,472,915
Restatement	-	(310,270)	-	-	(310,270)
As restated	2,381,948	49,421,785	1,577,740,860	-	1,627,162,645
Net position, ending	\$ 3,037,519	\$ 38,916,266	\$ 1,732,366,054	\$ -	\$ 1,771,282,320

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2025

Note 20. Component Units (Continued)

Blended Component Units (Continued)

	PHADC	PAPMC	Gordon Street, LLC	Oakdale Street, LLC	Suffolk Manor Apartments, L.P.	Cambridge Plaza, L.P.	Cambridge Plaza II, L.P.	CPLP 2 LLC
	3/31/2025	12/31/2024	12/31/2024	12/31/2024	12/31/2024	12/31/2024	12/31/2024	3/31/2025
Net cash provided by (used in)								
Operating activities	\$ 1,080,313	\$ (1,259,007)	\$ 180,953	\$ 92,262	\$ 304,806	\$ 111,549	\$ 194,886	\$ -
Financing activities	146,424,340	-	-	-	-	-	-	-
Investing activities	4,611,629	-	12,090	6,362	46,021	28,160	46,543	
Net increases (decreases) in cash	152,116,282	(1,259,007)	193,043	98,624	350,827	139,709	241,429	-
Cash, beginning								
As previously reported	52,021,533	1,663,028	336,735	162,750	1,620,120	688,270	947,314	-
Restatement	-	-	-	-	-	-	-	-
As restated	52,021,533	1,663,028	336,735	162,750	1,620,120	688,270	947,314	-
Cash, ending	\$ 204,137,815	\$ 404,021	\$ 529,778	\$ 261,374	\$ 1,970,947	\$ 827,979	\$ 1,188,743	\$ -

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2025

Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Richard Allen Phase III, L.P.	RA Phase 3 LLC	PHA Plymouth Hall, LLC	Mt. Olivet, L.P.	Mt. Olivet SLP, LLC	Tasker I, L.P.	Tasker SLP, LLC	Lucien E Blackwell Homes Phase III, L.P.	LBHLP III LLC
	12/31/2024	3/31/2025	12/31/2024	12/31/2024	3/31/2025	12/31/2024	3/31/2025	12/31/2024	3/31/2025
Net cash provided by (used in)									
Operating activities	\$ 513,718		\$ 17,919	\$ 306,989	\$ -	\$ 284,252		\$ 214,622	\$ -
Financing activities	-	-	-	-	-	-	-	-	-
Investing activities	140,449	-	105,581	98,781	-	185,770	-	47,064	-
Net increases (decreases) in cash	654,167	-	123,500	405,770	-	470,022	-	261,686	-
Cash, beginning									
As previously reported	3,120,208	-	2,114,127	2,349,051	-	4,302,465	-	1,203,861	-
Restatement	-	-	-	-	-	-	-	-	-
As restated	3,120,208	-	2,114,127	2,349,051	-	4,302,465	-	1,203,861	-
Cash, ending	\$ 3,774,375	\$ -	\$ 2,237,627	\$ 2,754,821	\$ -	\$ 4,772,487	\$ -	\$ 1,465,547	\$ -

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2025

Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Mill Creek Phase I, L.P.	MCLP Phase I LLC	Cambridge III, L.P.	CPLP 3 LLC	Germantown House, L.P.	GHLP LLC	Uni-Penn Housing Partnership IV	MLK4LP LLC
	12/31/2024	3/31/2025	12/31/2024	3/31/2025	12/31/2024	3/31/2025	12/31/2024	3/31/2025
Net cash provided by (used in)								
Operating activities	\$ 250,176	\$ -	\$ 148,355	\$ -	\$ (259,814)	\$ -	\$ 124,055	
Financing activities	-	-	-	-	-	-	-	
Investing activities	89,312	-	44,702	-	94,446	-	37,781	
Net increases (decreases) in cash	339,488	-	193,057	-	(165,368)	-	161,836	-
Cash, beginning								
As previously reported	2,150,117	-	1,025,112	-	2,725,021	-	920,483	-
Restatement	-	-	-	-	-	-	-	-
As restated	2,150,117	-	1,025,112	-	2,725,021	-	920,483	-
Cash, ending	\$ 2,489,605	\$ -	\$ 1,218,169	\$ -	\$ 2,559,653	\$ -	\$ 1,082,319	\$ -

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
March 31, 2025

Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Mantua Phase I, L.P.	Mantua II Phase II, L.P.	Warnock I Phase I, L.P.	Warnock II Phase II, L.P.	MLP Phase I LLC	MLP Phase II LLC	WLP Phase I LLC	WLP Phase II LLC
	12/31/2024	3/31/2025	12/31/2024	3/31/2025	12/31/2024	3/31/2025	12/31/2024	3/31/2025
Net cash provided by (used in)								
Operating activities	\$ (9,034)	\$ 109,433	\$ 58,680	\$ (216,386)	\$ -	\$ -	\$ -	\$ -
Financing activities	-	-	-	-	-	-	-	-
Investing activities	36,124	35,242	57,497	32,550	-	-	-	-
Net increases (decreases) in cash	27,090	144,675	116,177	(183,836)	-	-	-	-
Cash, beginning								
As previously reported	-	-	-	-	-	-	-	-
Restatement	1,251,879	1,119,964	1,270,924	759,464	-	-	-	-
As restated	1,251,879	1,119,964	1,270,924	759,464	-	-	-	-
Cash, ending	\$ 1,278,969	\$ 1,264,639	\$ 1,387,101	\$ 575,628	\$ -	\$ -	\$ -	\$ -

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2025

Note 20. Component Units (Continued)

Blended Component Units (Continued)

	Philly Seeds, Inc.	BCU	PHA		Primary Government
	12/31/2024	Total	3/31/2025	Eliminations	Total
Net cash provided by (used in)					
Operating activities	\$ 578,926	\$ 2,827,653	\$ 242,706,383	\$ -	\$ 245,534,036
Financing activities	-	146,424,340	(257,503,182)	-	(111,078,842)
Investing activities	(432,505)	5,323,599	(59,120,037)	-	(53,796,438)
Net increases (decreases) in cash	146,421	154,575,592	(73,916,836)	-	80,658,756
Cash, beginning					
As previously reported	560,501	77,910,696	206,874,764	-	284,785,460
Restatement	-	4,402,231	-	-	4,402,231
As restated	560,501	82,312,927	206,874,764	-	289,187,691
Cash, ending	\$ 706,922	\$ 236,888,519	\$ 132,957,928	\$ -	\$ 369,846,447

PHILADELPHIA HOUSING AUTHORITY
A Component Unit of the City of Philadelphia
Notes to Financial Statements
March 31, 2025

Note 20. Component Units (Continued)

Discrete Component Units

The following entities are included in the financial statements as discrete component units. The financial statements for these entities are consolidated in the other supplementary information section.

	Number of Housing Units		Number of Housing Units
<u>Limited Partnerships</u>		<u>Alternate Managed Entities</u>	
Blumberg Apartments Phase I LP	57	1301 North 8th Limited Partnership	40
Blumberg Senior Apartments LP	94	1920 East Orleans Limited Partnership	42
Blumberg Apartments Phase III LP	83	1952 Allegheny Associates Limited Partnership	18
Harrison Senior Tower LP	116	3200 Germantown Associates, LP	41
Lucien E. Blackwell Homes Phase II, L.P.	80	Allegheny West Plaza LLC	45
Ludlow Scattered Sites Phase III, L.P.	75	Arlene Thorpe Limited Partnership	27
Marshall Shepard Village, L.P.	80	Casa Indiana LLC	50
Nellie Reynolds Gardens, L.P.	64	Francis House on Fairmount, L.P.	60
Norris Apartments, L.P.	51	HOK Housing, L.P.	48
North Central CNI Phase II, L.P.	89	Inglis Methodist Gardens LP	47
North Central CNI Phase III, L.P.	50	Liberty52 LP	24
Paschall Phase I, L.P.	50	Mamie Nichols LP	33
Paschall Phase II, L.P.	50	Neuman North, L.P.	67
Queen Lane Apartments, L.P.	55	NewCourtland Apartments at Allegheny, L.P.	56
Sharswood Phase 4a L.P.	58	NewCourtland Apartments at Henry Avenue 1B LP	36
Sharswood Phase 6a L.P.	65	NewCourtland Apartments at Henry Avenue LP	49
Strawberry Mansion LP	55	Nicole Hines Limited Partnership	35
Tasker II, L.P.	184	Porrata Doria LLC	30
		Raymond Rosen Associates, L.P.	152
		Ridge Avenue Housing, L.P.	135
		Spring Garden Development Associates, LP	58
		Spring Garden Housing Limited Partnership	97
		St. Anthony's Senior Residences Associates, L.P.	53
		St. Francis Villa Senior Housing L.P.	40
		St. Ignatius Senior Housing I, L.P.	67
		St. Ignatius Senior Housing II, L.P.	54
		St. Rita's Place Senior Housing, L.P.	46
		Uni-Penn Housing Partnership I	49
		Uni-Penn Housing Partnership II	46
		West Mill Place L.P.	30

PHILADELPHIA HOUSING AUTHORITY
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Note 20. Component Units (Continued)

Discrete Component Units (Continued)

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

LIMITED PARTNERSHIPS (LPs)

LPs are component units where PHA serves as General Partner and owns 1/10 of 1 percent of the Partnership. PHA's equity interest in the component units was \$9,468,849 as reported on the Statement of Net Position. PHA provides operation and financial services to the LPs via Operating Subsidy (Operating) and Regulatory and Operating (R&O) Agreements and directly managed by PAPMC.

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

- **Blumberg Apartments Phase I LP** – a Pennsylvania limited partnership formed to develop 57 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.9 million of investor capital (\$11.4 million paid as of December 31, 2022), \$5.5 million in PHA mortgage debt, \$2.6 million in Wells Fargo mortgage debt, and \$1.5 million in HOME funds. The project has qualified for federal low-income housing credits.
- **Blumberg Senior Apartments LP** - a Pennsylvania limited partnership formed to develop 94 residential rental units. It has a ninety-nine-year ground lease with PHA, the land was sold to the partnership for a cost of \$494,000 (tax basis) of which the carrying value of \$268,630 is a prepaid ground lease to be amortized over the life of the lease. The project was financed by \$9.6 million of investor capital (\$7.7 million paid as of December 31, 2024) and \$18.1 million in PHA mortgage debt (\$15.8 million outstanding as of December 31, 2022). The project has qualified for federal low-income housing credits.
- **Blumberg Apartments Phase III LP** – a Pennsylvania limited partnership formed to develop 83 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$18.0 million in PHA mortgage debt, \$10.2 million of investor capital (\$8.2 million paid as of December 31, 2024), and \$5.4 million in Citizens Bank mortgage debt. This project has qualified for federal low-income housing credits.
- **Harrison Senior Tower LP** - a Pennsylvania limited partnership which operates a 116-unit rental housing project and purchased the units from PHA for a mortgage note of \$3,026,700. The project rehabilitation will be financed by \$20.7 million investor capital and \$26.5 million in PHA mortgage debt (\$23.5 million outstanding as of December 31, 2024). PHA made additional capital contributions of \$1.1 million during December 31, 2023.
- **Lucien E. Blackwell Homes Phase II, L.P.** - a Pennsylvania limited partnership which operates an 80-unit rental housing project and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$14.1 million investor capital and \$4.2 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Ludlow Scattered Sites Phase III, L.P.** - a Pennsylvania limited partnership which operates 75 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.8 million of investor capital and \$11.5 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
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Note 20. Component Units (Continued)

Discrete Component Units (Continued)

- **Marshall Shepard Village, L.P.** - a Pennsylvania limited partnership which operates 80 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$8.9 million investor capital and \$14.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Nellie Reynolds Gardens, L.P.** - a Pennsylvania limited partnership which operates 64 residential rental units and has a ninety-nine-year ground lease with PHA at nominal rent. The project was originally financed by \$11.2 million investor capital and \$7.5 million in PHA mortgage debt. As required by the amended Partnership Agreement, in January 2009 PHA refinanced \$5.1 million of the mortgage principal and \$.4 million of accrued interest by means of capital contributions. The partnership maintains \$2.8 million in PHA debt. The project has qualified for federal low-income housing credits.
- **Norris Apartments, L.P.** - a Pennsylvania limited partnership which operates 51 residential housing units. The project is being financed by \$9.1 million investor capital and \$12.4 million in PHA debt. The project has qualified for federal low-income housing credits.
- **North Central CNI Phase II, LP** - a Pennsylvania limited partnership formed to develop 89 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.3 million investor capital (\$10.3 million paid as of December 31, 2024), \$9 million in PRA loan, \$9.4 million in PHA mortgage debt, and \$5 million from Wells Fargo mortgage funds. The project has qualified for federal low-income housing credits.
- **North Central CNI Phase III, LP** - a Pennsylvania limited partnership formed to develop 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$11.7 million of investor capital (\$10.6 million paid as of December 31, 2024), \$7.9 million in PHA mortgage debt, \$7.0 million in PRA loan, \$1.7 million from Wells Fargo mortgage, and \$.1 million from deferred developer fees. This project has qualified for federal low-income housing credits.
- **Paschall Phase I, L.P.** - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$10.4 million of investor capital and \$10.7 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Paschall Phase II, L.P.** - a Pennsylvania limited partnership which operates 50 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$6 million of investor capital and \$15.3 million in PHA debt (\$14.7 million outstanding as of December 31, 2024). The project has qualified for federal low-income housing credits.
- **Queen Lane Apartments, L.P.** - a Pennsylvania limited partnership which operates 55 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$7.4 million investor capital and \$12.5 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Sharswood Phase 4a, L.P.** - a Pennsylvania limited partnership which operates 58 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$12.4 million of investor capital (\$438 thousand paid as of December 31, 2024) and \$15 million in PHA mortgage debt (\$14.5 million outstanding as of December 31, 2024). The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
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Notes to Financial Statements
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Note 20. Component Units (Continued)

Discrete Component Units (Continued)

- **Sharswood Phase 6a, L.P.** - a Pennsylvania limited partnership which operates 65 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$14.1 million of investor capital (\$697 thousand paid as of December 31, 2023) and \$19 million in PHA mortgage debt (\$1.1 million outstanding as of December 31, 2024). The project has qualified for federal low-income housing credits.
- **Strawberry Mansion, LP** - a Pennsylvania limited partnership which operates 55 residential rental units. It has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$11.7 million of investor capital (\$11.3 million paid as of December 31, 2024), \$3 million JP Morgan Chase loan and \$8.6 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Tasker II, L.P.** - a Pennsylvania limited partnership which operates 184 residential rental units known as Tasker Homes Phase II and has a ninety-nine-year ground lease with PHA at nominal rent. The project was financed by \$12.5 million of investor capital and \$21 million in PHA mortgage debt. The project has qualified for federal low-income housing tax credits.

ALTERNATIVE MANAGED ENTITIES (AMEs)

AMEs are component units that are not managed by PAPMC. PHA provides operation services and financial subsidies through Regulatory and Operating Agreements.

- **1301 North 8th Limited Partnership also known as Peg's Place** - a Pennsylvania limited partnership formed to develop 40 residential units, all of which are public housing units. The project was financed by \$12.1 million of investor capital and \$3 million in mortgage debt from PRA and Project Home. The project has qualified for federal low-income housing credits.
- **1920 East Orleans Limited Partnership also known as Maguire Residence** - a Pennsylvania limited partnership formed to develop 42 residential units, of which 27 are public housing units. The project was financed by \$11.6 million investor capital and \$2.1 million in PRA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **1952 Allegheny Associates Limited Partnership also known as Impact Veterans Family Housing Center** - a Pennsylvania limited partnership formed to develop 50 residential units, of which 18 are public housing units. The project was financed by \$7.3 million investor capital and \$2.1 million in mortgage debt. The project has qualified for federal low-income housing credits.
- **3200 Germantown Associates, L.P.** - a Pennsylvania limited partnership formed to develop 41 affordable housing units, all public housing units. The project was financed by \$12.1 million of investor capital (\$11.2 million paid as of December 31, 2024) and \$20.2 million in mortgage debt from multiple sources (\$9.1 million outstanding as of December 31, 2024). The project has qualified for federal low-income housing credits.
- **Allegheny West Plaza LLC** - a Pennsylvania limited partnership formed to develop 45 residential units, of which 44 are public housing units. The project was financed by \$12.1 million of investor capital (\$11 million paid as of December 31, 2024) and \$2.7 million in mortgage debt from multiple sources (\$2.5 million outstanding as of December 31, 2024). The project has qualified for federal low-income housing credits.
- **Arlene Thorpe Limited Partnership** - a Pennsylvania limited partnership formed to renovate 27 units of newly constructed units, all of which are public housing. The project was financed by \$4.5 million of investor capital paid as of December 31, 2024 and \$13.5 million in mortgage debt from multiple sources (\$11.9 million outstanding as of December 31, 2024). The project has qualified for federal low-income housing credits.
- **Casa Indiana LLC** - a Pennsylvania limited partnership formed to develop 50 residential units, all of which are public housing units. The project was financed by \$11.4 million investor capital and \$5.3 million in mortgage debt. The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
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Note 20. Component Units (Continued)

Discrete Component Units (Continued)

- **Francis House on Fairmount, L.P.** - a Pennsylvania limited partnership formed to develop 60 residential units, of which 50 are public housing units. The project was financed by \$12.5 million investor capital and mortgage debt (\$4.9 million was outstanding as of December 31, 2024). The project has qualified for federal low-income housing credits.
- **HOK Housing, L.P.** - a Pennsylvania limited partnership which operates 48 residential units, all of which are public housing units. The project was financed by \$15.2 million of investor capital (\$9.8 million was contributed as of December 31, 2024) and \$7.3 million in mortgage debt from multiple sources. The project has qualified for federal low-income housing credits.
- **Inglis Methodist Gardens LP** - a Pennsylvania limited partnership which operates 47 residential units, all of which are public housing units. The project was financed by \$11.9 million of investor capital (\$11.4 million paid as of October 31, 2024) and \$4.7 million in mortgage debt. The project has qualified for federal low-income housing credits.
- **Liberty52 L.P.** - a Pennsylvania limited partnership which operates 24 residential units, all of which are public housing units. The project was financed by \$7.7 million investor capital and \$2.1 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **Mamie Nichols LP** - a Pennsylvania limited partnership which operates 33 residential units, of which 20 are public housing units. The project was financed by \$17.8 million investor capital and \$2.8 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **Neumann North, L.P.** - a Pennsylvania limited partnership which operates 67 senior housing residential units plus commercial space. The project was financed by \$6.0 million investor capital and \$4.3 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **NewCourtland Apartments at Allegheny L.P.** - a Pennsylvania limited partnership formed to develop 60 senior rental units, of which 56 are public housing units. The project was financed by \$12.3 million of investor capital and \$3.3 million in another mortgage debt. The project has qualified for federal low-income housing credits.
- **NewCourtland Apartments at Henry Ave 1B LP** - a Pennsylvania limited partnership formed to construct and operate an apartment complex of 36 units, all of which are public housing units. The project was financed with \$3.7 million investor capital (\$3.1 million paid as of December 31, 2024), \$7.4 million NewCourtland Elder Services note, and \$750k in another mortgage debt. The project has qualified for federal low-income housing credits.
- **NewCourtland Apartments at Henry Ave LP** - a Pennsylvania limited partnership formed to construct and operate an apartment complex of 49 units, all of which are public housing units. The project was financed with \$6.0 million investor capital (\$5.8 million paid as of December 31, 2024), \$11.7 million NewCourtland Elder Services note, an affiliate of the general partner, and \$1.5 million Philadelphia Redevelopment Authority. The project has qualified for federal low-income housing credits.
- **Nicole Hines Limited Partnership** - a Pennsylvania limited partnership formed to construct and operate an apartment complex of 35 units, all of which are public housing units. The project was financed with \$11.6 million of investor capital and \$4.1 million in mortgage debt from several sources including PHFA, PRA, and FHLB. The project has qualified for federal low-income housing credits.
- **Porrata Doria LLC** - a Pennsylvania limited partnership which operates 30 residential units, all of which are public housing units. The project was financed by \$3.7 million of investor capital (\$369 thousand was contributed as of December 31, 2024) and \$5.2 million in mortgage debt from multiple sources (\$4.4 million outstanding as of December 31, 2024). The project has qualified for federal low-income housing credits.

PHILADELPHIA HOUSING AUTHORITY
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Note 20. Component Units (Continued)

Discrete Component Units (Continued)

- **Raymond Rosen Associates, L.P.** ("8 Diamonds") - a Pennsylvania limited partnership formed to acquire, construct, and operate a 152-unit apartment complex. 8 Diamonds has a ninety-nine-year ground lease with PHA at a nominal rent. The project has qualified for federal low-income housing tax credits. The project was financed by \$9.9 million of investor capital, a \$16 million first mortgage from PHA and other financing.
- **Ridge Avenue Housing, L.P.** - a Pennsylvania limited partnership which operates a 135-unit rental housing project and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$6.0 million investor capital and \$18.4 million in PHA mortgage debt. The project has qualified for federal low-income housing credits.
- **Spring Garden Development Associates, LP** - a Pennsylvania limited partnership formed to develop and operate a 58-unit apartment complex. The partnership was financed by \$7.2 million of investor capital, \$1.9 million of PHA mortgage debt and \$6.9 million of other debt. The project has qualified for federal low-income housing tax credits.
- **Spring Garden Housing Limited Partnership** - a Pennsylvania limited partnership which operates 97 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project is being financed by \$7.1 million investor capital, \$2.9 million of PHA first mortgage debt and \$4.1 million of other debt. The project has qualified for federal low-income housing tax credits.
- **St. Anthony's Senior Residences Associates, L.P.** - a Pennsylvania limited partnership which operates a 53-unit rental housing project. The project was financed by \$1.7 million of mortgages from the PRA, and \$5.5 million of investor capital. The project has qualified for federal low-income housing tax credits.
- **St. Francis Villa Senior Housing, L.P.** - a Pennsylvania limited partnership formed to develop 40 residential units. The project was financed by \$10.6 million of investor capital and \$1.8 million in mortgage debt. The project has qualified for federal low-income housing credits.
- **St. Ignatius Senior Housing I, L.P.** - a Pennsylvania limited partnership which operates a 67-unit rental housing project. The project was financed by \$7.4 million of investor capital and \$2.5 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **St. Ignatius Senior Housing II, L.P.** - a Pennsylvania limited partnership which operates 54 senior housing residential units. The project is being financed by \$6.4 million investor capital and \$1.2 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **St. Rita's Place Senior Housing, L.P.** - a Pennsylvania limited partnership which operates 46 senior housing residential units. The project is being financed by \$11.8 million investor capital, Philadelphia Housing Development Corporation debt of \$2.5 million, and \$2.3 million of debt from other loans and mortgages. The project has qualified for federal low-income housing credits.
- **Uni-Penn Housing Partnership I** - a Pennsylvania limited partnership which operates 49 residential rental units and has a ninety-nine-year ground lease with PHA at a nominal rent. The project was financed by \$5.3 million of investor capital and \$2.4 million in PHA and another mortgage debt. The project has qualified for federal low-income housing credits.
- **Uni-Penn Housing Partnership II** - a Pennsylvania limited partnership which operates 46 residential rental units. The project was financed by \$5.7 million investor capital and \$3.2 million in mortgage debt. The project has qualified for federal low-income housing credits.
- **West Mill Place L.P.** - a Pennsylvania limited partnership which operates 30 residential units, all of which are public housing units. The project was financed by \$9.8 million of investor capital (\$3.1 million was contributed as of December 31, 2024) and \$3.9 million in mortgage debt from multiple sources (\$3.6 million outstanding as of December 31, 2024). The project has qualified for federal low-income housing credits.

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Note 21. Equity Interest in Component Units

At March 31, 2025, PHA had equity interest in the following component units:

	Primary Government
Nellie Reynolds Gardens, L.P.	\$ 4,942,365
Harrison Senior Tower LP	1,698,101
Paschall Phase II, L.P.	1,220,654
Paschall Phase I, L.P.	596,060
Blumberg Apartments Phase I LP	470,234
Warnock Phase II, L.P.	407,029
Mt. Olivet, L.P.	132,996
Other component units	1,410
	<u>\$ 9,468,849</u>

Other component units consists of equity interests of \$10 or \$100 in 24 different component units.

Note 22. Contingencies

Claims and Litigation

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

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

The exception most frequently applicable to the Authority generally permits suits against the Authority arising out of a dangerous condition of real estate owned by the Authority. The Immunity Act limits recovery against the Authority to a maximum of \$250,000 in favor of any plaintiff. The damages cap applies to negligence, personal injury, and other tort claims, which comprise most claims against the Authority. The liability insurance limit for the Authority's policy is \$15,000,000 per occurrence. A \$50,000 deductible applies to claims under that policy alleging wrongful acts after March 31, 2014. There have been no changes during the previous three years to PHA insurance coverage that cover these types of claims.

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

During FY2022, there was a fire at 869 N. 23rd Street, for which the Authority was placed on notice of several claims for wrongful death, bodily injury and property damage. In FY2023, several lawsuits related to the fire were filed in the Philadelphia County Court of Common Pleas. In FY2024, three additional lawsuits related to the fire alleging federal civil rights claims were filed in federal district court. Two of the federal cases were dismissed in favor of PHA. The state cases are stayed pending an appeal of certain sovereign immunity issues. The Authority does not believe it has any civil liability for these various claims and will continue to vigorously defend the lawsuits.

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Note 23. Related Party Transactions

PHA, a component unit of the City of Philadelphia, engaged in various transactions with the City such as trash collection services and other services. In FY 2025, PHA made payments of approximately \$24.5 million to the City and its component units for various services as summarized below.

	Amount
City of Philadelphia	\$ 5,340,478
City of Philadelphia - Multi Departments	509,980
Philadelphia Gas Works (PGW)	5,718,288
City of Philadelphia - Water Department	12,946,374
Total	\$ 24,515,120

City of Philadelphia – PHA paid the City approximately \$18.8 million for water, trash collection and other miscellaneous expenses during the year ended March 31, 2025. Approximately \$12.9 million was for water, and \$.9 million was accrued at March 31, 2025.

PGW – PHA paid PGW \$5.7 million for gas, approximately \$.5 million was accrued at March 31, 2025.

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

CNI Norris Endowment - HUD awarded a Fiscal Year 2013 Choice Neighborhoods Implementation Grant to the City as the Lead Grantee and PHA as a co-applicant to support the Transformation Plan that had been developed for the Norris Apartments in the North Central Neighborhood of the City. PHA established an Endowment Trust Account of \$1.5 million with U.S. Bank in October 2020. An additional \$750,000 was deposited during the fiscal year ending March 31, 2022. PHA has expended approximately \$2.2 as of March 31, 2025.

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

PHILADELPHIA HOUSING AUTHORITY
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Note 24. Restatement

As discussed in Note 20, during fiscal year ended March 31, 2025, PHA purchased the 99.99 percent investor limited partner interest of Mantua I, L.P. , Mantua II, L.P, Warnock I, L.P., and Warnock II, L.P. to become the sole owner of the entities. With the acquisition of the 99.99 percent investor limited partnership interest of Mantua I, L.P. , Mantua II, L.P, Warnock I, L.P., and Warnock II, L.P., these are now considered blended component units of PHA. The consideration paid by MLP Phase I LLC, MLP Phase II LLC, WLP Phase I LLC, and WLP Phase II LLC for Mantua I, L.P. , Mantua II, L.P, Warnock I, L.P., and Warnock II, L.P. respectively are recognized as capital investments. It was determined as of March 31, 2025, that a total loss of capital investments of \$166,845 should be recognized. The following tables are summaries of the acquisition:

Acquisition Details

Entity Acquired	Acquired Date	PHA Owned Acquiring Entity	Former Investor Limited Partner
Mantua Phase I, L.P.	7/19/2024	MLP Phase I LLC	PNC Tax Capital InstitutionsI Fund 43 Limited Partnership
Mantua Phase II, L.P.	7/19/2024	MLP Phase II LLC	PNC Tax Capital InstitutionsI Fund 43 Limited Partnership
Warnock Phase I, L.P.	5/31/2024	WLP Phase I LLC	PNC Multifamily Capital Institutional Fund XL, L.P.
Warnock Phase II, L.P.	12/19/2024	WLP Phase II LLC	PNC Multifamily Capital Institutional Fund XL, L.P.

Acquisition Costs

Entity Acquired	Sales Price	Related Settlement Costs	Total Consideration
Mantua Phase I, L.P.	\$ 24,000	\$ 46,269	\$ 70,269
Mantua Phase II, L.P.	24,000	14,963	38,963
Warnock Phase I, L.P.	10,000	13,141	23,141
Warnock Phase II, L.P.	10,000	24,472	34,472
	<u>\$ 58,000</u>	<u>\$ 74,373</u>	<u>\$ 166,845</u>

The prior year net position per prior year audited financial statements was \$310,270 for Mantua I, L.P. , Mantua II, L.P, Warnock I, L.P., and Warnock II, L.P. All assets and liabilities were accounted for at carrying value. PHA recognized the following changes in beginning net positions as restatements:

	Primary Government	Discrete Component Unit
Mantua Phase I, L.P.	\$ 597,932	\$ (597,932)
Mantua Phase II, L.P.	(806,207)	806,207
Warnock Phase I, L.P.	1,947,439	(1,947,439)
Warnock Phase II, L.P.	(2,049,434)	2,049,434
Total restatements - net position	<u>\$ (310,270)</u>	<u>\$ 310,270</u>

PHILADELPHIA HOUSING AUTHORITY
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March 31, 2025

Note 24. Restatement (Continued)

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

	Primary Government	Discrete Component Unit
Mantua Phase I, L.P.	\$ 1,251,879	\$ (1,251,879)
Mantua Phase II, L.P.	1,119,964	(1,119,964)
Warnock Phase I, L.P.	1,270,924	(1,270,924)
Warnock Phase II, L.P.	759,464	(759,464)
Total restatements - cash and cash equivalents	<u>\$ 4,402,231</u>	<u>\$ (4,402,231)</u>

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

	Primary Government	Discrete Component Unit
Note 7 - Capital Assets		
Beginning, as previously reported	\$ 657,813,326	\$ 639,122,543
Mantua Phase I, L.P.	10,672,706	(10,672,706)
Mantua Phase II, L.P.	9,722,338	(9,722,338)
Warnock Phase I, L.P.	10,677,991	(10,677,991)
Warnock Phase II, L.P.	9,347,437	(9,347,437)
Beginning as restated	<u>\$ 698,233,798</u>	<u>\$ 598,702,071</u>

	Primary Government	Discrete Component Unit
Note 12 - Long-Term Debt		
Beginning, as previously reported	\$ 28,109,358	\$ 471,406,519
Mantua Phase I, L.P.	-	(8,378,860)
Mantua Phase II, L.P.	1,943,950	(11,590,896)
Warnock Phase I, L.P.	-	(7,842,724)
Warnock Phase II, L.P.	-	(7,254,139)
Beginning as restated	<u>\$ 30,053,308</u>	<u>\$ 436,339,900</u>

	Discrete Component Unit
Note 13 - Changes in Other Long-Term Liabilities	
Beginning, as previously reported	111,935,852
Mantua Phase I, L.P.	(3,069,674)
Mantua Phase II, L.P.	(157,945)
Warnock Phase I, L.P.	(2,192,432)
Warnock Phase II, L.P.	(4,979,025)
Beginning as restated	<u>\$ 101,536,776</u>

PHILADELPHIA HOUSING AUTHORITY
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Note 25. Subsequent Events

The following subsequent events occurred after March 31, 2025.

Vehicle Lease

On April 7, 2017, PHA and Enterprise executed a contract whereby PHA commenced leasing vehicles from Enterprise Fleet Services with 5-year terms per vehicle. In fiscal year 2026, PHA will lease replacement vehicles for vehicles that have reached term. Therefore, for 2026, PHA will be replacing 57 vehicles with an estimated budget of \$2.7 million. That is down from the prior year's \$4.15 million due to successfully working through the effects of supply chain delays in the post-COVID period.

Bond Issuance

On August 20, 2025, PHA issued \$311,095,000 5% interest rate due March 1, 2043 and March 1, 2045 and 5.25% interest rate due March 1, 2043 and March 1, 2045 Guaranteed Revenue Bonds, Series 2025A for the PHADC Acquisition Program. The proceeds from the Bonds will be utilized to purchase properties under PHADC. The purchase price of the Bonds were \$324,493,918, which is equal to the principal amount of the Bonds, plus net original issue premium of \$14,602,856 and less Underwriter's discount of \$1,203,938. The issuance represents a material financing transaction and may impact PHA's future liquidity and debt service obligations.

Required Supplementary Information

(Unaudited)

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Philadelphia Housing Authority
Schedule of Changes in Net Pension Liability and Related Ratios

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
TOTAL PENSION LIABILITY										
Service cost	\$ 170,559	\$ 164,291	\$ 174,892	\$ 152,244	\$ 177,298	\$ 164,909	\$ 148,869	\$ 157,512	\$ 178,654	\$ 184,493
Interest	15,802,876	16,349,114	16,794,896	17,541,906	18,066,168	19,631,296	20,506,815	19,963,239	20,043,321	19,513,695
Differences between expected and actual experience	(2,555,483)	(1,509,608)	(2,369,340)	(1,296,787)	(5,894,005)	(6,263,388)	3,692,679	1,473,397	(2,520,157)	5,599,939
Changes of assumptions	-	-	5,577,924	7,541,951	(3,789,512)	5,858,784	-	6,489,361	-	6,421,293
Benefit payments	(22,379,288)	(22,356,781)	(22,260,258)	(22,566,589)	(22,760,167)	(22,851,868)	(22,962,473)	(23,127,536)	(22,370,128)	(21,901,820)
Net change in total pension liability	(8,961,336)	(7,352,984)	(2,081,886)	1,372,725	(14,200,218)	(3,460,267)	1,385,890	4,955,973	(4,668,310)	9,817,600
Total pension liability, beginning of year	256,519,585	263,872,569	265,954,455	264,581,730	278,781,948	282,242,215	280,856,325	275,900,332	280,568,642	270,751,042
Total pension liability, end of year	247,558,249	256,519,585	263,872,569	265,954,455	264,581,730	278,781,948	282,242,215	280,856,305	275,900,332	280,568,642
PLAN FIDUCIARY NET POSITION										
Employer contributions	\$ 10,857,802	\$ 10,850,017	\$ 10,852,584	\$ 10,853,526	\$ 10,860,096	\$ 10,860,514	\$ 10,857,898	\$ 9,607,310	\$ 7,972,427	\$ 6,776,109
Employee contributions	108,350	100,564	103,132	104,074	110,644	111,063	108,446	108,414	127,250	142,957
Net investment (loss) income	33,900,462	10,542,574	(32,082,893)	43,718,007	9,081,566	21,187,501	(1,680,135)	30,779,444	2,107,065	(90,357)
Benefit payments	(22,379,288)	(22,356,781)	(22,260,258)	(22,566,589)	(22,760,167)	(22,851,868)	(22,962,473)	(23,127,536)	(22,370,128)	(21,901,820)
Administrative expense	(467,416)	(754,816)	(560,175)	(818,745)	(258,177)	(612,170)	(401,018)	(746,115)	(517,456)	(842,624)
Other	-	(170,874)	-	3,725	23,410	15,694	4,795	6,929	1,220,911	47,292
Net change in plan fiduciary net position	22,019,910	(1,789,316)	(43,947,610)	31,293,998	(2,942,628)	8,710,734	(14,072,487)	16,628,446	(11,459,931)	(15,868,443)
Plan fiduciary net position, beginning of year	179,173,007	180,962,323	224,909,933	193,615,935	196,558,563	187,847,829	201,920,316	185,291,870	196,751,800	212,620,243
Plan fiduciary net position, end of year	201,192,917	179,173,007	180,962,323	224,909,933	193,615,935	196,558,563	187,847,829	201,920,316	185,291,869	196,751,800
NET PENSION LIABILITY	\$ 46,365,332	\$ 77,346,578	\$ 82,910,246	\$ 41,044,522	\$ 70,965,795	\$ 82,223,385	\$ 94,394,386	\$ 78,935,989	\$ 90,608,463	\$ 83,816,842
Plan fiduciary net position as a percentage of total pension liability	81.27%	69.85%	68.58%	84.57%	73.18%	70.51%	66.56%	71.89%	67.16%	70.13%
Covered payroll	\$ 1,858,220	\$ 1,776,894	\$ 1,919,541	\$ 1,861,853	\$ 1,979,929	\$ 1,983,410	\$ 1,991,393	\$ 1,967,400	\$ 2,442,033	\$ 2,357,230
Net pension liability as a percentage of covered payroll	2,495.15%	4,352.91%	4,319.27%	2,204.50%	3,584.26%	4,145.56%	4,740.12%	4,012.20%	3,710.37%	3,555.73%

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

Philadelphia Housing Authority Schedule of Plan Contributions (Unaudited)										
	March 31,									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contribution	\$ 9,312,818	\$ 9,339,610	\$ 8,663,706	\$ 8,264,492	\$ 9,235,159	\$ 11,071,275	\$ 10,749,452	\$ 11,557,544	\$ 13,068,032	\$ 11,731,727
Contributions in relation to the actuarially determined contribution	10,857,802	10,850,017	10,852,584	10,853,526	10,860,096	11,868,203	10,857,898	9,607,310	7,972,427	6,776,109
Contributions deficiency (excess)	\$ (1,544,984)	\$ (1,510,407)	\$ (2,188,878)	\$ (2,589,034)	\$ (1,624,937)	\$ (796,928)	\$ (108,446)	\$ 1,950,234	\$ 5,095,605	\$ 4,955,618
Covered payroll	\$ 1,858,220	\$ 1,776,894	\$ 1,919,541	\$ 1,861,853	\$ 1,979,929	\$ 1,983,410	\$ 1,991,393	\$ 1,967,400	\$ 2,442,033	\$ 2,357,230
Contributions as a percentage of covered payroll	584%	611%	565%	583%	549%	598%	545%	488%	326%	287%

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Level dollar
Remaining amortization period	20 years
Asset valuation method	Smoothed asset value
Inflation	2.50%
Salary increases	3.00% average including inflation
Investment rate of return	6.5%, including inflation and expenses
Retirement age	Age 55 with 10 years' service
Mortality	PubG-2010 Total General Mortality Tables with Scale MP-2021, set forward 3 years for males and 2 years for females

- The assumed investment return was reduced from 6.75% to 6.5%.

Supplementary Information

Philadelphia Housing Authority
A Component Unit of the City of Philadelphia
Statement of Net Position for the City of Philadelphia Financial Statements
March 31, 2025

Assets	PHA	Discrete	Eliminations	Total
Cash on Deposit and on Hand	\$ 321,776,508	\$ 16,436,139	\$ -	\$ 338,212,647
Notes Receivable	501,138,809	-	(333,922,380)	167,216,429
Accounts Receivable-Net	20,560,021	3,073,721	-	23,633,742
Due from Component Units	14,394,705	-	(8,095,323)	6,299,382
Due from Primary Government	-	3,582,425	(1,350,627)	2,231,798
Interest and Dividends Receivable	448,990	33,134	-	482,124
Due from Other Governments	217,694,766	-	-	217,694,766
Inventories	1,039,296	-	-	1,039,296
Equity Interest in Component Units	9,468,849	-	-	9,468,849
Other Assets	804,705	3,963,874	-	4,768,579
Restricted Assets:				
Cash and Cash Equivalents	48,069,939	38,682,428	-	86,752,367
Investments	2,347,597	-	-	2,347,597
Other Assets	11,877,174	3,558,103	(12,075,037)	3,360,240
Capital Assets:				
Land and Other Non-Depreciated Assets	253,442,247	40,518,355	-	293,960,602
Other Capital Assets (Net of Depreciation)	639,788,535	599,023,958	-	1,238,812,493
Total Capital Assets	893,230,782	639,542,313	-	1,532,773,095
Total Assets	2,042,852,141	708,872,137	(355,443,367)	2,396,280,911
Deferred Outflows of Resources	23,691,374	-	-	23,691,374
Liabilities				
Accounts Payable	20,659,393	2,399,627	-	23,059,020
Salaries and Wages Payable	7,308,932	-	-	7,308,932
Accrued Expenses	13,692,799	4,507,294	-	18,200,093
Funds Held in Escrow	2,610,339	642,254	-	3,252,593
Due to Other Governments	461,969	-	-	461,969
Due to Component Units	1,350,627	-	(1,350,627)	-
Due to Primary Government	-	6,316,170	(6,316,170)	-
Unearned Revenue	5,051,350	446,116	-	5,497,466
Overpayment of Taxes	-	-	-	-
Other Current Liabilities	11,196,097	18,412,392	-	29,608,489
Net OPEB Liability	1,461,492	-	-	1,461,492
Net Pension Liability	46,365,332	-	-	46,365,332
Non-Current Liabilities:				
Due within one year	16,613,989	23,818,226	-	40,432,215
Due in more than one year	141,378,731	523,732,674	(345,997,417)	319,113,988
Total Liabilities	268,151,050	580,274,753	(353,664,214)	494,761,589
Deferred Inflows of Resources	27,110,145	-	-	27,110,145
Net Position				
Net Investment in Capital Assets	742,702,678	196,702,722	-	939,405,400
Restricted For:				
Grant Programs	2,200,092	-	-	2,200,092
Other	235,212,711	-	-	235,212,711
Unrestricted	791,166,839	(68,105,338)	-	723,061,501
Total Net Position	\$ 1,771,282,320	\$ 128,597,384	\$ -	\$ 1,899,879,704

Philadelphia Housing Authority
A Component Unit of the City of Philadelphia
Statement of Activities for the City of Philadelphia Financial Statements
For the Year Ended March 31, 2025

Program Revenues					
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Philadelphia Housing Authority
PHA	\$ 600,908,420	\$ 58,325,146	\$ 633,423,262	\$ 37,029,362	\$ 127,869,350
Discrete	55,968,241	28,914,462	6,543,325	-	(20,510,454)
Eliminations	(320,285)	(320,285)	-	-	-
Total	656,556,376	86,919,323	639,966,587	37,029,362	107,358,896

	PHA	Discrete	Eliminations	
General Revenues:				
Interest and investment earnings	18,794,352	778,022	(5,485,209)	14,087,165
Interest expenses	(3,180,383)	(10,778,098)	5,485,209	(8,473,272)
Loss on capital investment	(166,845)	-	-	(166,845)
Partner distributions	-	(561,933)	-	(561,933)
Partner contributions	-	49,847,412	-	49,847,412
Miscellaneous	803,201	-	-	803,201
Total General Revenue	16,250,325	39,285,403	-	55,535,728
Change in Net Position				162,894,624

Net position, beginning				
As previously reported	1,627,472,915	109,512,165		1,736,985,080
Restatement	(310,270)	310,270		-
As restated	1,627,162,645	109,822,435		1,736,985,080
Net Position, ending				\$ 1,899,879,704

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
ENDOWMENT TRUST
STATEMENT OF SOURCE AND STATUS OF FUNDS
FOR THE FISCAL YEAR ENDED MARCH 31, 2025

	Choice Neighborhood Initiatives	Program Income	Other City Funds	Total
Total Endowment (Final Authorized Budget)	\$ 1,500,000	\$ -	\$ 750,000	\$ 2,250,000
Less:				
Funds Drawn Down - Prior Fiscal Year	1,500,000	-	750,000	2,250,000
Funds Drawn Down - Current Fiscal Year	-	-	-	-
Total Funds Drawn Down	1,500,000	-	750,000	2,250,000
Funds Still Available for Draw Down	\$ -	\$ -	\$ -	\$ -
Total Funds Drawn Down	\$ 1,500,000	\$ -	\$ 750,000	\$ 2,250,000
Add:				
Program Income	-	-	-	-
Total Funds Received	1,500,000	-	750,000	2,250,000
Less:				
Program Income Expended	-	-	-	-
Funds Applied - Prior Fiscal Years	1,410,030	-	535,511	1,945,541
Funds Applied - Current Fiscal Year	89,970	-	204,165	294,135
Total Funds Applied	1,500,000	-	739,676	2,239,676
Total Funds Due From Funding Source	\$ -	\$ -	\$ -	\$ -
Total Funds Available For Disposition	\$ -	\$ -	\$ 10,324	\$ 10,324

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
ENDOWMENT TRUST
STATEMENT OF PROGRAM EXPENDITURES
FOR THE FISCAL YEAR ENDED MARCH 31, 2025

<u>Endowment Categories</u>	Project Budget			Accrued Expenditures 3/31/2024			Accrued Expenditures 4/1/2024 to 3/31/2025			Accrued Expenditures Cumulative to 3/31/2024			
	Choice Neighborhood Initiatives	Other City Funds	Total	Choice Neighborhood Initiatives	Other City Funds	Total	Choice Neighborhood Initiatives	Other City Funds	Total	Choice Neighborhood Initiatives	Other City Funds	Total	Questioned Costs
PHA Budget Costs	\$ 717,254	\$ 358,627	\$ 1,075,881	\$ 98,346	\$ 234,457	\$ 332,803	\$ 7,701	\$ 204,165	\$ 211,866	\$ 106,047	\$438,622	\$ 544,669	\$ -
Norris Community Resident Council	414,010	207,005	621,015	123,200	293,710	416,910	82,269	-	82,269	205,469	293,710	499,179	-
Other Norris Community Center Costs	368,736	184,368	553,104	3,080	7,344	10,424	-	-	-	3,080	7,344	10,424	-
Total	<u>\$ 1,500,000</u>	<u>\$ 750,000</u>	<u>\$ 2,250,000</u>	<u>\$ 224,626</u>	<u>\$ 535,511</u>	<u>\$ 760,137</u>	<u>\$ 89,970</u>	<u>\$ 204,165</u>	<u>\$ 294,135</u>	<u>\$ 314,596</u>	<u>\$739,676</u>	<u>\$ 1,054,272</u>	<u>\$ -</u>

PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
ENDOWMENT TRUST
SCHEDULE OF PROGRAM INCOME
FOR THE FISCAL YEAR ENDED MARCH 31, 2025

	Sale Proceeds	Other Interest Income	Total
Program Income (Cumulative to March 31, 2024)	\$ -	\$ 155	\$ 155
Less: Program Income Expended in Prior Years	-	-	-
Beginning Balance April 1, 2024	-	155	155.00
Add: Program Income Received in Current Fiscal Year	-	-	-
Less: Program Income Expended in Current Fiscal Year	-	-	-
Ending Balance March 31, 2025	<u>\$ -</u>	<u>\$ 155</u>	<u>\$ 155</u>

**PHILADELPHIA HOUSING AUTHORITY
A COMPONENT UNIT OF THE CITY OF PHILADELPHIA
ENDOWMENT TRUST
RECONCILIATION SCHEDULE
FOR THE FISCAL YEAR ENDED MARCH 31, 2025**

	Amount Per 3/31/2025 Books and Records	Amount Per 3/31/2025 Subrecipient Invoices	Differences
Endowment	\$ 2,250,000	\$ 2,250,000	\$ -
Program Costs			
Current Year	294,135	294,135	-
Cumulative	1,054,272	1,054,272	-
Funds Drawn Down			
Current Year	750,000	750,000	-
Cumulative	2,250,000	2,250,000	-
Balance of Advance	\$ 1,195,728	\$ 1,195,728	\$ -

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	14.170 Congregate Housing Service Program	14.CFP MTW Demonstration Program for Capital Fund	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account
111 Cash - Unrestricted	\$86,084,953	\$249,801			
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	\$399,243				\$463,595
114 Cash - Tenant Security Deposits	\$724,811				
115 Cash - Restricted for Payment of Current Liabilities	\$323,959				
100 Total Cash	\$87,532,966	\$249,801	\$0	\$0	\$463,595
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$14,026,171				
124 Accounts Receivable - Other Government				\$729,358	
125 Accounts Receivable - Miscellaneous	\$19,037,499				
126 Accounts Receivable - Tenants	\$18,221,333				
126.1 Allowance for Doubtful Accounts - Tenants	-\$5,274,112				
126.2 Allowance for Doubtful Accounts - Other	\$0			\$0	
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable	\$5,024				
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$46,015,915	\$0	\$0	\$729,358	\$0
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$227,131				
143 Inventories	\$1,154,773				

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	14.170 Congregate Housing Service Program	14.CFP MTW Demonstration Program for Capital Fund	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account
143.1 Allowance for Obsolete Inventories	-\$115,477				
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$134,815,308	\$249,801	\$0	\$729,358	\$463,595
161 Land	\$32,459,197				
162 Buildings	\$981,230,197				
163 Furniture, Equipment & Machinery - Dwellings	\$532,456				
164 Furniture, Equipment & Machinery - Administration	\$233,804				
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$746,171,075				
167 Construction in Progress	\$100,247,709				
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$368,532,288	\$0	\$0	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures	\$530				
180 Total Non-Current Assets	\$368,532,818	\$0	\$0	\$0	\$0
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$503,348,126	\$249,801	\$0	\$729,358	\$463,595

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	14.170 Congregate Housing Service Program	14.CFP MTW Demonstration Program for Capital Fund	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account Fund
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$9,000,276	\$15,017			\$16,000
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$1,575,000				
322 Accrued Compensated Absences - Current Portion	\$7,133,476				
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$456,631				
341 Tenant Security Deposits	\$704,344				
342 Unearned Revenue	\$27,032	\$234,784			
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$2,769,570				
346 Accrued Liabilities - Other	\$1,061,829				
347 Inter Program - Due To				\$729,358	
348 Loan Liability - Current					
310 Total Current Liabilities	\$22,728,158	\$249,801	\$0	\$729,358	\$16,000
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other	\$559,190				
354 Accrued Compensated Absences - Non Current	\$2,885,484				
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	14.170 Congregate Housing Service Program	14.CFP MTW Demonstration Program for Capital Fund	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$3,444,674	\$0	\$0	\$0	\$0
300 Total Liabilities	\$26,172,832	\$249,801	\$0	\$729,358	\$16,000
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$368,532,288	\$0	\$0	\$0	
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$0	\$0	\$0	\$0	\$463,595
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$108,643,006	\$0	\$0	\$0	-\$16,000
513 Total Equity - Net Assets / Position	\$477,175,294	\$0	\$0	\$0	\$447,595
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$503,348,126	\$249,801	\$0	\$729,358	\$463,595

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	1 Business Activities
111 Cash - Unrestricted	\$16,436,139	\$208,387,305			\$13,611,490
112 Cash - Restricted - Modernization and Development	\$2,332,877				
113 Cash - Other Restricted	\$35,707,297	\$27,445,650			
114 Cash - Tenant Security Deposits	\$642,254	\$1,055,564			\$1,665
115 Cash - Restricted for Payment of Current Liabilities					\$1,181,274
100 Total Cash	\$55,118,567	\$236,888,519	\$0	\$0	\$14,794,429
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects					
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$3,899,084	\$156,203,684			\$100,506,439
126 Accounts Receivable - Tenants	\$4,652,539	\$3,744,042			
126.1 Allowance for Doubtful Accounts -Tenants	-\$1,895,477	-\$1,519,616			\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0			\$0
127 Notes, Loans, & Mortgages Receivable - Current					\$232,958,182
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable	\$33,134	\$124,463			\$9,253
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$6,689,280	\$158,552,573	\$0	\$0	\$333,473,874
131 Investments - Unrestricted					
132 Investments - Restricted		\$2,347,597			
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$1,564,278	\$577,574			
143 Inventories					
143.1 Allowance for Obsolete Inventories					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	1 Business Activities
144 Inter Program Due From			\$141,077	\$134,144	
145 Assets Held for Sale	\$2,399,596				
150 Total Current Assets	\$65,771,721	\$398,366,263	\$141,077	\$134,144	\$348,268,303
161 Land	\$12,886,096	\$31,896,210			\$7,212,118
162 Buildings	\$793,321,029	\$460,429,697			\$44,126,136
163 Furniture, Equipment & Machinery - Dwellings	\$2,478,326	\$0			
164 Furniture, Equipment & Machinery - Administration	\$9,954,489	\$2,191,326		\$97,403	\$24,761
165 Leasehold Improvements		\$65,555			
166 Accumulated Depreciation	-\$206,729,886	-\$151,904,234		-\$89,622	-\$1,634,232
167 Construction in Progress	\$27,632,259	\$324,995			\$1,025,001
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$639,542,313	\$343,003,549	\$0	\$7,781	\$50,753,784
171 Notes, Loans and Mortgages Receivable - Non-Current					\$473,608,358
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets	\$3,558,103	\$10,332,280			\$88,012
176 Investments in Joint Ventures					\$8,996,985
180 Total Non-Current Assets	\$643,100,416	\$353,335,829	\$0	\$7,781	\$533,447,139
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$708,872,137	\$751,702,092	\$141,077	\$141,925	\$881,715,442
311 Bank Overdraft					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	1 Business Activities
312 Accounts Payable <= 90 Days	\$2,399,627	\$1,053,213	\$65,599	\$19,183	\$208,379
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable		\$3,791			
322 Accrued Compensated Absences - Current Portion		\$87,413			
324 Accrued Contingency Liability					
325 Accrued Interest Payable	\$475,158				\$480,344
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits	\$642,254	\$1,055,564			\$1,665
342 Unearned Revenue	\$446,116	\$221,303	\$75,478	\$112,088	\$20,500
343 Current Portion of Long-term Debt - Capital	\$23,809,226				\$665,000
344 Current Portion of Long-term Debt - Operating Borrowings	\$9,000				
345 Other Current Liabilities	\$24,728,562	\$579,035,808			\$37,012,226
346 Accrued Liabilities - Other	\$4,032,136	\$2,758,276			
347 Inter Program - Due To					\$100,301,007
348 Loan Liability - Current					
310 Total Current Liabilities	\$56,542,079	\$584,215,368	\$141,077	\$131,271	\$138,689,121
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$419,030,365	\$91,443,950			\$26,719,498
352 Long-term Debt, Net of Current - Operating Borrowings	\$315,882				
353 Non-current Liabilities - Other	\$104,386,427	\$6,908		\$2,873	
354 Accrued Compensated Absences - Non Current		\$58,275			
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	1 Business Activities
350 Total Non-Current Liabilities	\$523,732,674	\$91,509,133	\$0	\$2,873	\$26,719,498
300 Total Liabilities	\$580,274,753	\$675,724,501	\$141,077	\$134,144	\$165,408,619
400 Deferred Inflow of Resources		\$37,061,325			
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$196,702,722	\$251,559,599	\$0	\$7,781	\$23,369,286
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$0	\$29,237,514	\$0	\$0	\$11,641
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	-\$68,105,338	-\$241,880,847	\$0	\$0	\$692,925,896
513 Total Equity - Net Assets / Position	\$128,597,384	\$38,916,266	\$0	\$7,781	\$716,306,823
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$708,872,137	\$751,702,092	\$141,077	\$141,925	\$881,715,442

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	2 State/Local	8 Other Federal Program 1	5 Fiduciary	93.602 New Assets for Independence Demonstration Program	14.879 Mainstream Vouchers
111 Cash - Unrestricted	\$1,947,660			\$55,907	\$2,227,046
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	\$10,481		\$114,197		
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities	\$443,835				
100 Total Cash	\$2,401,976	\$0	\$114,197	\$55,907	\$2,227,046
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects		\$425			
124 Accounts Receivable - Other Government	\$3				
125 Accounts Receivable - Miscellaneous			\$8,308		
126 Accounts Receivable - Tenants					
126.1 Allowance for Doubtful Accounts -Tenants					
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0		
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable	\$324			\$851	
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$327	\$425	\$8,308	\$851	\$0
131 Investments - Unrestricted					
132 Investments - Restricted			\$201,087,110		
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets					
143 Inventories					
143.1 Allowance for Obsolete Inventories					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	2 State/Local	8 Other Federal Program 1	5 Fiduciary	93.602 New Assets for Independence Demonstration Program	14.879 Mainstream Vouchers
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$2,402,303	\$425	\$201,209,615	\$56,758	\$2,227,046
161 Land					
162 Buildings					
163 Furniture, Equipment & Machinery - Dwellings	\$6,028				
164 Furniture, Equipment & Machinery - Administration	\$436,365				
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$430,527				
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$11,866	\$0	\$0	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$11,866	\$0	\$0	\$0	\$0
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$2,414,169	\$425	\$201,209,615	\$56,758	\$2,227,046
311 Bank Overdraft					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	2 State/Local	8 Other Federal Program 1	5 Fiduciary	93.602 New Assets for Independence Demonstration Program	14.879 Mainstream Vouchers
312 Accounts Payable <= 90 Days	\$999	\$425			
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable					
322 Accrued Compensated Absences - Current Portion					
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits					
342 Unearned Revenue	\$443,835				
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$264,500		\$16,699		
346 Accrued Liabilities - Other	\$1,040				
347 Inter Program - Due To	\$3				
348 Loan Liability - Current					
310 Total Current Liabilities	\$710,377	\$425	\$16,699	\$0	\$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other	\$1,273				
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	2 State/Local	8 Other Federal Program 1	5 Fiduciary	93.602 New Assets for Independence Demonstration Program	14.879 Mainstream Vouchers
350 Total Non-Current Liabilities	\$1,273	\$0	\$0	\$0	\$0
300 Total Liabilities	\$711,650	\$425	\$16,699	\$0	\$0
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$11,866	\$0	\$0	\$0	\$0
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$10,481	\$0	\$201,192,916	\$0	\$0
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$1,680,172	\$0	\$0	\$56,758	\$2,227,046
513 Total Equity - Net Assets / Position	\$1,702,519	\$0	\$201,192,916	\$56,758	\$2,227,046
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$2,414,169	\$425	\$201,209,615	\$56,758	\$2,227,046

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher
111 Cash - Unrestricted					\$1,720,148
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					\$381,191
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities					\$1,298,502
100 Total Cash	\$0	\$0	\$0	\$0	\$3,399,841
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects		\$438,051		\$3,166,473	
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants					
126.1 Allowance for Doubtful Accounts -Tenants					
126.2 Allowance for Doubtful Accounts - Other		\$0		\$0	
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$438,051	\$0	\$3,166,473	\$0
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets					
143 Inventories					
143.1 Allowance for Obsolete Inventories					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$0	\$438,051	\$0	\$3,166,473	\$3,399,841
161 Land					
162 Buildings					
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration		\$85,755		\$792	
165 Leasehold Improvements					
166 Accumulated Depreciation		-\$85,755		-\$792	
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$0	\$0	\$0	\$0	\$0
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$0	\$438,051	\$0	\$3,166,473	\$3,399,841
311 Bank Overdraft					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher
312 Accounts Payable <= 90 Days		\$100		\$121,424	\$285
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable					
322 Accrued Compensated Absences - Current Portion					
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits					
342 Unearned Revenue					\$1,298,502
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other				\$1,667,523	
347 Inter Program - Due To		\$437,071		\$1,377,526	
348 Loan Liability - Current					
310 Total Current Liabilities	\$0	\$437,171	\$0	\$3,166,473	\$1,298,787
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other		\$880			
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher
350 Total Non-Current Liabilities	\$0	\$880	\$0	\$0	\$0
300 Total Liabilities	\$0	\$438,051	\$0	\$3,166,473	\$1,298,787
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$0	\$0	\$0	\$0	\$0
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$0	\$0	\$0	\$0	\$381,191
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$0	\$0	\$0	\$0	\$1,719,863
513 Total Equity - Net Assets / Position	\$0	\$0	\$0	\$0	\$2,101,054
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$0	\$438,051	\$0	\$3,166,473	\$3,399,841

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.881 Moving to Work Demonstration Program	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program, Section 8 Moderate	Subtotal	ELIM
111 Cash - Unrestricted	\$2,138,662	\$2,360,563	\$2,992,973	\$338,212,647	
112 Cash - Restricted - Modernization and Development			\$0	\$2,332,877	
113 Cash - Other Restricted	\$11,200,648		\$0	\$75,722,302	
114 Cash - Tenant Security Deposits			\$0	\$2,424,294	
115 Cash - Restricted for Payment of Current Liabilities	\$3,024,807	\$65,047	\$49,667	\$6,387,091	
100 Total Cash	\$16,364,117	\$2,425,610	\$3,042,640	\$425,079,211	\$0
121 Accounts Receivable - PHA Projects	\$3,620,433		\$0	\$3,620,433	
122 Accounts Receivable - HUD Other Projects	\$200,000,277	\$10,179	\$53,190	\$217,694,766	
124 Accounts Receivable - Other Government	\$63,189		\$0	\$792,550	
125 Accounts Receivable - Miscellaneous	\$230,495,207		\$0	\$510,150,221	-\$491,967,331
126 Accounts Receivable - Tenants			\$0	\$26,617,914	
126.1 Allowance for Doubtful Accounts -Tenants			\$0	-\$8,689,205	
126.2 Allowance for Doubtful Accounts - Other	-\$1,269,540	\$0	\$0	-\$1,269,540	
127 Notes, Loans, & Mortgages Receivable - Current			\$0	\$232,958,182	-\$232,958,182
128 Fraud Recovery			\$0		
128.1 Allowance for Doubtful Accounts - Fraud			\$0		
129 Accrued Interest Receivable	\$304,482		\$4,593	\$482,124	
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$433,214,048	\$10,179	\$57,783	\$982,357,445	-\$724,925,513
131 Investments - Unrestricted			\$0		
132 Investments - Restricted			\$0	\$203,434,707	
135 Investments - Restricted for Payment of Current Liability			\$0		
142 Prepaid Expenses and Other Assets			\$0	\$2,368,983	
143 Inventories			\$0	\$1,154,773	
143.1 Allowance for Obsolete Inventories			\$0	-\$115,477	

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.881 Moving to Work Demonstration Program	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program, Section 8 Moderate	Subtotal	ELIM
144 Inter Program Due From	\$102,569,744		\$0	\$102,844,965	-\$102,844,965
145 Assets Held for Sale			\$0	\$2,399,596	
150 Total Current Assets	\$552,147,909	\$2,435,789	\$3,100,423	\$1,719,524,203	-\$827,770,478
161 Land	\$29,439,584		\$0	\$113,893,205	
162 Buildings	\$55,780,896		\$0	\$2,334,887,955	-\$36,955,350
163 Furniture, Equipment & Machinery - Dwellings	\$1,763,583		\$0	\$4,780,393	
164 Furniture, Equipment & Machinery - Administration	\$63,849,316		\$0	\$76,874,011	
165 Leasehold Improvements			\$0	\$65,555	
166 Accumulated Depreciation	-\$56,558,135		\$0	-\$1,163,604,258	
167 Construction in Progress	\$73,601,620		\$0	\$202,831,584	
168 Infrastructure			\$0		
160 Total Capital Assets, Net of Accumulated Depreciation	\$167,876,864	\$0	\$0	\$1,569,728,445	-\$36,955,350
171 Notes, Loans and Mortgages Receivable - Non-Current	\$27,530,451		\$0	\$501,138,809	
172 Notes, Loans, & Mortgages Receivable - Non Current - Past			\$0		
173 Grants Receivable - Non Current			\$0		
174 Other Assets	\$3,821,020		\$0	\$17,799,415	
176 Investments in Joint Ventures	\$471,334		\$0	\$9,468,849	
180 Total Non-Current Assets	\$199,699,669	\$0	\$0	\$2,098,135,518	-\$36,955,350
200 Deferred Outflow of Resources	\$23,691,374		\$0	\$23,691,374	
290 Total Assets and Deferred Outflow of Resources	\$775,538,952	\$2,435,789	\$3,100,423	\$3,841,351,095	-\$864,725,828
311 Bank Overdraft			\$0		

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.881 Moving to Work Demonstration Program	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program, Section 8 Moderate	Subtotal	ELIM
312 Accounts Payable <= 90 Days	\$10,158,493		\$0	\$23,059,020	
313 Accounts Payable >90 Days Past Due			\$0		
321 Accrued Wage/Payroll Taxes Payable	\$5,730,141		\$0	\$7,308,932	
322 Accrued Compensated Absences - Current Portion	\$2,241,016		\$0	\$9,461,905	
324 Accrued Contingency Liability			\$0		
325 Accrued Interest Payable			\$0	\$955,502	
331 Accounts Payable - HUD PHA Programs			\$0		
332 Account Payable - PHA Projects			\$0		
333 Accounts Payable - Other Government	\$5,338		\$0	\$461,969	
341 Tenant Security Deposits			\$0	\$2,403,827	
342 Unearned Revenue	\$2,503,114	\$65,047	\$49,667	\$5,497,466	
343 Current Portion of Long-term Debt - Capital	\$6,487,084		\$0	\$30,961,310	
344 Current Portion of Long-term Debt - Operating Borrowings			\$0	\$9,000	
345 Other Current Liabilities	\$119,238,899		\$0	\$763,066,264	-\$724,925,513
346 Accrued Liabilities - Other	\$7,715,409		\$8,378	\$17,244,591	
347 Inter Program - Due To			\$0	\$102,844,965	-\$102,844,965
348 Loan Liability - Current			\$0		
310 Total Current Liabilities	\$154,079,494	\$65,047	\$58,045	\$963,274,751	-\$827,770,478
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$15,447,536		\$0	\$552,641,349	
352 Long-term Debt, Net of Current - Operating Borrowings			\$0	\$315,882	
353 Non-current Liabilities - Other	\$3,051,804		\$0	\$108,009,355	
354 Accrued Compensated Absences - Non Current	\$1,201,060		\$0	\$4,144,819	
355 Loan Liability - Non Current			\$0		
356 FASB 5 Liabilities			\$0		
357 Accrued Pension and OPEB Liabilities	\$47,826,824		\$0	\$47,826,824	

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.881 Moving to Work Demonstration Program	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program, Section 8 Moderate	Subtotal	ELIM
350 Total Non-Current Liabilities	\$67,527,224	\$0	\$0	\$712,938,229	\$0
300 Total Liabilities	\$221,606,718	\$65,047	\$58,045	\$1,676,212,980	-\$827,770,478
400 Deferred Inflow of Resources	\$27,004,170		\$0	\$64,065,495	-\$36,955,350
508.3 Nonspendable Fund Balance			\$0		
508.4 Net Investment in Capital Assets	\$136,177,208	\$0	\$0	\$976,360,750	-\$36,955,350
509.3 Restricted Fund Balance			\$0		
510.3 Committed Fund Balance			\$0		
511.3 Assigned Fund Balance			\$0		
511.4 Restricted Net Position	\$207,308,381	\$0	\$0	\$438,605,719	
512.3 Unassigned Fund Balance			\$0		
512.4 Unrestricted Net Position	\$183,442,475	\$2,370,742	\$3,042,378	\$686,106,151	\$36,955,350
513 Total Equity - Net Assets / Position	\$526,928,064	\$2,370,742	\$3,042,378	\$2,101,072,620	\$0
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$775,538,952	\$2,435,789	\$3,100,423	\$3,841,351,095	-\$864,725,828

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Total
111 Cash - Unrestricted	\$338,212,647
112 Cash - Restricted - Modernization and Development	\$2,332,877
113 Cash - Other Restricted	\$75,722,302
114 Cash - Tenant Security Deposits	\$2,424,294
115 Cash - Restricted for Payment of Current Liabilities	\$6,387,091
100 Total Cash	\$425,079,211
121 Accounts Receivable - PHA Projects	\$3,620,433
122 Accounts Receivable - HUD Other Projects	\$217,694,766
124 Accounts Receivable - Other Government	\$792,550
125 Accounts Receivable - Miscellaneous	\$18,182,890
126 Accounts Receivable - Tenants	\$26,617,914
126.1 Allowance for Doubtful Accounts -Tenants	-\$8,689,205
126.2 Allowance for Doubtful Accounts - Other	-\$1,269,540
127 Notes, Loans, & Mortgages Receivable - Current	\$0
128 Fraud Recovery	
128.1 Allowance for Doubtful Accounts - Fraud	
129 Accrued Interest Receivable	\$482,124
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$257,431,932
131 Investments - Unrestricted	
132 Investments - Restricted	\$203,434,707
135 Investments - Restricted for Payment of Current Liability	
142 Prepaid Expenses and Other Assets	\$2,368,983
143 Inventories	\$1,154,773
143.1 Allowance for Obsolete Inventories	-\$115,477

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Total
144 Inter Program Due From	\$0
145 Assets Held for Sale	\$2,399,596
150 Total Current Assets	\$891,753,725
161 Land	\$113,893,205
162 Buildings	\$2,297,932,605
163 Furniture, Equipment & Machinery - Dwellings	\$4,780,393
164 Furniture, Equipment & Machinery - Administration	\$76,874,011
165 Leasehold Improvements	\$65,555
166 Accumulated Depreciation	-\$1,163,604,258
167 Construction in Progress	\$202,831,584
168 Infrastructure	
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,532,773,095
171 Notes, Loans and Mortgages Receivable - Non-Current	\$501,138,809
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	
173 Grants Receivable - Non Current	
174 Other Assets	\$17,799,415
176 Investments in Joint Ventures	\$9,468,849
180 Total Non-Current Assets	\$2,061,180,168
200 Deferred Outflow of Resources	\$23,691,374
290 Total Assets and Deferred Outflow of Resources	\$2,976,625,267
311 Bank Overdraft	

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Total
312 Accounts Payable <= 90 Days	\$23,059,020
313 Accounts Payable >90 Days Past Due	
321 Accrued Wage/Payroll Taxes Payable	\$7,308,932
322 Accrued Compensated Absences - Current Portion	\$9,461,905
324 Accrued Contingency Liability	
325 Accrued Interest Payable	\$955,502
331 Accounts Payable - HUD PHA Programs	
332 Account Payable - PHA Projects	
333 Accounts Payable - Other Government	\$461,969
341 Tenant Security Deposits	\$2,403,827
342 Unearned Revenue	\$5,497,466
343 Current Portion of Long-term Debt - Capital	\$30,961,310
344 Current Portion of Long-term Debt - Operating Borrowings	\$9,000
345 Other Current Liabilities	\$38,140,751
346 Accrued Liabilities - Other	\$17,244,591
347 Inter Program - Due To	\$0
348 Loan Liability - Current	
310 Total Current Liabilities	\$135,504,273
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$552,641,349
352 Long-term Debt, Net of Current - Operating Borrowings	\$315,882
353 Non-current Liabilities - Other	\$108,009,355
354 Accrued Compensated Absences - Non Current	\$4,144,819
355 Loan Liability - Non Current	
356 FASB 5 Liabilities	
357 Accrued Pension and OPEB Liabilities	\$47,826,824

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Total
350 Total Non-Current Liabilities	\$712,938,229
300 Total Liabilities	\$848,442,502
400 Deferred Inflow of Resources	\$27,110,145
508.3 Nonspendable Fund Balance	
508.4 Net Investment in Capital Assets	\$939,405,400
509.3 Restricted Fund Balance	
510.3 Committed Fund Balance	
511.3 Assigned Fund Balance	
511.4 Restricted Net Position	\$438,605,719
512.3 Unassigned Fund Balance	
512.4 Unrestricted Net Position	\$723,061,501
513 Total Equity - Net Assets / Position	\$2,101,072,620
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$2,976,625,267

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	14.170 Congregate Housing Service Program	14.CFP MTW Demonstration Program for Capital Fund	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account
70300 Net Tenant Rental Revenue	\$33,996,930				
70400 Tenant Revenue - Other	\$230,269				
70500 Total Tenant Revenue	\$34,227,199	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants		\$120,334	\$45,125,317		
70610 Capital Grants			\$37,029,362		
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants				\$5,507	
71100 Investment Income - Unrestricted	\$3,269,950				
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery	\$94,998				
71500 Other Revenue	\$46,863	\$9,769			
71600 Gain or Loss on Sale of Capital Assets	\$570,986				
72000 Investment Income - Restricted					
70000 Total Revenue	\$38,209,996	\$130,103	\$82,154,679	\$5,507	\$0
91100 Administrative Salaries	\$7,721,328				

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	14.170 Congregate Housing Service Program	14.CFP MTW Demonstration Program for Capital Fund	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account
91200 Auditing Fees					
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative	\$3,492,985				
91600 Office Expenses	\$2,414,674				
91700 Legal Expense	\$2,965,812				
91800 Travel	\$27,424				
91810 Allocated Overhead	\$22,685,585				
91900 Other	\$1,568,616				
91000 Total Operating - Administrative	\$40,876,424	\$0	\$0	\$0	\$0
92000 Asset Management Fee					
92100 Tenant Services - Salaries		\$31,961		\$5,507	
92200 Relocation Costs	\$649,667				
92300 Employee Benefit Contributions - Tenant Services		\$6,054			
92400 Tenant Services - Other	\$319,060	\$91,772			\$16,000
92500 Total Tenant Services	\$968,727	\$129,787	\$0	\$5,507	\$16,000
93100 Water	\$12,381,492				
93200 Electricity	\$3,804,676				
93300 Gas	\$4,125,574				
93400 Fuel					
93500 Labor	\$3,148				
93600 Sewer					
93700 Employee Benefit Contributions - Utilities	\$1,166				

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	14.170 Congregate Housing Service Program	14.CFP MTW Demonstration Program for Capital Fund	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account
93800 Other Utilities Expense	\$4,635				
93000 Total Utilities	\$20,320,691	\$0	\$0	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor	\$36,872,423				
94200 Ordinary Maintenance and Operations - Materials and	\$9,607,026				
94300 Ordinary Maintenance and Operations Contracts	\$20,839,794				
94500 Employee Benefit Contributions - Ordinary Maintenance	\$15,458,874				
94000 Total Maintenance	\$82,778,117	\$0	\$0	\$0	\$0
95100 Protective Services - Labor	\$4,757,512				
95200 Protective Services - Other Contract Costs	\$1,931,017				
95300 Protective Services - Other	\$43,833				
95500 Employee Benefit Contributions - Protective Services	\$2,162,750				
95000 Total Protective Services	\$8,895,112	\$0	\$0	\$0	\$0
96110 Property Insurance	\$2,449,049				
96120 Liability Insurance	\$4,382,514				
96130 Workmen's Compensation	\$5,318,307	\$316			
96140 All Other Insurance	\$458,686				
96100 Total insurance Premiums	\$12,608,556	\$316	\$0	\$0	\$0
96200 Other General Expenses	\$22,150,268				
96210 Compensated Absences					
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents	\$734,276				
96500 Bad debt - Mortgages					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	14.170 Congregate Housing Service Program	14.CFP MTW Demonstration Program for Capital Fund	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account
96600 Bad debt - Other					
96800 Severance Expense	\$352,874				
96000 Total Other General Expenses	\$23,237,418	\$0	\$0	\$0	\$0
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$189,685,045	\$130,103	\$0	\$5,507	\$16,000
97000 Excess of Operating Revenue over Operating Expenses	-\$151,475,049	\$0	\$82,154,679	\$0	-\$16,000
97100 Extraordinary Maintenance	\$13,171,607				
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$27,436,829				
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$230,293,481	\$130,103	\$0	\$5,507	\$16,000
10010 Operating Transfer In					
10020 Operating transfer Out			-\$82,154,679		

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	14.170 Congregate Housing Service Program	14.CFP MTW Demonstration Program for Capital Fund	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In	\$158,870,091				
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$158,870,091	\$0	-\$82,154,679	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$33,213,394	\$0	\$0	\$0	-\$16,000
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$510,388,688	\$0	\$0	\$0	\$463,595
11040 Prior Period Adjustments, Equity Transfers and					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	153846				

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	14.170 Congregate Housing Service Program	14.CFP MTW Demonstration Program for Capital Fund	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account
11210 Number of Unit Months Leased	136157				
11270 Excess Cash	\$96,980,256				
11610 Land Purchases	\$0				
11620 Building Purchases	\$37,029,362				
11630 Furniture & Equipment - Dwelling Purchases	\$0				
11640 Furniture & Equipment - Administrative Purchases	\$0				
11650 Leasehold Improvements Purchases	\$0				
11660 Infrastructure Purchases	\$0				
13510 CFFP Debt Service Payments	\$0				
13901 Replacement Housing Factor Funds	\$0				

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	1 Business Activities
70300 Net Tenant Rental Revenue	\$28,292,290	\$9,181,229			\$56,115
70400 Tenant Revenue - Other	\$313,181	\$49,385			
70500 Total Tenant Revenue	\$28,605,471	\$9,230,614	\$0	\$0	\$56,115
70600 HUD PHA Operating Grants			\$545,924	\$450,052	
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants	\$6,543,325	\$782,165			
71100 Investment Income - Unrestricted	\$419,642	\$4,960,283			\$417,501
71200 Mortgage Interest Income					\$8,584,943
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	\$308,991	\$19,527,396			\$341,788
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted	\$358,380	\$619,035			
70000 Total Revenue	\$36,235,809	\$35,119,493	\$545,924	\$450,052	\$9,400,347
91100 Administrative Salaries	\$2,618,732	\$1,630,595	\$41,000	\$134,665	
91200 Auditing Fees	\$655,889	\$244,116			

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	1 Business Activities
91300 Management Fee	\$2,027,489	\$1,095,277			\$7,039
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$44,767	\$3,310			
91500 Employee Benefit contributions - Administrative	\$726,215	\$182,898			
91600 Office Expenses	\$518,581	\$338,599		\$16,201	
91700 Legal Expense	\$191,900	\$182,287			\$84,165
91800 Travel					
91810 Allocated Overhead					
91900 Other	\$1,292,228	\$802,323	\$504,924	\$121,622	\$703,559
91000 Total Operating - Administrative	\$8,075,801	\$4,479,405	\$545,924	\$272,488	\$794,763
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$252,187			\$170,695	
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services	\$8,986				
92400 Tenant Services - Other	\$198,089	\$675,299		\$5,612	
92500 Total Tenant Services	\$459,262	\$675,299	\$0	\$176,307	\$0
93100 Water	\$3,111,496	\$1,746,876			\$4,934
93200 Electricity	\$1,253,339	\$569,357			\$971
93300 Gas	\$262,564	\$577,663			\$1,557
93400 Fuel					
93500 Labor					
93600 Sewer	\$147,050				
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	1 Business Activities
93000 Total Utilities	\$4,774,449	\$2,893,896	\$0	\$0	\$7,462
94100 Ordinary Maintenance and Operations - Labor	\$5,488,337	\$5,880,387			
94200 Ordinary Maintenance and Operations - Materials and	\$3,796,949	\$2,782,605			
94300 Ordinary Maintenance and Operations Contracts	\$5,807,422	\$5,836,743			\$11,500
94500 Employee Benefit Contributions - Ordinary Maintenance	\$186,099				
94000 Total Maintenance	\$15,278,807	\$14,499,735	\$0	\$0	\$11,500
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs	\$308,759	\$1,323,198			
95300 Protective Services - Other	\$6,374				
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$315,133	\$1,323,198	\$0	\$0	\$0
96110 Property Insurance	\$3,454,747	\$1,699,112			
96120 Liability Insurance		\$49,144			
96130 Workmen's Compensation	\$123,911				
96140 All Other Insurance		\$27,080			
96100 Total insurance Premiums	\$3,578,658	\$1,775,336	\$0	\$0	\$0
96200 Other General Expenses	-\$323,487	\$1,184,678			
96210 Compensated Absences		\$14,967			
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents	\$737,584	\$189,488			
96500 Bad debt - Mortgages					
96600 Bad debt - Other		\$1,518,474			

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	1 Business Activities
96800 Severance Expense				\$1,257	
96000 Total Other General Expenses	\$414,097	\$2,907,607	\$0	\$1,257	\$0
96710 Interest of Mortgage (or Bonds) Payable	\$10,778,098	\$4,096,756			\$1,130,232
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$10,778,098	\$4,096,756	\$0	\$0	\$1,130,232
96900 Total Operating Expenses	\$43,674,305	\$32,651,232	\$545,924	\$450,052	\$1,943,957
97000 Excess of Operating Revenue over Operating Expenses	-\$7,438,496	\$2,468,261	\$0	\$0	\$7,456,390
97100 Extraordinary Maintenance		\$1,030,435			-\$19,934
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$23,072,034	\$9,677,398		\$4,671	\$408,188
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$66,746,339	\$43,359,065	\$545,924	\$454,723	\$2,332,211
10010 Operating Transfer In					\$61,362,386
10020 Operating transfer Out					
10030 Operating Transfers from/to Primary Government					\$2,477,972

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	1 Business Activities
10040 Operating Transfers from/to Component Unit		-\$2,099,102			
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)	\$49,285,479	-\$166,845			
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$49,285,479	-\$2,265,947	\$0	\$0	\$63,840,358
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$18,774,949	-\$10,505,519	\$0	-\$4,671	\$70,908,494
11020 Required Annual Debt Principal Payments	\$43,950,500	\$0	\$0	\$0	\$635,000
11030 Beginning Equity	\$109,512,165	\$49,732,055	\$0	\$12,452	\$645,398,329
11040 Prior Period Adjustments, Equity Transfers and	\$310,270	-\$310,270			
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	30972	14886			60
11210 Number of Unit Months Leased	28326	14040			60

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	1 Business Activities
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	2 State/Local	8 Other Federal Program 1	5 Fiduciary	93.602 New Assets for Independence Demonstration Program	14.879 Mainstream Vouchers
70300 Net Tenant Rental Revenue					
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants		\$15,316			\$5,126,466
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants	\$506,500				
71100 Investment Income - Unrestricted	\$3,924			\$11,112	
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	\$278,301		\$10,966,152		
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted			\$4,329,749		
70000 Total Revenue	\$788,725	\$15,316	\$15,295,901	\$11,112	\$5,126,466
91100 Administrative Salaries					
91200 Auditing Fees					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	2 State/Local	8 Other Federal Program 1	5 Fiduciary	93.602 New Assets for Independence Demonstration Program	14.879 Mainstream Vouchers
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative					
91600 Office Expenses	\$588				
91700 Legal Expense					
91800 Travel	\$2,494				
91810 Allocated Overhead					
91900 Other	\$192,464		\$963,621		
91000 Total Operating - Administrative	\$195,546	\$0	\$963,621	\$0	\$0
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$281,995				
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other	\$22,442				
92500 Total Tenant Services	\$304,437	\$0	\$0	\$0	\$0
93100 Water					
93200 Electricity					
93300 Gas					
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	2 State/Local	8 Other Federal Program 1	5 Fiduciary	93.602 New Assets for Independence Demonstration Program	14.879 Mainstream Vouchers
93000 Total Utilities	\$0	\$0	\$0	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor					
94200 Ordinary Maintenance and Operations - Materials and					
94300 Ordinary Maintenance and Operations Contracts					
94500 Employee Benefit Contributions - Ordinary Maintenance					
94000 Total Maintenance	\$0	\$0	\$0	\$0	\$0
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance					
96120 Liability Insurance					
96130 Workmen's Compensation					
96140 All Other Insurance					
96100 Total insurance Premiums	\$0	\$0	\$0	\$0	\$0
96200 Other General Expenses			\$22,379,288		\$1,265
96210 Compensated Absences					
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents					
96500 Bad debt - Mortgages					
96600 Bad debt - Other					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	2 State/Local	8 Other Federal Program 1	5 Fiduciary	93.602 New Assets for Independence Demonstration Program	14.879 Mainstream Vouchers
96800 Severance Expense	\$915				
96000 Total Other General Expenses	\$915	\$0	\$22,379,288	\$0	\$1,265
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$500,898	\$0	\$23,342,909	\$0	\$1,265
97000 Excess of Operating Revenue over Operating Expenses	\$287,827	\$15,316	-\$8,047,008	\$11,112	\$5,125,201
97100 Extraordinary Maintenance	\$500,000	\$15,316			
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments	\$6,500				\$5,108,490
97350 HAP Portability-In					
97400 Depreciation Expense	\$673				
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$1,008,071	\$15,316	\$23,342,909	\$0	\$5,109,755
10010 Operating Transfer In					
10020 Operating transfer Out					
10030 Operating Transfers from/to Primary Government					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	2 State/Local	8 Other Federal Program 1	5 Fiduciary	93.602 New Assets for Independence Demonstration Program	14.879 Mainstream Vouchers
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss			\$30,066,917		
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$30,066,917	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$219,346	\$0	\$22,019,909	\$11,112	\$16,711
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$1,921,865	\$0	\$179,173,007	\$45,646	\$2,210,335
11040 Prior Period Adjustments, Equity Transfers and					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available					5340
11210 Number of Unit Months Leased					5175

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	2 State/Local	8 Other Federal Program 1	5 Fiduciary	93.602 New Assets for Independence Demonstration Program	14.879 Mainstream Vouchers
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher
70300 Net Tenant Rental Revenue					
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$180,090,794	\$230,428	\$373,529,860	\$11,970,410	\$13,213,843
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted					
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue					
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$180,090,794	\$230,428	\$373,529,860	\$11,970,410	\$13,213,843
91100 Administrative Salaries				\$171,445	\$46,673
91200 Auditing Fees					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative				\$110,611	\$37,292
91600 Office Expenses		\$400			
91700 Legal Expense					
91800 Travel					
91810 Allocated Overhead					
91900 Other		\$1,730		\$1,099,763	\$85,500
91000 Total Operating - Administrative	\$0	\$2,130	\$0	\$1,381,819	\$169,465
92000 Asset Management Fee					
92100 Tenant Services - Salaries		\$227,498			
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other		\$800		\$1,357,018	\$256,789
92500 Total Tenant Services	\$0	\$228,298	\$0	\$1,357,018	\$256,789
93100 Water					
93200 Electricity					
93300 Gas					
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher
93000 Total Utilities	\$0	\$0	\$0	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor					
94200 Ordinary Maintenance and Operations - Materials and					
94300 Ordinary Maintenance and Operations Contracts					
94500 Employee Benefit Contributions - Ordinary Maintenance					
94000 Total Maintenance	\$0	\$0	\$0	\$0	\$0
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance					
96120 Liability Insurance					
96130 Workmen's Compensation					\$440
96140 All Other Insurance					
96100 Total insurance Premiums	\$0	\$0	\$0	\$0	\$440
96200 Other General Expenses					
96210 Compensated Absences					
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents					
96500 Bad debt - Mortgages					
96600 Bad debt - Other					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher
96800 Severance Expense					
96000 Total Other General Expenses	\$0	\$0	\$0	\$0	\$0
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$0	\$230,428	\$0	\$2,738,837	\$426,694
97000 Excess of Operating Revenue over Operating Expenses	\$180,090,794	\$0	\$373,529,860	\$9,231,573	\$12,787,149
97100 Extraordinary Maintenance				\$301,898	
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					\$11,471,913
97350 HAP Portability-In					
97400 Depreciation Expense					
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$0	\$230,428	\$0	\$3,040,735	\$11,898,607
10010 Operating Transfer In					
10020 Operating transfer Out	-\$180,090,794		-\$373,529,860	-\$8,929,675	
10030 Operating Transfers from/to Primary Government					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	-\$180,090,794	\$0	-\$373,529,860	-\$8,929,675	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$0	\$0	\$0	\$0	\$1,315,236
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$0	\$0	\$0	\$0	\$785,818
11040 Prior Period Adjustments, Equity Transfers and					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available					10356
11210 Number of Unit Months Leased					8023

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.OPS MTW Demonstration Program for Low Rent	14.870 Resident Opportunity and Supportive Services	14.HCV MTW Demonstration Program for HCV program	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.881 Moving to Work Demonstration Program	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program Section 8 Moderate	Subtotal	ELIM
70300 Net Tenant Rental Revenue			\$0	\$71,526,564	
70400 Tenant Revenue - Other	\$75		\$0	\$592,910	
70500 Total Tenant Revenue	\$75	\$0	\$0	\$72,119,474	\$0
70600 HUD PHA Operating Grants		\$1,249,458	\$1,243,053	\$632,911,255	
70610 Capital Grants			\$0	\$37,029,362	
70710 Management Fee			\$0		
70720 Asset Management Fee			\$0		
70730 Book Keeping Fee			\$0		
70740 Front Line Service Fee			\$0		
70750 Other Fees			\$0		
70700 Total Fee Revenue			\$0	\$0	\$0
70800 Other Government Grants			\$0	\$7,837,497	-\$782,165
71100 Investment Income - Unrestricted	\$3,488,250		\$59,950	\$12,630,612	
71200 Mortgage Interest Income	\$585,900		\$0	\$9,170,843	-\$3,206,496
71300 Proceeds from Disposition of Assets Held for Sale			\$0		
71310 Cost of Sale of Assets			\$0		
71400 Fraud Recovery	\$166,401		\$0	\$261,399	
71500 Other Revenue	\$8,675,809		\$0	\$40,155,069	-\$14,068,783
71600 Gain or Loss on Sale of Capital Assets	-\$29,184		\$0	\$541,802	
72000 Investment Income - Restricted			\$0	\$5,307,164	
70000 Total Revenue	\$12,887,251	\$1,249,458	\$1,303,003	\$817,964,477	-\$18,057,444
91100 Administrative Salaries	\$27,888,629	\$184,013	\$129,400	\$40,566,480	
91200 Auditing Fees	\$332,994		\$0	\$1,232,999	

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.881 Moving to Work Demonstration Program	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
91300 Management Fee			\$0	\$3,129,805	-\$939,018
91310 Book-keeping Fee			\$0		
91400 Advertising and Marketing	\$50,523		\$0	\$98,600	
91500 Employee Benefit contributions - Administrative	\$12,355,295	\$48,325	\$33,981	\$16,987,602	
91600 Office Expenses	\$4,607,924		\$0	\$7,896,967	-\$1,784,598
91700 Legal Expense	\$2,169		\$0	\$3,426,333	
91800 Travel	\$49,054		\$0	\$78,972	
91810 Allocated Overhead	-\$22,685,585		\$0	\$0	
91900 Other	\$8,590,932		\$0	\$15,927,282	
91000 Total Operating - Administrative	\$31,191,935	\$232,338	\$163,381	\$89,345,040	-\$2,723,616
92000 Asset Management Fee			\$0		
92100 Tenant Services - Salaries	\$599,124		\$0	\$1,568,967	
92200 Relocation Costs	\$60,012		\$0	\$709,679	
92300 Employee Benefit Contributions - Tenant Services	\$387,146		\$0	\$402,186	
92400 Tenant Services - Other	\$1,538,949		\$0	\$4,481,830	-\$244,500
92500 Total Tenant Services	\$2,585,231	\$0	\$0	\$7,162,662	-\$244,500
93100 Water	\$305,929		\$0	\$17,550,727	
93200 Electricity	\$454,477		\$0	\$6,082,820	
93300 Gas	\$145,880		\$0	\$5,113,238	
93400 Fuel			\$0		
93500 Labor			\$0	\$3,148	
93600 Sewer			\$0	\$147,050	
93700 Employee Benefit Contributions - Utilities			\$0	\$1,166	
93800 Other Utilities Expense			\$0	\$4,635	

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.881 Moving to Work Demonstration Program	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
93000 Total Utilities	\$906,286	\$0	\$0	\$28,902,784	\$0
94100 Ordinary Maintenance and Operations - Labor	\$1,417,886		\$0	\$49,659,033	
94200 Ordinary Maintenance and Operations - Materials and	\$92,438		\$0	\$16,279,018	
94300 Ordinary Maintenance and Operations Contracts	\$6,899,903		\$0	\$39,395,362	
94500 Employee Benefit Contributions - Ordinary Maintenance	\$97,549		\$0	\$15,742,522	
94000 Total Maintenance	\$8,507,776	\$0	\$0	\$121,075,935	\$0
95100 Protective Services - Labor			\$0	\$4,757,512	
95200 Protective Services - Other Contract Costs	\$1,010,331		\$0	\$4,573,305	
95300 Protective Services - Other			\$0	\$50,207	
95500 Employee Benefit Contributions - Protective Services			\$0	\$2,162,750	
95000 Total Protective Services	\$1,010,331	\$0	\$0	\$11,543,774	\$0
96110 Property Insurance			\$0	\$7,602,908	
96120 Liability Insurance			\$0	\$4,431,658	
96130 Workmen's Compensation	\$4,332,263	\$1,722	\$1,213	\$9,778,172	
96140 All Other Insurance	\$3,293		\$0	\$489,059	
96100 Total insurance Premiums	\$4,335,556	\$1,722	\$1,213	\$22,301,797	\$0
96200 Other General Expenses	\$296,298		\$0	\$45,688,310	-\$11,100,667
96210 Compensated Absences	\$3,870,315		\$0	\$3,885,282	
96300 Payments in Lieu of Taxes			\$0		
96400 Bad debt - Tenant Rents			\$0	\$1,661,348	
96500 Bad debt - Mortgages			\$0		
96600 Bad debt - Other			\$0	\$1,518,474	

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.881 Moving to Work Demonstration Program	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
96800 Severance Expense	\$161,976		\$0	\$517,022	
96000 Total Other General Expenses	\$4,328,589	\$0	\$0	\$53,270,436	-\$11,100,667
96710 Interest of Mortgage (or Bonds) Payable	\$1,159,891		\$0	\$17,164,977	-\$3,206,496
96720 Interest on Notes Payable (Short and Long Term)			\$0		
96730 Amortization of Bond Issue Costs			\$0		
96700 Total Interest Expense and Amortization Cost	\$1,159,891	\$0	\$0	\$17,164,977	-\$3,206,496
96900 Total Operating Expenses	\$54,025,595	\$234,060	\$164,594	\$350,767,405	-\$17,275,279
97000 Excess of Operating Revenue over Operating Expenses	-\$41,138,344	\$1,015,398	\$1,138,409	\$467,197,072	-\$782,165
97100 Extraordinary Maintenance	\$16,150,035		\$0	\$31,149,357	
97200 Casualty Losses - Non-capitalized			\$0		
97300 Housing Assistance Payments	\$237,069,311	\$982,687	\$1,058,667	\$255,697,568	-\$782,165
97350 HAP Portability-In	\$4,611,043		\$0	\$4,611,043	
97400 Depreciation Expense	\$9,410,329		\$0	\$70,010,122	
97500 Fraud Losses			\$0		
97600 Capital Outlays - Governmental Funds			\$0		
97700 Debt Principal Payment - Governmental Funds			\$0		
97800 Dwelling Units Rent Expense			\$0		
90000 Total Expenses	\$321,266,313	\$1,216,747	\$1,223,261	\$712,235,495	-\$18,057,444
10010 Operating Transfer In	\$635,775,333		\$0	\$697,137,719	-\$697,137,719
10020 Operating transfer Out	-\$52,432,711		\$0	-\$697,137,719	\$697,137,719
10030 Operating Transfers from/to Primary Government	-\$378,870		\$0	\$2,099,102	-\$2,099,102

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.881 Moving to Work Demonstration Program	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program Section 8 Moderate	Subtotal	ELIM
10040 Operating Transfers from/to Component Unit			\$0	-\$2,099,102	\$2,099,102
10050 Proceeds from Notes, Loans and Bonds			\$0		
10060 Proceeds from Property Sales			\$0		
10070 Extraordinary Items, Net Gain/Loss			\$0	\$30,066,917	
10080 Special Items (Net Gain/Loss)			\$0	\$49,118,634	
10091 Inter Project Excess Cash Transfer In			\$0		
10092 Inter Project Excess Cash Transfer Out			\$0		
10093 Transfers between Program and Project - In			\$0	\$158,870,091	-\$158,870,091
10094 Transfers between Project and Program - Out	-\$158,870,091		\$0	-\$158,870,091	\$158,870,091
10100 Total Other financing Sources (Uses)	\$424,093,661	\$0	\$0	\$79,185,551	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$115,714,599	\$32,711	\$79,742	\$184,914,533	\$0
11020 Required Annual Debt Principal Payments	\$5,350,708	\$0	\$0	\$49,936,208	
11030 Beginning Equity	\$411,213,465	\$2,338,031	\$2,962,636	\$1,916,158,087	
11040 Prior Period Adjustments, Equity Transfers and			\$0	\$0	
11050 Changes in Compensated Absence Balance			\$0		
11060 Changes in Contingent Liability Balance			\$0		
11070 Changes in Unrecognized Pension Transition Liability			\$0		
11080 Changes in Special Term/Severance Benefits Liability			\$0		
11090 Changes in Allowance for Doubtful Accounts - Dwelling			\$0		
11100 Changes in Allowance for Doubtful Accounts - Other			\$0		
11170 Administrative Fee Equity			\$0		
11180 Housing Assistance Payments Equity			\$0		
11190 Unit Months Available	231288	3736	1812	452296	
11210 Number of Unit Months Leased	231288	2383	1750	427202	

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	14.881 Moving to Work Demonstration Program	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM
11270 Excess Cash			\$0	\$96,980,256	
11610 Land Purchases			\$0	\$0	
11620 Building Purchases			\$0	\$37,029,362	
11630 Furniture & Equipment - Dwelling Purchases			\$0	\$0	
11640 Furniture & Equipment - Administrative Purchases			\$0	\$0	
11650 Leasehold Improvements Purchases			\$0	\$0	
11660 Infrastructure Purchases			\$0	\$0	
13510 CFFP Debt Service Payments			\$0	\$0	
13901 Replacement Housing Factor Funds			\$0	\$0	

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Total
70300 Net Tenant Rental Revenue	\$71,526,564
70400 Tenant Revenue - Other	\$592,910
70500 Total Tenant Revenue	\$72,119,474
70600 HUD PHA Operating Grants	\$632,911,255
70610 Capital Grants	\$37,029,362
70710 Management Fee	
70720 Asset Management Fee	
70730 Book Keeping Fee	
70740 Front Line Service Fee	
70750 Other Fees	
70700 Total Fee Revenue	\$0
70800 Other Government Grants	\$7,055,332
71100 Investment Income - Unrestricted	\$12,630,612
71200 Mortgage Interest Income	\$5,964,347
71300 Proceeds from Disposition of Assets Held for Sale	
71310 Cost of Sale of Assets	
71400 Fraud Recovery	\$261,399
71500 Other Revenue	\$26,086,286
71600 Gain or Loss on Sale of Capital Assets	\$541,802
72000 Investment Income - Restricted	\$5,307,164
70000 Total Revenue	\$799,907,033
91100 Administrative Salaries	\$40,566,480
91200 Auditing Fees	\$1,232,999

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Total
91300 Management Fee	\$2,190,787
91310 Book-keeping Fee	
91400 Advertising and Marketing	\$98,600
91500 Employee Benefit contributions - Administrative	\$16,987,602
91600 Office Expenses	\$6,112,369
91700 Legal Expense	\$3,426,333
91800 Travel	\$78,972
91810 Allocated Overhead	\$0
91900 Other	\$15,927,282
91000 Total Operating - Administrative	\$86,621,424
92000 Asset Management Fee	
92100 Tenant Services - Salaries	\$1,568,967
92200 Relocation Costs	\$709,679
92300 Employee Benefit Contributions - Tenant Services	\$402,186
92400 Tenant Services - Other	\$4,237,330
92500 Total Tenant Services	\$6,918,162
93100 Water	\$17,550,727
93200 Electricity	\$6,082,820
93300 Gas	\$5,113,238
93400 Fuel	
93500 Labor	\$3,148
93600 Sewer	\$147,050
93700 Employee Benefit Contributions - Utilities	\$1,166
93800 Other Utilities Expense	\$4,635

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Total
93000 Total Utilities	\$28,902,784
94100 Ordinary Maintenance and Operations - Labor	\$49,659,033
94200 Ordinary Maintenance and Operations - Materials and	\$16,279,018
94300 Ordinary Maintenance and Operations Contracts	\$39,395,362
94500 Employee Benefit Contributions - Ordinary Maintenance	\$15,742,522
94000 Total Maintenance	\$121,075,935
95100 Protective Services - Labor	\$4,757,512
95200 Protective Services - Other Contract Costs	\$4,573,305
95300 Protective Services - Other	\$50,207
95500 Employee Benefit Contributions - Protective Services	\$2,162,750
95000 Total Protective Services	\$11,543,774
96110 Property Insurance	\$7,602,908
96120 Liability Insurance	\$4,431,658
96130 Workmen's Compensation	\$9,778,172
96140 All Other Insurance	\$489,059
96100 Total insurance Premiums	\$22,301,797
96200 Other General Expenses	\$34,587,643
96210 Compensated Absences	\$3,885,282
96300 Payments in Lieu of Taxes	
96400 Bad debt - Tenant Rents	\$1,661,348
96500 Bad debt - Mortgages	
96600 Bad debt - Other	\$1,518,474

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Total
96800 Severance Expense	\$517,022
96000 Total Other General Expenses	\$42,169,769
96710 Interest of Mortgage (or Bonds) Payable	\$13,958,481
96720 Interest on Notes Payable (Short and Long Term)	
96730 Amortization of Bond Issue Costs	
96700 Total Interest Expense and Amortization Cost	\$13,958,481
96900 Total Operating Expenses	\$333,492,126
97000 Excess of Operating Revenue over Operating Expenses	\$466,414,907
97100 Extraordinary Maintenance	\$31,149,357
97200 Casualty Losses - Non-capitalized	
97300 Housing Assistance Payments	\$254,915,403
97350 HAP Portability-In	\$4,611,043
97400 Depreciation Expense	\$70,010,122
97500 Fraud Losses	
97600 Capital Outlays - Governmental Funds	
97700 Debt Principal Payment - Governmental Funds	
97800 Dwelling Units Rent Expense	
90000 Total Expenses	\$694,178,051
10010 Operating Transfer In	\$0
10020 Operating transfer Out	\$0
10030 Operating Transfers from/to Primary Government	\$0

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Total
10040 Operating Transfers from/to Component Unit	\$0
10050 Proceeds from Notes, Loans and Bonds	
10060 Proceeds from Property Sales	
10070 Extraordinary Items, Net Gain/Loss	\$30,066,917
10080 Special Items (Net Gain/Loss)	\$49,118,634
10091 Inter Project Excess Cash Transfer In	
10092 Inter Project Excess Cash Transfer Out	
10093 Transfers between Program and Project - In	\$0
10094 Transfers between Project and Program - Out	\$0
10100 Total Other financing Sources (Uses)	\$79,185,551
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$184,914,533
11020 Required Annual Debt Principal Payments	\$49,936,208
11030 Beginning Equity	\$1,916,158,087
11040 Prior Period Adjustments, Equity Transfers and	\$0
11050 Changes in Compensated Absence Balance	
11060 Changes in Contingent Liability Balance	
11070 Changes in Unrecognized Pension Transition Liability	
11080 Changes in Special Term/Severance Benefits Liability	
11090 Changes in Allowance for Doubtful Accounts - Dwelling	
11100 Changes in Allowance for Doubtful Accounts - Other	
11170 Administrative Fee Equity	
11180 Housing Assistance Payments Equity	
11190 Unit Months Available	452296
11210 Number of Unit Months Leased	427202

Philadelphia Housing Authority (PA002)

Philadelphia, PA

Entity Wide Revenue and Expense Summary

Total

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

11270 Excess Cash	\$96,980,256
11610 Land Purchases	\$0
11620 Building Purchases	\$37,029,362
11630 Furniture & Equipment - Dwelling Purchases	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0
11650 Leasehold Improvements Purchases	\$0
11660 Infrastructure Purchases	\$0
13510 CFFP Debt Service Payments	\$0
13901 Replacement Housing Factor Funds	\$0

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Other Supplementary Information

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Net Position
March 31, 2025

	State and Local Grants	Jobs Plus	FSS Grant Program	Assets for Independence Program	Section 8 Mainstream Program	Emergency Housing Vouchers	FSS Escrow Forfeitures	Lead-Based Paint CFP Grant	Section 8 Modern Rehab Prg No. 1	Section 8 Modern Rehab Prg No. 2	Section 8 Modern Rehab Prg No. 3	Section 8 Modern Rehab Prg No. 7
Assets												
Current Assets												
Cash and cash equivalents	\$ 1,947,660	\$ -	\$ -	\$ 55,907	\$ 2,227,046	\$ 1,720,148	\$ -	\$ -	\$ 413,873	\$ 668,494	\$ 621,411	\$ 125,198
Restricted cash	454,316	-	-	-	-	1,679,693	463,595	-	-	-	-	-
Receivables, net	324	-	-	851	-	-	-	425	-	50,257	-	2,933
Leases receivable	-	-	-	-	-	-	-	-	-	-	-	-
Due from other governments	3	-	-	-	-	-	-	-	-	-	-	-
Due from other funds	-	134,144	141,077	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	-	-	-	-	-	-	-
Total current assets	2,402,303	134,144	141,077	56,758	2,227,046	3,399,841	463,595	425	413,873	718,751	621,411	128,131
Noncurrent Assets												
Mortgage receivable	-	-	-	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	11,866	7,781	-	-	-	-	-	-	-	-	-	-
Leases receivable - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-
Other noncurrent assets	-	-	-	-	-	-	-	-	-	-	-	-
Total noncurrent assets	11,866	7,781	-	-	-	-	-	-	-	-	-	-
Deferred Outflows of Resources												
	-	-	-	-	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 2,414,169	\$ 141,925	\$ 141,077	\$ 56,758	\$ 2,227,046	\$ 3,399,841	\$ 463,595	\$ 425	\$ 413,873	\$ 718,751	\$ 621,411	\$ 128,131
Liabilities and Net Position												
Current Liabilities												
Accounts payable	\$ 999	\$ 19,183	\$ 65,599	\$ -	\$ -	\$ 285	\$ 16,000	\$ 425	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	1,040	-	-	-	-	-	-	-	-	-	-	-
Current portion of lease obligations	-	-	-	-	-	-	-	-	-	-	-	-
Current portion of subscription obligations	-	-	-	-	-	-	-	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-	-	-	-
Due to other funds	3	-	-	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-	-	-	-
Trust and deposits	-	-	-	-	-	-	-	-	-	-	-	-
Unearned revenues and other current liabilities	708,335	112,088	75,478	-	-	1,298,502	-	-	-	-	-	-
Total current liabilities	710,377	131,271	141,077	-	-	1,298,787	16,000	425	-	-	-	-
Noncurrent Liabilities												
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-
Other liabilities	1,273	2,873	-	-	-	-	-	-	-	-	-	-
Lease obligations	-	-	-	-	-	-	-	-	-	-	-	-
Subscription obligations	-	-	-	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-	-	-	-	-
Total noncurrent liabilities	1,273	2,873	-	-	-	-	-	-	-	-	-	-
Total liabilities	711,650	134,144	141,077	-	-	1,298,787	16,000	425	-	-	-	-
Deferred Inflows of Resources												
	-	-	-	-	-	-	-	-	-	-	-	-
Net Position												
Net investment in capital assets	11,866	7,781	-	-	-	-	-	-	-	-	-	-
Restricted grants and donations	10,481	-	-	-	-	-	-	-	-	-	-	-
Restricted reserves	-	-	-	-	-	381,191	463,595	-	-	-	-	-
Unrestricted (deficit)	1,680,172	-	-	56,758	2,227,046	1,719,863	(16,000)	-	413,873	718,751	621,411	128,131
Total net position	1,702,519	7,781	-	56,758	2,227,046	2,101,054	447,595	-	413,873	718,751	621,411	128,131
Total liabilities, deferred inflows and net position	\$ 2,414,169	\$ 141,925	\$ 141,077	\$ 56,758	\$ 2,227,046	\$ 3,399,841	\$ 463,595	\$ 425	\$ 413,873	\$ 718,751	\$ 621,411	\$ 128,131

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Net Position (Continued)
March 31, 2025

	Section 8 Modern Rehab Prg No. 8	Section 8 Modern Rehab Prg No. 9	Section 8 Modern Rehab Prg No. 10	Section 8 Single Room Occupancy Program	Congregate Housing Program	Summer Feeding Program	Resident Opportunity and Self-Sufficiency Program	Choice Neighborhood Program	Moving to Work Program	Project Totals	Other Business Activities
Assets											
Current Assets											
Cash and cash equivalents	\$ 217,891	\$ 394,231	\$ 551,875	\$ 2,360,563	\$ 249,801	\$ -	\$ -	\$ -	\$ 2,138,662	\$ 86,084,953	\$ 13,432,210
Restricted cash	17,266	32,401	-	65,047	-	-	-	-	14,225,455	1,448,013	25,954
Receivables, net	-	-	4,593	10,179	-	-	438,051	3,166,473	432,829,639	46,015,915	100,515,080
Leases receivable	-	-	-	-	-	-	-	-	321,220	-	-
Due from other governments	-	-	-	-	-	729,358	-	-	63,189	-	-
Due from other funds	-	-	-	-	-	-	-	-	102,569,744	-	-
Other assets	-	-	-	-	-	-	-	-	-	1,266,427	-
Total current assets	235,157	426,632	556,468	2,435,789	249,801	729,358	438,051	3,166,473	552,147,909	134,815,308	113,973,244
Noncurrent Assets											
Mortgage receivable	-	-	-	-	-	-	-	-	27,530,451	-	-
Restricted investments	-	-	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	-	-	-	-	-	-	-	-	167,876,864	368,532,288	13,798,433
Leases receivable - noncurrent	-	-	-	-	-	-	-	-	2,364,138	-	-
Other noncurrent assets	-	-	-	-	-	-	-	-	1,928,216	530	2,311,644
Total noncurrent assets	-	-	-	-	-	-	-	-	199,699,669	368,532,818	16,110,077
Deferred Outflows of Resources											
	-	-	-	-	-	-	-	-	23,691,374	-	-
Total assets and deferred outflows	\$ 235,157	\$ 426,632	\$ 556,468	\$ 2,435,789	\$ 249,801	\$ 729,358	\$ 438,051	\$ 3,166,473	\$ 775,538,952	\$ 503,348,126	\$ 130,083,321
Liabilities and Net Position											
Current Liabilities											
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 15,017	\$ -	\$ 100	\$ 121,424	\$ 10,158,493	\$ 9,000,276	\$ 208,379
Accrued liabilities	-	-	8,378	-	-	-	-	1,667,523	13,445,550	2,636,829	-
Current portion of lease obligations	-	-	-	-	-	-	-	-	6,250,234	-	-
Current portion of subscription obligations	-	-	-	-	-	-	-	-	236,850	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	5,338	456,631	-
Due to other funds	-	-	-	-	-	729,358	437,071	1,377,526	-	-	100,301,007
Compensated absences	-	-	-	-	-	-	-	-	2,241,016	7,133,476	-
Trust and deposits	-	-	-	-	-	-	-	-	-	704,344	1,665
Unearned revenues and other current liabilities	17,266	32,401	-	65,047	234,784	-	-	-	121,742,013	2,796,602	77,376
Total current liabilities	17,266	32,401	8,378	65,047	249,801	729,358	437,171	3,166,473	154,079,494	22,728,158	100,588,427
Noncurrent Liabilities											
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	1,201,060	2,885,484	-
Other liabilities	-	-	-	-	-	-	880	-	50,878,628	559,190	-
Lease obligations	-	-	-	-	-	-	-	-	14,767,376	-	-
Subscription obligations	-	-	-	-	-	-	-	-	680,158	-	-
Bonds, notes and loans payable	-	-	-	-	-	-	-	-	2	-	-
Total noncurrent liabilities	-	-	-	-	-	-	880	-	67,527,224	3,444,674	-
Total liabilities	17,266	32,401	8,378	65,047	249,801	729,358	438,051	3,166,473	221,606,718	26,172,832	100,588,427
Deferred inflows of resources											
	-	-	-	-	-	-	-	-	27,004,170	-	-
Net Position											
Net investment in capital assets	-	-	-	-	-	-	-	-	136,177,208	368,532,288	13,798,433
Restricted grants and donations	-	-	-	-	-	-	-	-	4,377,641	-	-
Restricted reserves	-	-	-	-	-	-	-	-	201,775,593	-	-
Unrestricted (deficit)	217,891	394,231	548,090	2,370,742	-	-	-	-	184,597,622	108,643,006	15,696,461
Total net position	217,891	394,231	548,090	2,370,742	-	-	-	-	526,928,064	477,175,294	29,494,894
Total liabilities, deferred inflows and net position	\$ 235,157	\$ 426,632	\$ 556,468	\$ 2,435,789	\$ 249,801	\$ 729,358	\$ 438,051	\$ 3,166,473	\$ 775,538,952	\$ 503,348,126	\$ 130,083,321

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Net Position (Continued)
March 31, 2025

	Long Term Notes Receivable	Debt Service Fund	General Purpose Bonds	PHA Office Construction	Blended Component Units	Total PHA Programs	Elimination	Totals
Assets								
Current Assets								
Cash and cash equivalents	\$ -	\$ 179,280	\$ -	\$ -	\$ 208,387,305	\$ 321,776,508	\$ -	\$ 321,776,508
Restricted cash	-	-	-	1,156,985	28,501,214	48,069,939	-	48,069,939
Receivables, net	207,483,182	612	-	25,475,000	158,446,598	974,440,112	(724,925,513)	249,514,599
Leases receivable	-	-	-	-	105,975	427,195	-	427,195
Due from other governments	-	-	-	-	-	792,550	-	792,550
Due from other funds	-	-	-	-	-	102,844,965	(102,844,965)	-
Other assets	-	-	-	-	577,574	1,844,001	-	1,844,001
Total current assets	207,483,182	179,892	-	26,631,985	396,018,666	1,450,195,270	(827,770,478)	622,424,792
Noncurrent Assets								
Mortgage receivable	473,608,358	-	-	-	-	501,138,809	-	501,138,809
Restricted investments	-	-	-	-	2,347,597	2,347,597	-	2,347,597
Capital assets, net of depreciation	-	-	-	36,955,351	343,003,549	930,186,132	(36,955,350)	893,230,782
Leases receivable - noncurrent	-	-	-	-	-	2,364,138	-	2,364,138
Other noncurrent assets	6,773,353	-	-	-	10,332,280	21,346,023	-	21,346,023
Total noncurrent assets	480,381,711	-	-	36,955,351	355,683,426	1,457,382,699	(36,955,350)	1,420,427,349
Deferred Outflows of Resources	-	-	-	-	-	23,691,374	-	23,691,374
Total assets and deferred outflows	\$ 687,864,893	\$ 179,892	\$ -	\$ 63,587,336	\$ 751,702,092	\$ 2,931,269,343	\$ (864,725,828)	\$ 2,066,543,515
Liabilities and Net Position								
Current Liabilities								
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 1,053,213	\$ 20,659,393	\$ -	\$ 20,659,393
Accrued liabilities	-	-	-	480,344	2,762,067	21,001,731	-	21,001,731
Current portion of lease obligations	-	-	-	-	-	6,250,234	-	6,250,234
Current portion of subscription obligations	-	-	-	-	-	236,850	-	236,850
Current portion of long-term debt	-	-	-	665,000	-	665,000	-	665,000
Due to other government agencies	-	-	-	-	-	461,969	-	461,969
Due to other funds	-	-	-	-	-	102,844,965	(102,844,965)	-
Compensated absences	-	-	-	-	87,413	9,461,905	-	9,461,905
Trust and deposits	-	-	-	-	1,055,564	1,761,573	-	1,761,573
Unearned revenues and other current liabilities	-	-	-	36,955,350	579,257,111	743,372,353	(724,925,513)	18,446,840
Total current liabilities	-	-	-	38,100,694	584,215,368	906,715,973	(827,770,478)	78,945,495
Noncurrent Liabilities								
Compensated absences - noncurrent	-	-	-	-	58,275	4,144,819	-	4,144,819
Other liabilities	-	-	-	-	6,908	51,449,752	-	51,449,752
Lease obligations	-	-	-	-	-	14,767,376	-	14,767,376
Subscription obligations	-	-	-	-	-	680,158	-	680,158
Bonds, notes and loans payable	-	-	-	26,719,498	91,443,950	118,163,450	-	118,163,450
Total noncurrent liabilities	-	-	-	26,719,498	91,509,133	189,205,555	-	189,205,555
Total liabilities	-	-	-	64,820,192	675,724,501	1,095,921,528	(827,770,478)	268,151,050
Deferred inflows of resources	-	-	-	-	37,061,325	64,065,495	(36,955,350)	27,110,145
Net Position								
Net investment in capital assets	-	-	-	9,570,853	251,559,599	779,658,028	(36,955,350)	742,702,678
Restricted grants and donations	-	-	-	-	2,189,611	2,200,092	-	2,200,092
Restricted reserves	-	-	-	11,641	27,047,903	235,212,711	-	235,212,711
Unrestricted (deficit)	687,864,893	179,892	-	(10,815,350)	(241,880,847)	754,211,489	36,955,350	791,166,839
Total net position	687,864,893	179,892	-	(1,232,856)	38,916,266	1,771,282,320	-	1,771,282,320
Total liabilities, deferred inflows and net position	\$ 687,864,893	\$ 179,892	\$ -	\$ 63,587,336	\$ 751,702,092	\$ 2,931,269,343	\$ (864,725,828)	\$ 2,066,543,515

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended March 31, 2025

	State and Local Grants	Jobs Plus	FSS Grant Program	Assets for Independence Program	Section 8 Mainstream Program	Emergency Housing Vouchers	FSS Escrow Forfeitures	Lead-Based Paint CFP Grant	Section 8 Modern Rehab Prg No. 1	Section 8 Modern Rehab Prg No. 2	Section 8 Modern Rehab Prg No. 3	Section 8 Modern Rehab Prg No. 7
Operating Revenue												
Total tenant revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating subsidies	506,500	450,052	545,924	-	5,126,466	13,213,843	-	15,316	-	629,246	-	99,478
Other income	278,301	-	-	-	-	-	-	-	-	-	-	-
Total operating revenue	784,801	450,052	545,924	-	5,126,466	13,213,843	-	15,316	-	629,246	-	99,478
Operating Expenses												
Administrative	195,546	272,488	545,924	-	-	169,465	-	-	-	76,823	-	11,390
Tenant services	304,437	176,307	-	-	-	256,789	16,000	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance	500,000	-	-	-	-	-	-	15,316	-	-	-	-
Protective services	-	-	-	-	-	-	-	-	-	-	-	-
General	915	1,257	-	-	1,265	440	-	-	-	571	-	84
Housing assistance programs	6,500	-	-	-	5,108,490	11,471,913	-	-	-	544,245	-	86,401
Depreciation and amortization	673	4,671	-	-	-	-	-	-	-	-	-	-
Total operating expenses	1,008,071	454,723	545,924	-	5,109,755	11,898,607	16,000	15,316	-	621,639	-	97,875
Operating income (loss)	(223,270)	(4,671)	-	-	16,711	1,315,236	(16,000)	-	-	7,607	-	1,603
Nonoperating Revenue and (Expenses)												
Interest and investment earnings	3,924	-	-	11,112	-	-	-	-	-	-	-	-
Other revenue/charges	-	-	-	-	-	-	-	-	-	-	-	-
Loss on capital investment	-	-	-	-	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-	-	-	-	-
Net nonoperating revenue	3,924	-	-	11,112	-	-	-	-	-	-	-	-
Income (loss) before capital contributions	(219,346)	(4,671)	-	11,112	16,711	1,315,236	(16,000)	-	-	7,607	-	1,603
Capital Contributions												
HUD capital subsidies	-	-	-	-	-	-	-	-	-	-	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	-	-	-	-	-
Partners contributions	-	-	-	-	-	-	-	-	-	-	-	-
Total capital contributions	-	-	-	-	-	-	-	-	-	-	-	-
Change in net position	(219,346)	(4,671)	-	11,112	16,711	1,315,236	(16,000)	-	-	7,607	-	1,603
Net Position, beginning												
As previously reported	1,921,865	12,452	-	45,646	2,210,335	785,818	463,595	-	413,873	711,144	621,411	126,528
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-	-	-	-	-
As restated	1,921,865	12,452	-	45,646	2,210,335	785,818	463,595	-	413,873	711,144	621,411	126,528
Net position, ending	\$ 1,702,519	\$ 7,781	\$ -	\$ 56,758	\$ 2,227,046	\$ 2,101,054	\$ 447,595	\$ -	\$ 413,873	\$ 718,751	\$ 621,411	\$ 128,131

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2025

	Section 8 Modern Rehab Prg No. 8	Section 8 Modern Rehab Prg No. 9	Section 8 Modern Rehab Prg No. 10	Section 8 Single Room Occupancy Program	Congregate Housing Program	Summer Feeding Program	Resident Opportunity and Self-Sufficiency Program	Choice Neighborhood	Moving to Work Program	Project Total	Other Business Activities
Operating Revenue											
Total tenant revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75	\$ 34,227,199	\$ 56,115
Operating subsidies	250,045	264,284	-	1,249,458	120,334	5,507	230,428	11,970,410	598,745,971	-	-
Other income	-	-	-	-	9,769	-	-	-	8,675,809	46,863	341,788
Total operating revenue	250,045	264,284	-	1,249,458	130,103	5,507	230,428	11,970,410	607,421,855	34,274,062	397,903
Operating Expenses											
Administrative	25,056	50,112	-	232,338	-	-	2,130	1,381,819	31,191,935	40,876,424	794,763
Tenant services	-	-	-	-	129,787	5,507	228,298	1,357,018	2,585,231	968,727	-
Utilities	-	-	-	-	-	-	-	-	906,286	20,320,691	7,462
Maintenance	-	-	-	-	-	-	-	301,898	24,657,811	95,949,724	(8,434)
Protective services	-	-	-	-	-	-	-	-	1,010,331	8,895,112	-
General	186	372	-	1,722	316	-	-	-	8,861,645	35,648,474	-
Housing assistance programs	221,276	206,745	-	982,687	-	-	-	-	241,680,354	-	-
Depreciation and amortization	-	-	-	-	-	-	-	-	9,410,329	27,436,829	408,188
Total operating expenses	246,518	257,229	-	1,216,747	130,103	5,507	230,428	3,040,735	320,303,922	230,095,981	1,201,979
Operating income (loss)	3,527	7,055	-	32,711	-	-	-	8,929,675	287,117,933	(195,821,919)	(804,076)
Nonoperating Revenue and (Expenses)											
Interest and investment earnings	-	-	59,950	-	-	-	-	-	4,074,150	3,269,950	396,242
Other revenue/charges	-	-	-	-	-	-	-	-	137,217	665,984	-
Loss on capital investment	-	-	-	-	-	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-	-	-	(1,159,891)	-	-
Net nonoperating revenue	-	-	59,950	-	-	-	-	-	3,051,476	3,935,934	396,242
Income (loss) before capital contributions	3,527	7,055	59,950	32,711	-	-	-	8,929,675	290,169,409	(191,885,985)	(407,834)
Capital Contributions											
HUD capital subsidies	-	-	-	-	-	-	-	-	37,029,362	-	-
Other nonoperating contributions	-	-	-	-	-	-	-	(8,929,675)	(211,484,172)	158,672,591	693,374
Partners contributions	-	-	-	-	-	-	-	-	-	-	-
Total capital contributions	-	-	-	-	-	-	-	(8,929,675)	(174,454,810)	158,672,591	693,374
Change in net position	3,527	7,055	59,950	32,711	-	-	-	-	115,714,599	(33,213,394)	285,540
Net Position, beginning											
As previously reported	214,364	387,176	488,140	2,338,031	-	-	-	-	411,213,465	510,388,688	29,209,354
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-	-	-	-
As restated	214,364	387,176	488,140	2,338,031	-	-	-	-	411,213,465	510,388,688	29,209,354
Net position, ending	\$ 217,891	\$ 394,231	\$ 548,090	\$ 2,370,742	\$ -	\$ -	\$ -	\$ -	\$ 526,928,064	\$ 477,175,294	\$ 29,494,894

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2025

	Long-Term Notes Receivable	Debt Service Fund	General Purpose Bonds	PHA Office Construction	Blended Component Units	Total PHA Programs	Elimination	Totals
Operating Revenue								
Total tenant revenue	\$ -	\$ -	\$ -	\$ -	\$ 9,230,614	\$ 43,514,003	\$ -	\$ 43,514,003
Operating subsidies	-	-	-	-	782,165	634,205,427	(782,165)	633,423,262
Other income	-	-	-	-	19,527,396	28,879,926	(14,068,783)	14,811,143
Total operating revenue	-	-	-	-	29,540,175	706,599,356	(14,850,948)	691,748,408
Operating Expenses								
Administrative	-	-	-	-	4,479,405	80,305,618	(2,723,616)	77,582,002
Tenant services	-	-	-	-	675,299	6,703,400	(244,500)	6,458,900
Utilities	-	-	-	-	2,893,896	24,128,335	-	24,128,335
Maintenance	-	-	-	-	15,530,170	136,946,485	-	136,946,485
Protective services	-	-	-	-	1,323,198	11,228,641	-	11,228,641
General	-	-	-	-	4,682,943	49,200,190	(11,100,667)	38,099,523
Housing assistance programs	-	-	-	-	-	260,308,611	(782,165)	259,526,446
Depreciation and amortization	-	-	-	-	9,677,398	46,938,088	-	46,938,088
Total operating expenses	-	-	-	-	39,262,309	615,759,368	(14,850,948)	600,908,420
Operating income (loss)	-	-	-	-	(9,722,134)	90,839,988	-	90,839,988
Nonoperating Revenue and (Expenses)								
Interest and investment earnings	8,584,943	7,838	-	13,421	5,579,318	22,000,848	(3,206,496)	18,794,352
Other revenue/charges	-	-	-	-	-	803,201	-	803,201
Loss on capital investment	-	-	-	-	(166,845)	(166,845)	-	(166,845)
Interest expense	-	-	-	(1,130,232)	(4,096,756)	(6,386,879)	3,206,496	(3,180,383)
Net nonoperating revenue	8,584,943	7,838	-	(1,116,811)	1,315,717	16,250,325	-	16,250,325
Income (loss) before capital contributions	8,584,943	7,838	-	(1,116,811)	(8,406,417)	107,090,313	-	107,090,313
Capital Contributions								
HUD capital subsidies	-	-	-	-	-	37,029,362	-	37,029,362
Other nonoperating contributions	61,362,386	-	-	1,784,598	(2,099,102)	-	-	-
Partners contributions	-	-	-	-	-	-	-	-
Total capital contributions	61,362,386	-	-	1,784,598	(2,099,102)	37,029,362	-	37,029,362
Change in net position	69,947,329	7,838	-	667,787	(10,505,519)	144,119,675	-	144,119,675
Net Position, beginning								
As previously reported	617,917,564	172,054	-	(1,900,643)	49,732,055	1,627,472,915	-	1,627,472,915
Prior period adjustments and equity transfers	-	-	-	-	(310,270)	(310,270)	-	(310,270)
As restated	617,917,564	172,054	-	(1,900,643)	49,421,785	1,627,162,645	-	1,627,162,645
Net position, ending	\$ 687,864,893	\$ 179,892	\$ -	\$ (1,232,856)	\$ 38,916,266	\$ 1,771,282,320	\$ -	\$ 1,771,282,320

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position
March 31, 2025

	Neumann North, L.P.	New Courtland Apartments at Allegheny, LP	1952 Allegheny Associates Limited Partnership	St. Francis Villa Senior Housing, L.P.	Raymond Rosen Associates, L.P. t/a 8 Diamonds Townhouses	Ridge Avenue Housing, L.P.	St. Anthony's Senior Residences Associates, L.P.	St. Ignatius Senior Housing I, L.P.	St. Ignatius Senior Housing II, L.P.
Assets									
Current Assets									
Cash and cash equivalents	\$ 2,954	\$ 16,373	\$ 61,340	\$ 222,433	\$ 280,090	\$ 31,916	\$ 253,702	\$ 607,812	\$ 493,536
Restricted cash	331,798	763,209	384,988	876,157	2,890,662	352,055	1,452,751	430,498	1,191,256
Investments	-	-	-	-	-	-	-	-	-
Receivables, net	23,865	36,667	116,089	3,181	30,570	106,173	76,937	9,052	39,418
Due from other governments	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
Other assets	46,299	21,155	-	2,390	42,846	90,088	2,420,902	18,197	15,819
Total current assets	404,916	837,404	562,417	1,104,161	3,244,168	580,232	4,204,292	1,065,559	1,740,029
Noncurrent Assets									
Mortgage receivable	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	5,781,957	11,001,222	6,660,552	9,244,838	4,243,069	1,100,711	624,515	3,674,165	4,833,229
Other noncurrent assets	188	47,829	21,038	16,971	400	-	-	-	-
Total noncurrent assets	5,782,145	11,049,051	6,681,590	9,261,809	4,243,469	1,100,711	624,515	3,674,165	4,833,229
Deferred Outflows of Resources	-	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 6,187,061	\$ 11,886,455	\$ 7,244,007	\$ 10,365,970	\$ 7,487,637	\$ 1,680,943	\$ 4,828,807	\$ 4,739,724	\$ 6,573,258
Liabilities and Net Position									
Current Liabilities									
Accounts payable	\$ 33,721	\$ 344,058	\$ 433,193	\$ 29,502	\$ 7,308	\$ 106,864	\$ 69,445	\$ 69,946	\$ 8,391
Accrued liabilities	77,852	67,371	-	93,720	29,011	-	-	28,670	23,077
Current portion of lease obligations	-	-	-	-	-	-	-	-	-
Current portion of long-term debt	59,246	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-
Trust and deposits	31,092	21,221	4,722	10,557	87,956	46,935	22,941	9,502	6,504
Unearned revenues and other current liabilities	1,041	7,022	31,012	5,376	27,814	16,423	323,401	5,519	8,149
Total current liabilities	202,952	439,672	468,927	139,155	152,089	170,222	415,787	113,637	46,121
Noncurrent Liabilities									
Compensated absences	-	-	-	-	-	-	-	-	-
Lease obligations	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	3,728,498	3,687,013	1,742,851	2,243,991	15,952,925	18,040,380	1,023,825	2,284,424	1,150,000
Other liabilities	3,337,378	1,595,374	637,445	1,414,654	2,089,268	1,065,190	750,000	2,132,315	1,179,435
Total noncurrent liabilities	7,065,876	5,282,387	2,380,296	3,658,645	18,042,193	19,105,570	1,773,825	4,416,739	2,329,435
Total liabilities	7,268,828	5,722,059	2,849,223	3,797,800	18,194,282	19,275,792	2,189,612	4,530,376	2,375,556
Deferred Inflows of Resources	-	-	-	-	-	-	-	-	-
Net Position									
Net investment in capital assets	1,994,213	7,314,209	4,917,701	7,000,847	(11,709,856)	(16,939,669)	(399,310)	1,389,741	3,683,229
Restricted	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	(3,075,980)	(1,149,813)	(522,917)	(432,677)	1,003,211	(655,180)	3,038,505	(1,180,393)	514,473
Total net position	(1,081,767)	6,164,396	4,394,784	6,568,170	(10,706,645)	(17,594,849)	2,639,195	209,348	4,197,702
Total liabilities, deferred inflows and net position	\$ 6,187,061	\$ 11,886,455	\$ 7,244,007	\$ 10,365,970	\$ 7,487,637	\$ 1,680,943	\$ 4,828,807	\$ 4,739,724	\$ 6,573,258

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position (Continued)
March 31, 2025

	Spring Garden Housing Limited Partnership	Spring Garden Development Associates, LP	Uni-Penn Housing Partnership I	Uni-Penn Housing Partnership II	NewCourtland Apts at Henry Ave Phase 1A	NewCourtland Apts at Henry Ave Phase 1B	1920 East Orleans LP T/A Maguire Residence	Liberty52 LP	Casa Indiana LLC
Assets									
Current Assets									
Cash and cash equivalents	\$ 75,744	\$ 883	\$ 48,357	\$ 11,428	\$ 22,991	\$ 22,727	\$ 36,674	\$ 24,677	\$ 291,580
Restricted cash	536,155	229,736	72,086	438,517	643,158	228,468	288,456	373,290	718,447
Investments	-	-	-	-	-	-	-	-	-
Receivables, net	8,469	22,831	40,809	27,439	30,110	22,218	17,653	51,615	97,824
Due from other governments	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
Other assets	25,581	27,370	31,665	35,142	7,367	5,347	25,622	8,453	34,013
Total current assets	645,949	280,820	192,917	512,526	703,626	278,760	368,405	458,035	1,141,864
Noncurrent Assets									
Mortgage receivable	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	5,990,501	10,446,175	176,098	299,203	15,504,377	10,439,134	12,747,161	7,951,601	13,589,243
Other noncurrent assets	-	324,882	-	-	51,315	35,993	93,377	23,962	-
Total noncurrent assets	5,990,501	10,771,057	176,098	299,203	15,555,692	10,475,127	12,840,538	7,975,563	13,589,243
Deferred Outflows of Resources									
	-	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 6,636,450	\$ 11,051,877	\$ 369,015	\$ 811,729	\$ 16,259,318	\$ 10,753,887	\$ 13,208,943	\$ 8,433,598	\$ 14,731,107
Liabilities and Net Position									
Current Liabilities									
Accounts payable	\$ 13,819	\$ 136,093	\$ 73,097	\$ 83,411	\$ -	\$ 43	\$ 7,491	\$ 1,747	\$ 69,929
Accrued liabilities	64,772	8,882	23,602	-	433,316	490,932	108,239	239,839	76,483
Current portion of lease obligations	-	9,000	-	-	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-
Trust and deposits	27,522	33,369	16,782	13,538	19,533	14,929	18,388	2,761	18,555
Unearned revenues and other current liabilities	6,485	31,785	8,879	12,269	922	925	23,833	117,835	397
Total current liabilities	112,598	219,129	122,360	109,218	453,771	506,829	157,951	362,182	165,364
Noncurrent Liabilities									
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-
Lease obligations	-	315,882	-	-	-	-	-	-	-
Bonds, notes and loans payable	7,046,317	8,807,044	2,455,437	3,148,976	13,221,213	8,146,343	2,299,999	1,963,328	5,317,012
Other liabilities	14,728,107	2,477,208	3,662,198	4,090,225	2,095,374	2,258,432	101,379	293,586	376,205
Total noncurrent liabilities	21,774,424	11,600,134	6,117,635	7,239,201	15,316,587	10,404,775	2,401,378	2,256,914	5,693,217
Total liabilities	21,887,022	11,819,263	6,239,995	7,348,419	15,770,358	10,911,604	2,559,329	2,619,096	5,858,581
Deferred Inflows of Resources									
	-	-	-	-	-	-	-	-	-
Net Position									
Net investment in capital assets	(1,055,816)	1,639,131	(2,279,339)	(2,849,773)	2,283,164	2,292,791	10,447,162	5,988,273	8,272,231
Restricted	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	(14,194,756)	(2,406,517)	(3,591,641)	(3,686,917)	(1,794,204)	(2,450,508)	202,452	(173,771)	600,295
Total net position	(15,250,572)	(767,386)	(5,870,980)	(6,536,690)	488,960	(157,717)	10,649,614	5,814,502	8,872,526
Total liabilities, deferred inflows and net position	\$ 6,636,450	\$ 11,051,877	\$ 369,015	\$ 811,729	\$ 16,259,318	\$ 10,753,887	\$ 13,208,943	\$ 8,433,598	\$ 14,731,107

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position (Continued)
March 31, 2025

	Francis House on Fairmount, L.P.	Nicole Hines LP	1301 North 8th LP T/A Peg's Place	Inglis Methodist Gardens	St. Rita's Place Senior Housing, L.P.	Mamie Nichols LP	Porrata Doria LLC	West Mill Place L.P.	Allegheny West Plaza LLC	HOK Housing, L.P.
Assets										
Current Assets										
Cash and cash equivalents	\$ 195,021	\$ 75,337	\$ 62,880	\$ 71,328	\$ 104,099	\$ 8,437	\$ 110,132	\$ 123,491	\$ 71,891	\$ 78,315
Restricted cash	414,279	752,732	468,165	493,092	440,683	898,648	173,366	886,216	489,127	455,421
Investments	-	-	-	-	-	-	-	-	-	-
Receivables, net	19,344	28,149	3,844	734,381	81,239	270,569	1,416	8,895	27,367	11,640
Due from other governments	-	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-	-
Other assets	12,794	13,005	24,380	4,642	40,925	9,125	10,000	-	2,640	27,646
Total current assets	641,438	869,223	559,269	1,303,443	666,946	1,186,779	294,914	1,018,602	591,025	573,022
Noncurrent Assets										
Mortgage receivable	-	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	15,159,464	14,146,361	13,099,024	14,453,825	14,116,168	15,227,341	8,447,575	13,698,258	14,263,805	22,715,698
Other noncurrent assets	140,800	49,400	84,826	96,879	213,298	206,785	-	155,960	50,000	154,825
Total noncurrent assets	15,300,264	14,195,761	13,183,850	14,550,704	14,329,466	15,434,126	8,447,575	13,854,218	14,313,805	22,870,523
Deferred Outflows of Resources	-	-	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 15,941,702	\$ 15,064,984	\$ 13,743,119	\$ 15,854,147	\$ 14,996,412	\$ 16,620,905	\$ 8,742,489	\$ 14,872,820	\$ 14,904,830	\$ 23,443,545
Liabilities and Net Position										
Current Liabilities										
Accounts payable	\$ 13,613	\$ 61,898	\$ 10,444	\$ 8,317	\$ 17,139	\$ 281,819	\$ 62,929	\$ 6,237	\$ 13,570	\$ 57,537
Accrued liabilities	12,462	-	24,232	7,967	35,418	10,391	17,479	23,153	39,189	5,447
Current portion of lease obligations	-	-	-	-	-	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	478,263	29,922	1,112,342
Due to other government agencies	-	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-	-
Trust and deposits	5,611	9,699	-	4,725	4,357	16,425	9,985	6,125	4,358	14,628
Unearned revenues and other current liabilities	8,607	5,322	59,955	-	956	171,277	667	-	174,202	1,911,374
Total current liabilities	40,293	76,919	94,631	21,009	57,870	479,912	91,060	513,778	261,241	3,101,328
Noncurrent Liabilities										
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-	-
Lease obligations	-	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	4,839,783	4,669,548	3,000,000	4,647,219	4,481,422	4,107,787	5,706,220	4,817,711	3,891,865	7,081,771
Other liabilities	855,513	853,477	336,273	2,143,153	106,741	1,446,210	486,006	1,699,957	269,186	956,310
Total noncurrent liabilities	5,695,296	5,523,025	3,336,273	6,790,372	4,588,163	5,553,997	6,192,226	6,517,668	4,161,051	8,038,081
Total liabilities	5,735,589	5,599,944	3,430,904	6,811,381	4,646,033	6,033,909	6,283,286	7,031,446	4,422,292	11,139,409
Deferred Inflows of Resources	-	-	-	-	-	-	-	-	-	-
Net Position										
Net investment in capital assets	10,319,681	9,476,813	10,099,024	9,806,606	9,634,746	11,119,554	2,741,355	8,402,284	10,342,018	14,521,585
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	(113,568)	(11,773)	213,191	(763,840)	715,633	(532,558)	(282,152)	(560,910)	140,520	(2,217,449)
Total net position	10,206,113	9,465,040	10,312,215	9,042,766	10,350,379	10,586,996	2,459,203	7,841,374	10,482,538	12,304,136
Total liabilities, deferred inflows and net position	\$ 15,941,702	\$ 15,064,984	\$ 13,743,119	\$ 15,854,147	\$ 14,996,412	\$ 16,620,905	\$ 8,742,489	\$ 14,872,820	\$ 14,904,830	\$ 23,443,545

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position (Continued)
March 31, 2025

	Germantown House, L.P.	Lucien E. Blackwell Homes Phase II, L.P.	Ludlow Scattered Sites Phase III, L.P.	Mantua Phase I, L.P.	Mantua Phase II, L.P.	Marshall Shepard Village, L.P.	Mill Creek Phase I, L.P.	Nellie Reynolds Gardens, L.P.	Norris Apartments, L.P.	Paschall Phase I, L.P.	Paschall Phase II, L.P.
Assets											
Current Assets											
Cash and cash equivalents	\$ -	\$ 549,991	\$ 371,556	\$ -	\$ -	\$ 345,871	\$ -	\$ 184,856	\$ 717,157	\$ 428,628	\$ 815,572
Restricted cash	-	1,630,853	1,405,703	-	-	1,475,096	-	762,166	2,621,185	660,301	656,419
Investments	-	-	-	-	-	-	-	-	-	-	-
Receivables, net	-	325,824	442,783	-	-	258,236	-	644,341	149,853	444,859	444,261
Due from other governments	-	-	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	10,841	-	63,078	-	-	-
Total current assets	-	2,506,668	2,220,042	-	-	2,090,044	-	1,654,441	3,488,195	1,533,788	1,916,252
Noncurrent Assets											
Mortgage receivable	-	-	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	-	7,846,054	13,228,813	-	-	10,483,851	-	10,730,615	12,652,240	11,331,224	10,932,570
Other noncurrent assets	-	-	-	-	-	-	-	-	17,702	11,707	6,350
Total noncurrent assets	-	7,846,054	13,228,813	-	-	10,483,851	-	10,730,615	12,669,942	11,342,931	10,938,920
Deferred Outflows of Resources	-	-	-	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ -	\$ 10,352,722	\$ 15,448,855	\$ -	\$ -	\$ 12,573,895	\$ -	\$ 12,385,056	\$ 16,158,137	\$ 12,876,719	\$ 12,855,172
Liabilities and Net Position											
Current Liabilities											
Accounts payable	\$ -	\$ 3,110	\$ 1,364	\$ -	\$ -	\$ 9,813	\$ -	\$ 52,958	\$ 8,348	\$ 7,236	\$ 3,069
Accrued liabilities	-	105,188	165,320	-	-	81,527	-	205,240	118,893	127,423	107,478
Current portion of lease obligations	-	-	-	-	-	-	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-	-	-	-	-	-	-
Due to other government agencies	-	-	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-	-	-
Trust and deposits	-	7,152	6,534	-	-	7,821	-	6,237	4,950	4,851	4,950
Unearned revenues and other current liabilities	-	483,667	560,177	-	-	379,751	-	449,994	312,158	367,722	339,998
Total current liabilities	-	599,117	733,395	-	-	478,912	-	714,429	444,349	507,232	455,495
Noncurrent Liabilities											
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-	-	-
Lease obligations	-	-	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	-	4,201,075	11,545,499	-	-	14,097,122	-	2,848,291	13,917,241	10,647,296	14,698,348
Other liabilities	-	3,220,933	6,152,879	-	-	7,193,713	-	2,354,711	3,527,322	2,916,659	3,939,602
Total noncurrent liabilities	-	7,422,008	17,698,378	-	-	21,290,835	-	5,203,002	17,444,563	13,563,955	18,637,950
Total liabilities	-	8,021,125	18,431,773	-	-	21,769,747	-	5,917,431	17,888,912	14,071,187	19,093,445
Deferred Inflows of Resources	-	-	-	-	-	-	-	-	-	-	-
Net Position											
Net investment in capital assets	-	3,644,979	1,683,314	-	-	(3,613,271)	-	7,882,324	(1,265,001)	683,928	(3,765,778)
Restricted	-	-	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	-	(1,313,382)	(4,666,232)	-	-	(5,582,581)	-	(1,414,699)	(465,774)	(1,878,396)	(2,472,495)
Total net position	-	2,331,597	(2,982,918)	-	-	(9,195,852)	-	6,467,625	(1,730,775)	(1,194,468)	(6,238,273)
Total liabilities, deferred inflows and net position	\$ -	\$ 10,352,722	\$ 15,448,855	\$ -	\$ -	\$ 12,573,895	\$ -	\$ 12,385,056	\$ 16,158,137	\$ 12,876,719	\$ 12,855,172

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position (Continued)
March 31, 2025

	Tasker II, L.P.	Arlene Thorpe Limited Partnership	3200 Germantow n Assoccites, LP	Warnock Phase I, L.P.	Warnock Phase II, L.P.	Queen Lane Apartments, LP	North Central CNI Phase II LP	Blumberg Senior Apartments LP	Straw berry Mansion LP
Assets									
Current Assets									
Cash and cash equivalents	\$ 1,573,369	\$ 4,693	\$ 132,715	\$ -	\$ -	\$ 930,447	\$ 448,770	\$ 1,494,595	\$ 813,470
Restricted cash	2,277,148	621,255	476,557	-	-	1,915,787	1,030,990	1,166,922	1,186,553
Investments	-	-	-	-	-	-	-	-	-
Receivables, net	635,699	41,802	207,420	-	-	92,397	291,916	131,618	156,596
Due from other governments	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-
Other assets	-	22,826	5,714	-	-	-	127,113	20,607	-
Total current assets	4,486,216	690,576	822,406	-	-	2,938,631	1,898,789	2,813,742	2,156,619
Noncurrent Assets									
Mortgage receivable	-	-	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-	-	-
Capital assets, net of depreciation	14,674,107	16,909,311	19,988,186	-	-	13,990,124	27,933,933	18,801,064	17,337,585
Other noncurrent assets	-	146,513	428,771	-	-	43,900	107,153	342,155	69,488
Total noncurrent assets	14,674,107	17,055,824	20,416,957	-	-	14,034,024	28,041,086	19,143,219	17,407,073
Deferred Outflows of Resources	-	-	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 19,160,323	\$ 17,746,400	\$ 21,239,363	\$ -	\$ -	\$ 16,972,655	\$ 29,939,875	\$ 21,956,961	\$ 19,563,692
Liabilities and Net Position									
Current Liabilities									
Accounts payable	\$ 27,326	\$ 32,717	\$ 60,959	\$ -	\$ -	\$ 1,398	\$ 57,860	\$ 32,383	\$ 3,329
Accrued liabilities	241,217	14,566	4,100	-	-	88,851	259,231	226,293	104,371
Current portion of lease obligations	-	-	-	-	-	-	-	-	-
Current portion of long-term debt	-	5,752,450	2,540,000	-	-	-	65,449	-	36,239
Due to other government agencies	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-	-	-
Trust and deposits	18,622	12,181	20,039	-	-	5,346	8,415	9,999	5,841
Unearned revenues and other current liabilities	1,439,708	1,737,766	1,246	-	-	500,769	482,234	402,985	367,160
Total current liabilities	1,726,873	7,549,680	2,626,344	-	-	596,364	873,189	671,660	516,940
Noncurrent Liabilities									
Compensated absences - noncurrent	-	-	-	-	-	-	-	-	-
Lease obligations	-	-	-	-	-	-	-	-	-
Bonds, notes and loans payable	20,983,881	5,968,931	6,579,289	-	-	12,494,750	22,856,127	15,772,754	11,339,852
Other liabilities	563,819	231,527	2,338,368	-	-	2,572,787	3,129,615	2,464,187	1,268,218
Total noncurrent liabilities	21,547,700	6,200,458	8,917,657	-	-	15,067,537	25,985,742	18,236,941	12,608,070
Total liabilities	23,274,573	13,750,138	11,544,001	-	-	15,663,901	26,858,931	18,908,601	13,125,010
Deferred Inflows of Resources	-	-	-	-	-	-	-	-	-
Net Position									
Net investment in capital assets	(6,309,774)	5,187,930	10,868,897	-	-	1,495,374	5,012,357	3,028,310	5,961,494
Restricted	-	-	-	-	-	-	-	-	-
Unrestricted (deficit)	2,195,524	(1,191,668)	(1,173,535)	-	-	(186,620)	(1,931,413)	20,050	477,188
Total net position	(4,114,250)	3,996,262	9,695,362	-	-	1,308,754	3,080,944	3,048,360	6,438,682
Total liabilities, deferred inflows and net position	\$ 19,160,323	\$ 17,746,400	\$ 21,239,363	\$ -	\$ -	\$ 16,972,655	\$ 29,939,875	\$ 21,956,961	\$ 19,563,692

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Net Position (Continued)
March 31, 2025

	Blumberg Apartments Phase I LP	Blumberg Apartments Phase III Limited Partnership	North Central CNI Phase III LP	Harrison Senior Tower, LP	Sharswood Phase 4a L.P.	Sharswood Phase 6a L.P.	Total Discrete Units
Assets							
Current Assets							
Cash and cash equivalents	\$ 126,798	\$ 625,586	\$ 581,976	\$ 1,531,073	\$ 296,774	\$ 1,056,094	\$ 16,436,139
Restricted cash	1,164,355	961,019	569,223	421,540	5,940	-	38,682,428
Investments	-	-	-	-	-	-	-
Receivables, net	98,591	123,193	189,855	38,998	23,274	-	6,689,280
Due from other governments	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-
Other assets	-	622,175	62,972	-	25,135	-	3,963,874
Total current assets	1,389,744	2,331,973	1,404,026	1,991,611	351,123	1,056,094	65,771,721
Noncurrent Assets							
Mortgage receivable	-	-	-	-	-	-	-
Restricted cash - noncurrent	-	-	-	-	-	-	-
Restricted investments	-	-	-	-	-	-	-
Capital assets, net of depreciation	15,976,524	26,802,233	22,887,502	39,923,845	29,877,060	27,600,202	639,542,313
Other noncurrent assets	61,899	99,372	118,019	217,533	118,813	-	3,558,103
Total noncurrent assets	16,038,423	26,901,605	23,005,521	40,141,378	29,995,873	27,600,202	643,100,416
Deferred outflows of resources	-	-	-	-	-	-	-
Total assets and deferred outflows	\$ 17,428,167	\$ 29,233,578	\$ 24,409,547	\$ 42,132,989	\$ 30,346,996	\$ 28,656,296	\$ 708,872,137
Liabilities and Net Position							
Current Liabilities							
Accounts payable	\$ 2,381	\$ 33,025	\$ 24,992	\$ 14,489	\$ 1,309	\$ -	\$ 2,399,627
Accrued liabilities	132,259	156,269	213,144	101,966	112,454	-	4,507,294
Current portion of lease obligations	-	-	-	-	-	-	9,000
Current portion of long-term debt	100,018	77,689	18,028	-	13,539,580	-	23,809,226
Due to other government agencies	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-
Compensated absences	-	-	-	-	-	-	-
Trust and deposits	5,510	8,613	4,851	11,682	5,940	-	642,254
Unearned revenues and other current liabilities	333,215	419,344	234,673	176,595	1,854,303	11,369,766	25,174,678
Total current liabilities	573,383	694,940	495,688	304,732	15,513,586	11,369,766	56,542,079
Noncurrent Liabilities							
Compensated absences - noncurrent	-	-	-	-	-	-	-
Lease obligations	-	-	-	-	-	-	315,882
Bonds, notes and loans payable	8,926,535	21,951,963	16,400,554	23,408,146	14,301,265	16,588,544	419,030,365
Other liabilities	1,834,319	657,569	1,771,570	3,233,641	1,577,578	811	104,386,427
Total noncurrent liabilities	10,760,854	22,609,532	18,172,124	26,641,787	15,878,843	16,589,355	523,732,674
Total liabilities	11,334,237	23,304,472	18,667,812	26,946,519	31,392,429	27,959,121	580,274,753
Deferred Inflows of Resources	-	-	-	-	-	-	-
Net Position							
Net investment in capital assets	6,949,971	4,772,581	6,468,920	16,515,699	2,036,215	11,011,658	196,702,722
Restricted	-	-	-	-	-	-	-
Unrestricted (deficit)	(856,041)	1,156,525	(727,185)	(1,329,229)	(3,081,648)	(10,314,483)	(68,105,338)
Total net position	6,093,930	5,929,106	5,741,735	15,186,470	(1,045,433)	697,175	128,597,384
Total liabilities, deferred inflows and net position	\$ 17,428,167	\$ 29,233,578	\$ 24,409,547	\$ 42,132,989	\$ 30,346,996	\$ 28,656,296	\$ 708,872,137

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended March 31, 2025

	Neumann North, L.P.	New Courtland Apartments at Allegheny, LP	1952 Allegheny Associates Limited Partnership	St. Francis Villa Senior Housing, L.P.	Raymond Rosen Associates, L.P. t/a 8 Diamonds Townhouses	Ridge Avenue Housing, L.P.	St. Anthony's Senior Residences Associates, L.P.	St. Ignatius Senior Housing I, L.P.	St. Ignatius Senior Housing II, L.P.
Operating Revenue									
Total tenant revenue	\$ 813,726	\$ 659,783	\$ 296,519	\$ 429,543	\$ 1,630,998	\$ 1,672,590	\$ 542,561	\$ 680,431	\$ 579,141
Operating subsidies	-	-	-	-	-	-	-	-	-
Other income	29,401	5,805	2,913	-	14,782	11,329	2,541	1,662	3,395
Total operating revenue	843,127	665,588	299,432	429,543	1,645,780	1,683,919	545,102	682,093	582,536
Operating Expenses									
Administrative	219,892	152,199	83,338	145,049	356,812	459,216	168,688	187,868	157,189
Tenant services	13,489	55,494	-	26,401	92,802	34,115	-	20,770	16,991
Utilities	130,642	104,648	31,520	40,327	257,939	184,312	55,397	131,503	84,613
Maintenance	352,877	226,755	65,290	152,110	447,934	662,588	228,613	155,568	130,536
Protective services	-	-	-	-	1,655	2,930	526	-	-
General	107,319	94,072	219,398	48,726	263,038	403,993	(2,044,980)	165,117	143,022
Housing assistance programs	-	-	-	-	-	-	-	-	-
Depreciation and amortization	274,446	498,282	208,834	275,486	787,011	60,277	201,570	209,331	224,030
Total operating expenses	1,098,665	1,131,450	608,380	688,099	2,207,191	1,807,431	(1,390,186)	870,157	756,381
Operating income (loss)	(255,538)	(465,862)	(308,948)	(258,556)	(561,411)	(123,512)	1,935,288	(188,064)	(173,845)
Nonoperating Revenue and (Expenses)									
Interest and investment earnings	7,356	15,599	72	9,186	46,299	6,887	10,358	34,116	-
Other revenue/charges	-	-	-	-	-	-	-	-	-
Interest expense	(110,241)	(10,989)	(56,010)	(151,108)	(80,847)	(27,404)	-	(159,243)	(92,979)
Net nonoperating revenue	(102,885)	4,610	(55,938)	(141,922)	(34,548)	(20,517)	10,358	(125,127)	(92,979)
Income (loss) before capital contributions	(358,423)	(461,252)	(364,886)	(400,478)	(595,959)	(144,029)	1,945,646	(313,191)	(266,824)
Capital Contributions									
HUD capital subsidies	-	-	-	-	-	-	-	-	-
Acquisition of limited partner investor	-	-	-	-	-	-	-	-	-
Partner distributions	-	-	-	-	-	(48,724)	(508,181)	-	-
Partners contributions	-	-	-	-	-	-	-	-	-
Total capital contributions	-	-	-	-	-	(48,724)	(508,181)	-	-
Change in net position	(358,423)	(461,252)	(364,886)	(400,478)	(595,959)	(192,753)	1,437,465	(313,191)	(266,824)
Net Position, beginning									
As previously reported	(723,344)	6,625,648	4,759,670	6,968,648	(10,110,686)	(17,402,096)	1,201,730	522,539	4,464,526
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-	-
As restated	(723,344)	6,625,648	4,759,670	6,968,648	(10,110,686)	(17,402,096)	1,201,730	522,539	4,464,526
Net position, ending	\$ (1,081,767)	\$ 6,164,396	\$ 4,394,784	\$ 6,568,170	\$ (10,706,645)	\$ (17,594,849)	\$ 2,639,195	\$ 209,348	\$ 4,197,702

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2025

	Spring Garden Housing Limited Partnership	Spring Garden Development Associates, LP	Uni-Penn Housing Partnership I	Uni-Penn Housing Partnership II	New Courtland Apts at Henry Ave Phase 1A	New Courtland Apts at Henry Ave Phase 1B	920 East Orleans LP T/A Maguire Residence	Liberty52 LP	Casa Indiana LLC
Operating Revenue									
Total tenant revenue	\$ 984,159	\$ 605,839	\$ 605,049	\$ 549,779	\$ 586,475	\$ 440,388	\$ 466,358	\$ 223,864	\$ 521,130
Operating subsidies	-	-	-	-	-	-	-	-	-
Other income	3,404	218	12,202	7,815	5,708	942	4,039	716	35,205
Total operating revenue	987,563	606,057	617,251	557,594	592,183	441,330	470,397	224,580	556,335
Operating Expenses									
Administrative	339,785	220,674	148,390	137,487	156,635	114,459	152,512	126,133	198,095
Tenant services	-	-	741	741	17,656	17,142	-	-	33,497
Utilities	146,566	95,080	64,521	110,846	30,852	21,196	63,821	32,623	49,198
Maintenance	455,882	211,355	298,554	299,744	241,159	214,610	198,851	91,151	116,922
Protective services	-	-	-	1,103	-	-	-	-	-
General	85,273	153,000	99,988	85,255	113,191	91,120	64,201	45,600	69,505
Housing assistance programs	-	-	-	-	-	-	-	-	-
Depreciation and amortization	342,156	438,376	14,830	19,304	733,911	498,301	385,284	288,666	596,121
Total operating expenses	1,369,662	1,118,485	627,024	654,480	1,293,404	956,828	864,669	584,173	1,063,338
Operating income (loss)	(382,099)	(512,428)	(9,773)	(96,886)	(701,221)	(515,498)	(394,272)	(359,593)	(507,003)
Nonoperating Revenue and (Expenses)									
Interest and investment earnings	20,256	8,186	1,854	22,483	7,701	4,339	3,999	167	6,140
Other revenue/charges	-	-	-	-	-	-	-	-	-
Interest expense	(1,162,490)	(102,000)	(178,013)	(130,509)	(208,465)	(129,436)	-	(71,532)	(63,545)
Net nonoperating revenue	(1,142,234)	(93,814)	(176,159)	(108,026)	(200,764)	(125,097)	3,999	(71,365)	(57,405)
Income (loss) before capital contributions	(1,524,333)	(606,242)	(185,932)	(204,912)	(901,985)	(640,595)	(390,273)	(430,958)	(564,408)
Capital Contributions									
Capital Contributions	-	-	-	-	-	-	-	-	-
Acquisition of limited partner investor i	-	-	-	-	-	-	-	-	-
Partner distributions	-	-	(2,278)	(2,750)	-	-	-	-	-
Partners contributions	-	-	-	-	-	-	-	-	-
Total capital contributions	-	-	(2,278)	(2,750)	-	-	-	-	-
Change in net position	(1,524,333)	(606,242)	(188,210)	(207,662)	(901,985)	(640,595)	(390,273)	(430,958)	(564,408)
Net Position, beginning									
As previously reported	(13,726,239)	(161,144)	(5,682,770)	(6,329,028)	1,390,945	482,878	11,039,887	6,245,460	9,436,934
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-	-
As restated	(13,726,239)	(161,144)	(5,682,770)	(6,329,028)	1,390,945	482,878	11,039,887	6,245,460	9,436,934
Net position, ending	\$ (15,250,572)	\$ (767,386)	\$ (5,870,980)	\$ (6,536,690)	\$ 488,960	\$ (157,717)	\$ 10,649,614	\$ 5,814,502	\$ 8,872,526

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2025

	Francis House on Fairmount, L.P.	Nicole Hines LP	1301 North 8th LP T/A Peg's Place	Inglis Methodist Gardens	St. Rita's Place Senior Housing, L.P.	Mamie Nichols LP	Porrata Doria LLC	West Mill Place L.P.	Allegheny West Plaza LLC	HOK Housing, L.P.
Operating Revenue										
Total tenant revenue	\$ 638,017	\$ 393,521	\$ 310,366	\$ 412,230	\$ 504,059	\$ 328,745	\$ 300,989	\$ 331,730	\$ 553,162	\$ 252,415
Operating subsidies	-	-	-	-	-	-	-	-	-	179,548
Other income	980	1,476	425	6,904	8,771	-	79,502	5,583	13,742	3,168
Total operating revenue	638,997	394,997	310,791	419,134	512,830	328,745	380,491	337,313	566,904	435,131
Operating Expenses										
Administrative	156,155	103,989	90,664	169,901	147,735	104,790	127,585	149,284	246,431	138,565
Tenant services	4,736	17,371	-	38,795	28,089	14,200	21,732	-	-	-
Utilities	74,441	12,410	37,790	78,684	49,744	28,874	20,207	8,605	53,027	49,288
Maintenance	120,233	95,349	101,796	240,259	197,718	79,998	78,099	85,828	144,255	61,087
Protective services	14,506	-	-	12,834	-	1,978	-	7,334	-	2,657
General	169,442	148,102	75,668	231,169	111,265	95,011	82,546	111,654	83,834	438,832
Housing assistance programs	-	-	-	-	-	-	-	-	-	-
Depreciation and amortization	512,766	390,788	351,802	457,288	460,527	459,573	359,827	401,427	414,445	697,710
Total operating expenses	1,052,279	768,009	657,720	1,228,930	995,078	784,424	689,996	764,132	941,992	1,388,139
Operating income (loss)	(413,282)	(373,012)	(346,929)	(809,796)	(482,248)	(455,679)	(309,505)	(426,819)	(375,088)	(953,008)
Nonoperating Revenue and (Expenses)										
Interest and investment earnings	8,656	6,844	6,864	2,125	3,819	1,984	191	6,756	2,135	10,992
Other revenue/charges	-	-	-	-	-	-	-	-	-	-
Interest expense	(68,897)	(122,643)	(81,554)	(41,620)	(32,715)	(124,978)	(133,563)	(490,876)	(111,313)	(187,248)
Net nonoperating revenue	(60,241)	(115,799)	(74,690)	(39,495)	(28,896)	(122,994)	(133,372)	(484,120)	(109,178)	(176,256)
Income (loss) before capital contributions	(473,523)	(488,811)	(421,619)	(849,291)	(511,144)	(578,673)	(442,877)	(910,939)	(484,266)	(1,129,264)
Capital Contributions										
Capital Contributions	-	-	-	-	-	-	-	-	-	-
Acquisition of limited partner investor int	-	-	-	-	-	-	-	-	-	-
Partner distributions	-	-	-	-	-	-	-	-	-	-
Partners contributions	-	105,367	-	-	245,821	-	3,125,917	6,563,561	797,102	4,595,323
Total capital contributions	-	105,367	-	-	245,821	-	3,125,917	6,563,561	797,102	4,595,323
Change in net position	(473,523)	(383,444)	(421,619)	(849,291)	(265,323)	(578,673)	2,683,040	5,652,622	312,836	3,466,059
Net Position, beginning										
As previously reported	10,679,636	9,848,484	10,733,834	9,892,057	10,615,702	11,165,669	(223,837)	2,188,752	10,169,702	8,838,077
Prior period adjustments and equity transfers	-	-	-	-	-	-	-	-	-	-
As restated	10,679,636	9,848,484	10,733,834	9,892,057	10,615,702	11,165,669	(223,837)	2,188,752	10,169,702	8,838,077
Net position, ending	\$ 10,206,113	\$ 9,465,040	\$ 10,312,215	\$ 9,042,766	\$ 10,350,379	\$ 10,586,996	\$ 2,459,203	\$ 7,841,374	\$ 10,482,538	\$ 12,304,136

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2025

	Germantow n House, L.P.	Lucien E. Blackw ell Homes Phase II, L.P.	Ludlow Scattered Sites Phase III, L.P.	Mantua Phase I, L.P.	Mantua Phase II, L.P.	Marshall Shepard Village, L.P.	Nellie Reynolds Gardens, L.P.	Norris Apartments, L.P.	Paschall Phase I, L.P.	Paschall Phase II, L.P.
Operating Revenue										
Total tenant revenue	\$ -	\$ 1,003,632	\$ 1,132,082	\$ -	\$ -	\$ 852,717	\$ 1,354,634	\$ 820,322	\$ 860,774	\$ 804,282
Operating subsidies	-	-	-	-	-	-	-	-	-	-
Other income	-	-	-	-	-	6,420	-	120	1,236	1,177
Total operating revenue	-	1,003,632	1,132,082	-	-	859,137	1,354,634	820,442	862,010	805,459
Operating Expenses										
Administrative	-	129,002	128,207	-	-	127,747	113,699	102,226	101,612	101,166
Tenant services	-	-	-	-	-	-	-	-	-	-
Utilities	-	102,793	124,144	-	-	81,782	198,693	74,692	79,982	82,903
Maintenance	-	639,113	739,080	-	-	515,910	666,769	395,184	561,948	500,086
Protective services	-	-	1,694	-	-	-	259,382	-	-	-
General	-	81,984	94,995	-	-	92,886	88,524	74,125	95,920	99,519
Housing assistance programs	-	-	-	-	-	-	-	-	-	-
Depreciation and amortization	-	373,369	610,809	-	-	453,738	451,815	639,245	543,814	586,600
Total operating expenses	-	1,326,261	1,698,929	-	-	1,272,063	1,778,882	1,285,472	1,383,276	1,370,274
Operating income (loss)	-	(322,629)	(566,847)	-	-	(412,926)	(424,248)	(465,030)	(521,266)	(564,815)
Nonoperating Revenue and (Expenses)										
Interest and investment earnings	-	81,876	69,620	-	-	72,928	38,413	3,895	2,329	5,514
Other revenue/charges	-	-	-	-	-	-	-	-	-	-
Interest expense	-	(314,675)	(345,167)	-	-	(431,871)	(146,686)	(278,915)	(213,388)	(293,967)
Net nonoperating revenue	-	(232,799)	(275,547)	-	-	(358,943)	(108,273)	(275,020)	(211,059)	(288,453)
Income (loss) before capital contributions	-	(555,428)	(842,394)	-	-	(771,869)	(532,521)	(740,050)	(732,325)	(853,268)
Capital Contributions										
Capital Contributions	-	-	-	-	-	-	-	-	-	-
Acquisition of limited partner investor interest	-	-	-	-	-	-	-	-	-	-
Partner distributions	-	-	-	-	-	-	-	-	-	-
Partners contributions	-	-	-	-	-	-	-	-	-	-
Total capital contributions	-	-	-	-	-	-	-	-	-	-
Change in net position	-	(555,428)	(842,394)	-	-	(771,869)	(532,521)	(740,050)	(732,325)	(853,268)
Net Position, beginning										
As previously reported	-	2,887,025	(2,140,524)	597,932	(806,207)	(8,423,983)	7,000,146	(990,725)	(462,143)	(5,385,005)
Prior period adjustments and equity transfers	-	-	-	(597,932)	806,207	-	-	-	-	-
As restated	-	2,887,025	(2,140,524)	-	-	(8,423,983)	7,000,146	(990,725)	(462,143)	(5,385,005)
Net position, ending	\$ -	\$ 2,331,597	\$ (2,982,918)	\$ -	\$ -	\$ (9,195,852)	\$ 6,467,625	\$ (1,730,775)	\$ (1,194,468)	\$ (6,238,273)

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2025

	Tasker II, L.P.	Arlene Thorpe Limited Partnership	3200 Germantown Asssociates, LP	Warnock Phase I, L.P.	Warnock Phase II, L.P.	Queen Lane Apartments, LP	North Central CNI Phase II LP	Blumberg Senior Apartments LP	Strawberry Mansion LP
Operating Revenue									
Total tenant revenue	\$ 2,440,579	\$ 78,396	\$ 179,462	\$ -	\$ -	\$ 274,428	\$ 436,530	\$ 319,386	\$ 212,687
Operating subsidies	-	23,663	184,500	-	-	604,879	793,484	876,521	561,053
Other income	-	1,361	-	-	-	30	1,807	8,189	250
Total operating revenue	2,440,579	103,420	363,962	-	-	879,337	1,231,821	1,204,096	773,990
Operating Expenses									
Administrative	334,542	39,255	385,738	-	-	107,919	144,017	199,696	113,366
Tenant services	-	4,500	-	-	-	-	-	-	-
Utilities	237,436	8,500	43,018	-	-	93,518	277,424	144,322	162,328
Maintenance	1,466,156	13,865	137,514	-	-	278,717	569,786	977,792	255,177
Protective services	-	-	3,717	-	-	-	-	-	4,817
General	272,773	185,896	93,269	-	-	80,150	185,663	66,955	106,571
Housing assistance programs	-	-	-	-	-	-	-	-	-
Depreciation and amortization	715,729	193,695	567,174	-	-	522,667	994,880	644,071	685,061
Total operating expenses	3,026,636	445,711	1,230,430	-	-	1,082,971	2,171,770	2,032,836	1,327,320
Operating income (loss)	(586,057)	(342,291)	(866,468)	-	-	(203,634)	(939,949)	(828,740)	(553,330)
Nonoperating Revenue and (Expenses)									
Interest and investment earnings	116,501	2,997	-	-	-	58,238	3,736	16,234	25,247
Other revenue/charges	-	-	-	-	-	-	-	-	-
Interest expense	(20,984)	(213,112)	(553,401)	-	-	(250,578)	(451,315)	(162,542)	(284,131)
Net nonoperating revenue	95,517	(210,115)	(553,401)	-	-	(192,340)	(447,579)	(146,308)	(258,884)
Income (loss) before capital contributions	(490,540)	(552,406)	(1,419,869)	-	-	(395,974)	(1,387,528)	(975,048)	(812,214)
Capital Contributions									
Capital Contributions	-	-	-	-	-	-	-	-	-
Acquisition of limited partner investor interest	-	-	-	-	-	-	-	-	-
Partner distributions	-	-	-	-	-	-	-	-	-
Partners contributions	-	4,548,668	11,115,231	-	-	-	-	-	-
Total capital contributions	-	4,548,668	11,115,231	-	-	-	-	-	-
Change in net position	(490,540)	3,996,262	9,695,362	-	-	(395,974)	(1,387,528)	(975,048)	(812,214)
Net Position, beginning									
As previously reported	(3,623,710)	-	-	1,947,439	(2,049,434)	1,704,728	4,468,472	4,023,408	7,250,896
Prior period adjustments and equity transfers	-	-	-	(1,947,439)	2,049,434	-	-	-	-
As restated	(3,623,710)	-	-	-	-	1,704,728	4,468,472	4,023,408	7,250,896
Net position, ending	\$ (4,114,250)	\$ 3,996,262	\$ 9,695,362	\$ -	\$ -	\$ 1,308,754	\$ 3,080,944	\$ 3,048,360	\$ 6,438,682

Philadelphia Housing Authority - A Component Unit of the City of Philadelphia
Component Units - Combining Statement of Revenues, Expenses and Changes in Net Position (Continued)
For the Year Ended March 31, 2025

	Blumberg Apartments Phase I LP	Blumberg Apartments Phase III Limited Partnership	North Central CNI Phase III LP	Harrison Senior Tower, LP	Sharswood Phase 4a L.P.	Sharswood Phase 6a L.P.	Total Discrete Units
Operating Revenue							
Total tenant revenue	\$ 201,696	\$ 307,434	\$ 397,002	\$ 479,543	\$ 136,318	\$ -	\$ 28,605,471
Operating subsidies	668,874	893,350	307,541	1,136,204	313,708	-	6,543,325
Other income	362	1,965	2,122	21,324	-	-	308,991
Total operating revenue	870,932	1,202,749	706,665	1,637,071	450,026	-	35,457,787
Operating Expenses							
Administrative	105,120	150,297	110,460	251,771	370,441	-	8,075,801
Tenant services	-	-	-	-	-	-	459,262
Utilities	100,960	106,694	177,763	574,504	54,319	-	4,774,449
Maintenance	430,724	561,424	426,264	385,645	2,532	-	15,278,807
Protective services	-	-	-	-	-	-	315,133
General	83,832	119,139	162,270	186,050	67,873	-	3,992,755
Housing assistance programs	-	-	-	-	-	-	-
Depreciation and amortization	653,279	849,623	837,800	1,472,844	713,452	-	23,072,034
Total operating expenses	1,373,915	1,787,177	1,714,557	2,870,814	1,208,617	-	55,968,241
Operating income (loss)	(502,983)	(584,428)	(1,007,892)	(1,233,743)	(758,591)	-	(20,510,454)
Nonoperating Revenue and (Expenses)							
Interest and investment earnings	1,244	6,157	5,854	8,259	3,616	-	778,022
Other revenue/charges	-	-	-	-	-	-	-
Interest expense	(188,670)	(491,733)	(182,489)	(1,095,795)	(728,461)	-	(10,778,098)
Net nonoperating revenue	(187,426)	(485,576)	(176,635)	(1,087,536)	(724,845)	-	(10,000,076)
Income (loss) before capital contributions	(690,409)	(1,070,004)	(1,184,527)	(2,321,279)	(1,483,436)	-	(30,510,530)
Capital Contributions							
HUD capital subsidies	-	-	-	-	-	-	-
Acquisition of limited partner investor int	-	-	-	-	-	-	-
Partner distributions	-	-	-	-	-	-	(561,933)
Partners contributions	-	-	-	18,750,422	-	-	49,847,412
Total capital contributions	-	-	-	18,750,422	-	-	49,285,479
Change in net position	(690,409)	(1,070,004)	(1,184,527)	16,429,143	(1,483,436)	-	18,774,949
Net Position, beginning							
As previously reported	6,784,339	6,999,110	6,926,262	(1,242,673)	438,003	697,175	109,512,165
Prior period adjustments and equity transfers	-	-	-	-	-	-	310,270
As restated	6,784,339	6,999,110	6,926,262	(1,242,673)	438,003	697,175	109,822,435
Net position, ending	\$ 6,093,930	\$ 5,929,106	\$ 5,741,735	\$ 15,186,470	\$ (1,045,433)	\$ 697,175	\$ 128,597,384

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED MARCH 31, 2025

Federal Grantor/Pass-through Grantor/ Program or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Passed- Through to Subrecipients	Federal Expenditures
U.S. Department of Housing and Urban Development Direct Programs				
Congregate Housing Services Program	14.170	Not applicable	\$ -	\$ 120,334
Section 8 Project-Based Cluster:				
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	Not applicable	-	1,216,747
Lower Income Housing Assistance Program Section 8				
Moderate Rehabilitation	14.856	Not applicable	-	1,223,261
Total Section 8 Project-Based Cluster			-	2,440,008
Moving to Work Demonstration Program:				
Section 8 Housing Choice Vouchers	14.881	Not applicable	-	373,529,860
Public and Indian Housing	14.881	Not applicable	7,697,017	180,090,794
Public Housing Capital Fund	14.881	Not applicable	4,391,969	82,154,679
Total Moving to Work Demonstration Program			12,088,986	635,775,333
Resident Opportunity and Supportive Services - Service Coordinators	14.870	Not applicable	-	230,428
Family Self-Sufficiency	14.896	Not applicable	-	545,924
Jobs-Plus Pilot Initiative	14.895	Not applicable	-	450,052
Housing Voucher Cluster:				
Mainstream Vouchers	14.879	Not applicable	-	5,109,755
Housing Choice Voucher Program - Emergency Housing Vouchers	14.871	Not applicable	-	11,898,607
Total Housing Voucher Cluster			-	17,008,362
Lead-Base Paint Capital Fund Program	14.888	Not applicable	-	15,316
Choice Neighborhoods Implementation Grant	14.889	Not applicable	-	11,970,410
Total U.S. Department of Housing and Urban Development Direct Programs			12,088,986	668,556,167
U.S. Department of Agriculture				
Pass-Through Commonwealth of Pennsylvania				
Summer Food Service Program for Children	10.559	300-51-729	-	5,507
Total Expenditures of Federal Awards			\$ 12,088,986	\$ 668,561,674

See accompanying Notes to Schedule of Expenditures of Federal Awards.

PHILADELPHIA HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
MARCH 31, 2025

NOTE 1 BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of the Philadelphia Housing Authority (the Authority) under programs of the federal government for the year ended March 31, 2025, except for the federal grant activity, if any, of the Authority's 48 discretely presented component units that is not received from the Authority. The Authority's organizational structure is defined in Note 2 of the Notes to the Financial Statements. The information in this schedule is presented in accordance with the requirements of 2 *CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flow of the Authority.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

NOTE 3 INDIRECT COST RATE

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

PHILADELPHIA HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
MARCH 31, 2025

NOTE 4 EXPENDITURES TO SUBRECIPIENTS

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

ALN	Program Name	Subrecipient	Amount Provided
14.881	Moving to Work Demonstration Program	1301 North 8th Limited Partnership	\$ 128,658
		1920 East Orleans Limited Partnership T/A Maguire Residence	177,148
		1952 Allegheny Associates Limited Partnership (Impact Services Veterans)	146,917
		Allegheny West Plaza LLC	254,340
		Casa Indiana LLC	631,737
		Francis House On Fairmount, L.P.	310,518
		HOK Housing, L.P.	197,500
		Liberty 52 LP	153,291
		Lucien E. Blackwell Homes Phase II, L.P.	587,486
		Ludlow Scattered Sites Phase III, L.P.	413,680
		Marshall Shepard Village, L.P.	481,137
		Nellie Reynolds Gardens, L.P.	587,852
		Neuman North, L.P.	370,765
		Newcourtland Apartments At Allegheny, LP	333,934
		Newcourtland Apartments At Henry Avenue 1B LP	241,661
		Newcourtland Apartments At Henry Avenue LP	336,103
		Nicole Hines Limited Partnership	152,551
		Paschall Phase I, L.P.	286,457
		Paschall Phase II, L.P.	378,373
		Porrata Doria LLC	77,850
		Raymond Rosen Associates, L.P. T/A 8 Diamonds Townhouses	788,311
		Ridge Avenue Housing, L.P. D/B/A Falls Ridge	846,258
		Spring Garden Development Associates, LP	148,142
		Spring Garden Housing Limited Partnership	472,520
		St. Anthony's Senior Residences Associates, L.P.	207,631
		St. Francis Villa Senior Housing LP	329,771
		St. Ignatius Senior Housing I, L.P.	394,983
		St. Ignatius Senior Housing II, L.P.	323,654
		St. Rita Place Senior Housing, L.P.	345,875
		Tasker II, L.P.	1,249,861
		Uni-Penn Housing Partnership I D/B/A Martin Luther King I	330,373
		Uni-Penn Housing Partnership II D/B/A Martin Luther King III	281,378
		West Mill Place L.P.	122,271
		Total	<u>\$ 12,088,986</u>



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Philadelphia Housing Authority
Philadelphia, Pennsylvania

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities, the aggregate discretely presented component units, and the aggregate remaining fund information of Philadelphia Housing Authority (the Authority), a component unit of the City of Philadelphia as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 30, 2025. Our report includes a reference to other auditors who audited the financial statements of the aggregate discretely presented component units and aggregate remaining fund information as described in our report on the Authority's financial statements, and the blended component units of Philadelphia Housing Authority Development Corporation, Philadelphia Asset and Property Management Corporation, Philly Seeds, Inc., Oakdale Street, LLC, Gordon Street, LLC, Cambridge Plaza, L.P., Suffolk Manor Apartments, L.P., PHA Plymouth Hall, LLC, RA Phase 3, LLC, Richard Allen Phase III, L.P., CPLP 2, LLC, Cambridge Plaza II, L.P., Mt. Olivet SLP, LLC, Mt. Olivet, L.P., Tasker SLP, LLC, Tasker I, L.P., LBHLP II, LLC, Lucien E. Blackwell Homes Phase III, L.P., MCLP Phase I LLC, Mill Creek Phase I, L.P., CPLP 3 LLC, Cambridge III, L.P., GHLP LLC, Germantown House, L.P., MLK4LP LLC, Uni-Penn Housing Partnership IV, MLP Phase I LLC, Mantua Phase I, L.P., MLP Phase II LLC, Mantua Phase II, L.P., WLP Phase I LLC, Warnock Phase I, L.P., WLP Phase II LLC, and Warnock Phase II, L.P. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors. The financial statements of Philly Seeds, Inc., Cambridge Plaza, L.P., Suffolk Manor Apartments, L.P., Richard Allen Phase III, L.P., Cambridge Plaza II, L.P., Mt. Olivet, L.P., Tasker I, L.P., Lucien E. Blackwell Homes Phase III, L.P., Mill Creek Phase I, L.P., Cambridge III, L.P., Germantown House, L.P., and Uni-Penn Housing Partnership IV, and the discretely presented component unit financial statements of Blumberg Apartments Phase I LP, Blumberg Senior Apartments LP, Blumberg Apartments Phase III LP, Harrison Senior Tower LP, Lucien E. Blackwell Homes Phase II, L.P., Ludlow Scattered Sites Phase III, L.P., Marshall Shepard Village, L.P., Nellie Reynolds Gardens, L.P., Norris Apartments, L.P., North Central CNI Phase II, LP, North Central CNI Phase III, LP, Paschall Phase I, L.P., Paschall Phase II, L.P., Queen Lane Apartments, L.P., Sharswood Phase 4a, L.P., Sharswood Phase 6a, L.P., Strawberry Mansion, LP, Tasker II, L.P., 1301

North 8th Limited Partnership, 1920 East Orleans Limited Partnership, 1952 Allegheny Associates L.P., Allegheny West Plaza LLC, Casa Indiana LLC, Francis Housing on Fairmont, L.P., HOK Housing, L.P., Inglis Methodist Gardens L.P., Liberty52 L.P., Mamie Nichols L.P., Neumann North, L.P., NewCourtland Apartments at Allegheny L.P., NewCourtland Apartments at Henry Ave 1B LP, NewCourtland Apartments at Henry Ave LP, Nicole Hines Limited Partnership, Porrata Doria LLC, Raymond Rosen Associates, L.P., Ridge Avenue Housing, L.P., Spring Garden Development Associates, LP, Spring Garden Housing Limited Partnership, St. Anthony's Senior Residences Associates, L.P., St. Francis Villa Senior Housing, St. Ignatius Senior Housing I, L.P., St. Ignatius Senior Housing II, L.P., St. Rita's Place Senior Housing, L.P., Uni-Penn Housing Partnership I, Uni-Penn Housing Partnership II, West Mill Place L.P., and 3200 Germantown Associates, L.P. were not audited in accordance with Government Auditing Standards, and accordingly, this report does not include reporting on internal control over financial reporting or compliance and other matters associated with these component units or that are reported on separately by those other auditors.

Report on Internal Control Over Financial Reporting

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

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

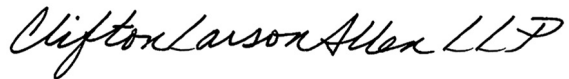
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

Report on Compliance and Other Matters

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

Purpose of This Report

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

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

King of Prussia, Pennsylvania
December 30, 2025



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR
FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE
REQUIRED BY THE UNIFORM GUIDANCE**

Board of Commissioners
Philadelphia Housing Authority
Philadelphia, Pennsylvania

Report on Compliance for Each Major Federal Program

Qualified and Unmodified Opinions

We have audited Philadelphia Housing Authority's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended March 31, 2025. Philadelphia Housing Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Qualified Opinion on the Moving to Work Demonstration Program

In our opinion, except for the noncompliance described in the *Basis for Qualified and Unmodified Opinions* section of our report, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the Moving to Work Demonstration Program for the year ended March 31, 2025.

Unmodified Opinion on Each of the Other Major Federal Programs

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its other major federal programs identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs for the year ended March 31, 2025.

Basis for Qualified and Unmodified Opinions

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

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

Matter Giving Rise to Qualified Opinion on Moving to Work Demonstration Program

As described in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding Assistance Listing Number 14.881 Moving to Work Demonstration Program as described in finding number 2025-001 for Reporting – PIH Information Center.

Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that program.

Responsibilities of Management for Compliance

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

Auditors' Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

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

Other Matters

The results of our auditing procedures disclosed another instance of noncompliance which is required to be reported in accordance with the Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as item 2025-002. Our opinion on each major federal program is not modified with respect to this matter.

Government Auditing Standards require the auditor to perform limited procedures on the Authority's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses and significant deficiencies.

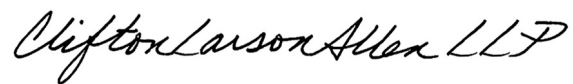
A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2025-001 to be a material weakness.

A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2025-002 to be a significant deficiency.

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

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to internal control over compliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

King of Prussia, Pennsylvania
December 30, 2025

**PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED MARCH 31, 2025**

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued: Unmodified
2. Internal control over financial reporting:
- Material weakness(es) identified? _____ yes x no
 - Significant deficiency(ies) identified? _____ yes x none reported
3. Noncompliance material to financial statements noted? _____ yes x no

Federal Awards

1. Internal control over major federal programs:
- Material weakness(es) identified? x yes _____ no
 - Significant deficiency(ies) identified? x yes _____ none reported
2. Type of auditors' report issued on compliance for major federal programs: Unmodified for all major federal programs except for the Moving to Work Demonstration Program, which was qualified.
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? x yes _____ no

Identification of Major Federal Programs

Assistance Listing Number

14.881
14.871/14.879

Name of Federal Program or Cluster

Moving to Work Demonstration Program
Housing Voucher Cluster

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

\$ 3,000,000

Auditee qualified as low-risk auditee?

 x yes _____ no

**PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED MARCH 31, 2025**

Section II – Financial Statement Findings

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

Section III – Findings and Questioned Costs – Major Federal Programs

2025 – 001

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Moving to Work Demonstration Program

Assistance Listing Number: 14.881

Federal Award Identification Number and Year: PA002-VOW-2025

Award Period: April 1, 2024 – December 31, 2025

Compliance Requirement: PIH Information Center (PIC) Reporting

Type of Finding:

- Material Weakness in Internal Control over Compliance
- Material Noncompliance (Modified Opinion)

Criteria or specific requirement: The Authority is required to submit the HUD-50058 electronically to HUD via the PIH Information Center (PIC) each time the Authority completes an admission, annual reexamination, interim reexamination, portability move-in, or other change of unit for a family (24 CFR Part 908).

Condition: The Authority did not satisfy PIC reporting requirements in accordance with 24 CFR Part 908.

Questioned costs: None.

Context: Exceptions noted in 7 out of 40 recertifications. In 7 instances, the recertification was not located in the PIC system.

Cause: The Authority did not identify recertifications that failed to upload to the PIC system.

**PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED MARCH 31, 2025**

Section III – Findings and Questioned Costs – Major Federal Programs (Continued)

2025 – 001 (Continued)

Effect: The Authority is not in compliance with PIC reporting requirements.

Repeat Finding: No.

Recommendation: We recommend that the Authority implements controls to ensure HUD-50058 recertifications are uploaded to PIC.

Views of responsible officials: There is no disagreement with the audit finding.

2025 – 002

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879

Federal Award Identification Number and Year: PA002-VO-2025

Award Period: April 1, 2024 – March 31, 2025

Compliance Requirement: Reporting – PIH Information Center (PIC) Reporting

Type of Finding:

- Significant Deficiency in Internal Control over Compliance
- Other Matters

Criteria or specific requirement: The Authority is required to submit the HUD-50058 electronically to HUD via the PIH Information Center (PIC) each time the Authority completes an admission, annual reexamination, interim reexamination, portability move-in, or other change of unit for a family (24 CFR Part 908).

Condition: The Authority did not satisfy PIC reporting requirements in accordance with 24 CFR Part 908.

Questioned costs: None.

Context: Exceptions noted in 3 out of 40 recertifications. In 3 instances, the recertification was not located in the PIC system.

PHILADELPHIA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED MARCH 31, 2025

Section III – Findings and Questioned Costs – Major Federal Programs (Continued)

2025 – 002 (Continued)

Cause: The Authority did not identify recertifications that failed to upload to the PIC system.

Effect: The Authority is not in compliance with PIC reporting requirements.

Repeat Finding: No.

Recommendation: We recommend that the Authority implements controls to ensure HUD-50058 recertifications are uploaded to PIC.

Views of responsible officials: There is no disagreement with the audit finding.

APPENDIX B

MOVING TO WORK ANNUAL PLAN

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

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

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

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



**PHILADELPHIA HOUSING AUTHORITY
MOVING TO WORK ANNUAL PLAN
FISCAL YEAR 2027
(APRIL 1, 2026 TO MARCH 31, 2027)**

**FIRST SUBMISSION TO HUD: JANUARY 13, 2026
SECOND SUBMISSION: MARCH 24, 2026**

**PHILADELPHIA HOUSING AUTHORITY
MOVING TO WORK ANNUAL PLAN – FISCAL YEAR 2027**

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I. INTRODUCTION

This Annual Plan provides information on activities planned by the Philadelphia Housing Authority (PHA) under the Moving To Work Demonstration Program (MTW) for PHA Fiscal Year 2027, i.e. the period from **April 1, 2026 to March 31, 2027**.

PHA has been an MTW agency since April 2001, operating under an MTW Agreement with the U.S. Department of Housing and Urban Development (HUD). The MTW Agreement, as amended, describes the authority and flexibility granted to PHA under the MTW program along with the requirements for participation. PHA's MTW Agreement with HUD currently extends through 2038.

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

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

The FY 2027 Annual Plan incorporates HUD's current reporting requirements as detailed in the HUD Form 50900, which was revised and updated in 2024. Over the course of PHA's participation in the MTW program, the Annual Plan elements have been restructured and modified as needed to comply with HUD's evolving program requirements.

MTW Long-Term Goals and Objectives

PHA's long-term MTW strategy focuses on preserving and expanding the supply of affordable housing in Philadelphia through implementation of the ambitious, comprehensive "Opening Doors" asset repositioning and property acquisition plan. Current estimates for this multiyear project exceed \$6.8 billion. PHA continues to coordinate its preservation and expansion efforts with Mayor Cherelle Parker's Housing Opportunities Made Easy (H.O.M.E.) Plan to build, restore and preserve 30,000 homes.

Central to PHA's plan and strategy is the agency's ongoing commitment to both protecting resident rights and expanding resident economic opportunities. This strategy is consistent with the five (5) broad objectives PHA established in its first MTW Annual Plan:

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

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

As detailed in prior MTW Annual Plans and Annual Reports, enormous progress has been made in advancing each of these objectives. Since 2013, under the direction of President and Chief Executive Officer, Kelvin A. Jeremiah, PHA has continued and expanded the use of MTW flexibility in promoting PHA's long-term strategic objectives and responding to the affordable housing needs of Philadelphia.

The activities described in the FY 2027 Plan support PHA's efforts to affirmatively further fair housing, operate all housing and service programs in a non-discriminatory manner, and preserve and expand affordable housing. PHA and the City of Philadelphia first collaborated on the development of an Assessment of Fair Housing (AFH) Plan, which was accepted by HUD in February 2017. Subsequently, PHA worked with the City on an AFH update conducted in FY 2023. The AFH Plan calls for a balanced approach to fair housing planning that encompasses: preservation of existing affordable housing resources; development of new affordable housing throughout the City including in low poverty areas; investments in distressed areas to remove barriers and expand opportunities related to education, job creation and transportation; expansion of PHA's HCV Mobility program and other initiatives to support movement of voucher holders to high opportunity areas in Philadelphia and beyond the city boundaries; enhancements to ongoing fair housing outreach, education and enforcement efforts; implementation of an ongoing local and regional dialogue and planning on fair housing issues; and, ongoing efforts to ensure that all citizens have open and fair access to information on housing programs and services.

Short Term FY 2027 MTW Goals and Objectives

PHA will continue and expand its multiyear, ongoing initiatives to substantially transform PHA properties and programs, and to support the revitalization of Philadelphia's neighborhoods, by leveraging MTW funding and utilizing flexibility provided by the MTW Agreement in virtually every area of agency operations including conversions of public housing to project-based assistance under the Rental Assistance Demonstration (RAD) program. PHA's primary goals include preserving and/or redeveloping its existing affordable housing portfolio through asset repositioning, including public housing and Low Income Housing Tax Credit (LIHTC) units; expanding the supply of new affordable housing units through acquisitions, new development, use of the Faircloth to RAD program, innovative partnerships and the use of all available financing tools; and, opening doors for PHA residents to enhanced services, educational and economic opportunities and affordable homeownership.

PHA will implement a coordinated, comprehensive program of capital improvements, housing and neighborhood development activities, property management initiatives, and resident economic development and supportive services in FY 2027. See also PHA's website at www.pha.phila.gov for detailed information on PHA's many programs and initiatives, and www.phaopeningdoors.com for information on the asset repositioning plan. As PHA's funding for the period is unknown as of the publication date of the MTW Annual Plan, the activities described may be modified based on actual funding levels.

Affordable Housing Preservation, Development and Expansion Highlights

In FY 2027, PHA will utilize MTW funding and programmatic flexibility to accelerate and expand an ambitious development program designed to preserve and expand the supply of affordable housing in Philadelphia. PHA's approach incorporates three broad, interrelated strategies:

- ***Repositioning Public Housing*** – The majority of public housing units in Philadelphia are more than a half century old and many scattered site units were built more than a century ago. As such, the public housing portfolio requires substantial new investments or complete redevelopment in order to provide quality housing for current and future residents. Over the next several years - and building on the work completed since 2013 - PHA will continue to reposition the public housing portfolio to project-based assistance in order to secure the funding needed to preserve and/or redevelop aging housing sites, as well as to provide a more secure and stable funding platform that is capable of sustaining affordable housing over the long-term.
- ***Developing/Acquiring New Affordable Housing*** – Increasing the supply of affordable housing is of critical importance to the future of Philadelphia in light of rapidly increasing housing costs, neighborhood gentrification and other market factors that have created enormous housing cost burdens, increased evictions and exacerbated homelessness among low-income families and individuals. Utilizing MTW flexibility (including MTW Local Non Traditional tools), the Faircloth to RAD program and/or creative use of the financing tools discussed below, PHA is focused on expanding affordable housing production and acquiring existing multifamily properties wherever feasible as part of public housing redevelopment, neighborhood-wide transformation or other partner or PHA-sponsored projects.
- ***Expanding Long-Term Rental Assistance*** – Since 2013, PHA has significantly increased funding for long-term operating subsidies to newly developed or existing housing developments. Long-term rental assistance provided through the Unit Based Voucher program (see below) is a critically important component of PHA's efforts to preserve and expand affordable housing and reduce housing cost burdens for low-income renters.

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

- ***HUD’s Rental Assistance Demonstration (RAD) Program*** - RAD is a significant component of PHA’s efforts to reposition public housing and convert it to Section 8 project-based assistance. Under RAD, the right of existing residents to return to newly constructed or rehabilitated housing is guaranteed and one-for-one replacement of all public housing units is required. The RAD program also incorporates two important features which PHA utilizes to expand the supply of affordable housing: 1) “Faircloth to RAD”, also referred to as “Restore-Rebuild”, through which PHA is able to tap into unused public housing Annual Contributions Contract (ACC) authority, develop new public housing units using that authority and then convert the public housing to project-based assistance; and 2) “Transfer of assistance” through which PHA is able to transfer subsidies from long-term, vacant and distressed public housing scattered site units to newly developed projects covered by project-based assistance contracts. As summarized in Tables 14 and 15, PHA has closed on 3,926 units under RAD through FY 2026, with an additional 6,915 in the active planning stages for FY 2027 and beyond.
- ***Low Income Housing Tax Credits (LIHTC)*** through the Pennsylvania Housing Finance Agency (PHFA) and other tax credit programs authorized by the federal or state government which support private investments to finance RAD and/or other development activities conducted by PHA and its development partners.
- ***Special Grant Programs*** such as HUD’s Choice Neighborhoods Planning and Implementation (CNI) grants which provide funding to support the transformation of public housing developments into newly revitalized mixed-income communities with supportive services and neighborhood amenities. To date, PHA has received a total of three (3) CNI Implementation grants (Sharswood, Norris, Bartram Village) and three (3) CNI Planning grants (Sharswood, Bartram Village, Harrison Plaza).
- ***PHA’s Unit Based Leasing and Development (UBV) Program***, which provides long-term operating funding for 5,880 project-based units, with an additional 5,015 expected to be added to the UBV portfolio in FY 2027. UBV funding ensures that rents are affordable for low-income families by capping tenants rent at 30% or less of adjusted household income. The UBV program subsidizes the difference between tenant rents and actual rental costs, which provides a stable and reliable source of funding to building owners. Many UBV developments are owned by mission-driven, neighborhood-based and other organizations that focus on special needs populations and provide on-site or nearby supportive services to tenants.
- ***Tax Exempt Revenue Bonds*** issued by PHA support long term project financing for development, rehabilitation and acquisition projects.
- ***Tenant Protection Vouchers*** provide replacement housing vouchers that can be project-based in connection with HUD Section 18 dispositions of public housing.

Subject to approval by the PHA Board of Commissioners, PHA selects projects for the RAD and UBV programs through competitive procurements and plans to issue additional Requests for Proposals and select additional developer proposals in FY 2027 and subsequent years.

Summary highlights of PHA’s planned affordable housing preservation and development initiatives are included below. Note that unit counts, financing sources and development timetables are subject to change based on planning activities, interest rates, funding availability, regulatory agency approvals and other factors. Therefore, there may be variances from year to year in the information provided in the Annual Plan.

Site/Program	Description	FY 2027 Planned Activity
Sharswood/ Blumberg	The Choice Neighborhoods Transformation Plan for Sharswood/Blumberg is the largest mixed-income, mixed-use redevelopment project underway in the City of Philadelphia. Funded in part by a \$30 million HUD grant, the original Plan calls 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 with an estimated total budget of ~\$600 million. As of October 2025, 1,005 rental units have been completed. The remaining 211 rental units are in the design phase, with a projected FY 2027-28 construction start date. With respect to homeownership units, 137 have been completed of which 133 are sold (or under contract); 27 are currently under construction and projected to be substantially complete by the end of FY 2026; and, an additional 100 units are in the planning stages. Complementing 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. In tandem with other activities, PHA is currently planning a neighborhood “Peace Park”. A new PHA Logistics Center in the target area is currently under construction and projected to be completed in FY 2026.	PHA projects that the final rental phases at Ridge Avenue and Cecil B. Moore consisting of 211 units will be under construction in FY 2027-28. An additional 100 homeownership units are projected to be under construction and completed in FY 2027. PHA will also continue to support after school and supportive service programming for low-income youth attending the Big Picture Philadelphia High School located in the Vaux Community Building. Additional rehab activity will take place at Vaux.
Fairhill Apartments	Fairhill Apartments is a distressed 264-unit public housing development. Phase I and II of PHA’s ~\$232 million master plan for the site 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 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	PHA projects that Phases I and II will be under construction throughout FY 2027.

Site/Program	Description	FY 2027 Planned Activity
	affordable homeownership units. As of October 2025, all residents have been relocated and demolition has been completed. Financial closings and construction starts are projected by the end of FY 2026 for both Phases I and II. PHA was awarded 4% LIHTC by PHFA for Phases I and II. For Phase III, PHA may resubmit for a 9% LIHTC or proceed with a 4% application. Design work has commenced for the rental and homeownership components. Rehab of the Hartranft Community Center rehab has been completed and the Center is now fully operational.	
West Park Apartments	PHA is undertaking the complete redevelopment of the 11+ acre, 327-unit West Park Apartments public housing development into a mixed-income, mixed use neighborhood of choice. PHA's Board approved the selection of development partners LMXD and MSquared and the overall ~\$500 million plan to develop 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. Phase I consisting of 327 units is scheduled to close and start construction in late FY 2026. PHFA awarded 9% and two 4% LIHTC allocations for Phase I. PHA plans to issue Phase I tax exempt bonds in FY 2026. In addition, PHFA made a 9% LIHTC award for Phase II.	Phase I construction is projected to be underway throughout FY 2027. PHA may reapply for a CNI implementation grant for West Park. The development team will continue to plan for redevelopment financing and future design phases.
Bartram Village	PHA is working with the community and development partners to implement a ~\$336 million Choice Neighborhoods Transformation Plan for Bartram Village that will replace the existing 500 distressed units with approximately 688 mixed-income rental and affordable homeownership units on and off-site. 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 Voucher 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. Phase I closed in FY 2026, and construction is projected to commence by the end of FY 2026. Rehab work has been completed for the scattered site replacement units.	Phase I construction is underway and will continue throughout FY 2027. Phases II-V contracts have been awarded and are currently in design. PHA anticipates submitting LIHTC application(s) for Phase II in late FY 2027.
Harrison Plaza	HUD awarded PHA a \$500,000 Choice Neighborhoods Planning Grant in FY 2024 to support development of a comprehensive Transformation Plan for Harrison Plaza and the surrounding Yorktown neighborhood. PHA has selected a development partner and, in FY 2026, submitted a draft Transformation Plan to HUD. The overall plan has an estimated ~\$263 million budget and will build on and complement the successful redevelopment of the existing Harrison Plaza tower	PHA will continue the planning process for redevelopment of Harrison Plaza and the surrounding Yorktown neighborhood and expects to receive HUD approval for the Transformation Plan. PHA may apply for a CNI Implementation grant for Harrison Plaza. PHA anticipates finalizing the Phase I financing plan and

Site/Program	Description	FY 2027 Planned Activity
	which was converted to PBV under the RAD program and has been fully reoccupied.	applying for an LIHTC award in FY 2027.
Brith Sholom	PHA acquired this foreclosed senior building in FY 2025. Planning is underway for a complete rehab of 336 units with an estimated \$120 million budget. PHA plans to apply for a 4% LIHTC allocation in FY 2027. Design documents are complete and construction documents are under development.	PHA plans to submit a 4% LIHTC application to PHFA and begin construction in FY 2027.
Rental Assistance Demonstration (RAD)	Through RAD, PHA is able to convert public housing assistance to project-based assistance and to expand assistance through Faircloth to RAD. Conversion of public housing to Project Based Voucher assistance through RAD or Section 18 are critical components of PHA's Opening Doors asset repositioning initiative. Overall, PHA projects that 3,926 units at existing public housing sites, new transfer of assistance and Faircloth to RAD sites will have closed under the RAD program by the end of FY 2026 (<i>Table 15</i>).	PHA plans to undertake RAD conversion of an estimated 6,915 additional public housing units in FY 2027 and future years (<i>Table 14</i>).
Acquisitions	Expanding the supply of affordable housing by 7,000 units is a key component of the Opening Doors initiative. PHA will continue to pursue opportunities to preserve and expand affordable housing citywide through acquisition of existing multifamily sites and vacant land utilizing MTW flexibility (including Local Non-Traditional tools), Faircloth to RAD, PBV and/or other available methods.	PHA Plans to continue to acquire multifamily properties and vacant land in FY 2027 and future years. (<i>See discussion in MTW Activity 2025-3</i>).
Public Housing Development	Working with partners, PHA continues to support the development of new public housing units as part of the Opening Doors Initiative. Most or all of these newly developed units will convert to project-based assistance through Faircloth to RAD at the time of completion or later.	PHA will continue to collaborate with partners to develop 20 new public housing developments with a total of 1,460 units (<i>Table 1</i>).
Unit Based Vouchers (UBV)	The UBV program provides long-term, project-based rental assistance for low-income households. UBV developments include both new and existing buildings, and many serve special needs populations and provide supportive services.	PHA plans to enter into UBV contracts for an additional 5,015 units in FY 2027, which includes planned RAD conversions and other development initiatives (<i>Table 3</i>). On an ongoing basis, PHA plans to provide UBV subsidies to approximately 5,880 affordable housing units (<i>Table 4</i>). In addition to utilizing MTW funding, PHA incorporates MTW flexibility in admissions, continued occupancy and other areas.
Scattered Sites	PHA's asset repositioning strategy includes the conversion of approximately 3,700 scattered site public housing units to the PBV program in tandem with performing unit repairs and upgrades to improve conditions and ensure long-term viability. The first phase involves approximately 1,200 units in AMPS 901, 902 and 903. PHA requested and received HUD approval for a Section 18 disposition for these AMPS. Section 18	Subject to HUD approval of the Section 18 disposition request for AMPS 905-907, PHA will proceed to convert those units to PBV. Further, subject to PHA Board approval, PHA plans to request HUD approval for a Section 18 disposition, RAD conversion

Site/Program	Description	FY 2027 Planned Activity
	disposition applications for AMPS 905, 906 and 907 were submitted in FY 2026 and are pending HUD approval. As of October 2025, PHA has begun the conversion of AMPS 901 and 903, utilizing HUD Tenant Protection Vouchers (TPV) and a small number of tenant-based vouchers. Subject to HUD's award of additional TPVs for AMP 902, PHA plans to convert AMP 902 by the end of FY 2026.	and/or RAD/Section 18 blend for additional scattered site AMPS which may include some or all of AMPS 904 and 908-910.

Other MTW Highlights for FY 2027

- **Workforce Development, Youth Development & Other Supportive Services** – In FY 2027, PHA will partner with the William Penn Foundation to provide services and support to Public Housing families who are at risk of eviction. Services, which include financial coaching, will be targeted to families with young children, under the age of 8, who are at risk of lease enforcement and eviction.

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

- **Sponsor-Based Shared Housing Pilot** – In FY 2027, PHA will continue providing housing opportunities for homeless individuals and other hard to serve special populations, building on and enhancing the ongoing collaboration between the City and PHA to reduce homelessness through the “Blueprint to End Homelessness” initiative. PHA will also offer housing options to eligible low-income students in partnership with the Community College of Philadelphia (CCP). In total, PHA anticipates that this pilot program will provide 41 housing opportunities, which includes 35 units made available through the partnership with the City and six (6) units through the CCP partnership.
- **HCV Mobility Program** – The overall goal of PHA's Mobility Program is to encourage voucher holders to find housing and jobs in areas that provide higher economic, educational, and social mobility opportunities both within and outside of the City of Philadelphia. Due to the program's success, PHA will use MTW funding to continue and expand the pilot program. Mobility Counselors will continue to provide a broad range of supportive services and housing counseling to voucher-holders and conduct landlord outreach in order to promote the successful transition of families to higher opportunity areas.
- **Homeownership** – Through the MTW Opening Doors to Affordable Homeownership Program (ODAHP), PHA consolidates the existing Section 5h and HCV Homeownership programs with

new homeownership initiatives that provide additional financing support for first-time homeowners. Soft-second mortgage and down payment assistance will be offered to eligible participants, in addition to homeownership counseling and support. Overall, PHA projects that 50 low-income households will become first time homebuyers in FY 2027.

- ***Second Chance Initiative*** – PHA expanded the Second Chance program in FY 2024, making 20 additional vouchers available to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program. PHA anticipates serving up to 30 returning citizens, who will receive housing assistance and supportive services through the program in FY 2027. PHA will also continue to provide for extensions to the two-year program term for STAR participants.
- ***Partnership with Civic Coalition to Save Lives*** - PHA will continue its partnership with the Civic Coalition to Save Lives to provide housing stability to victims of, and those at risk of, gun violence. PHA will provide up to 30 housing opportunities for qualified participants referred by the Coalition. PHA will provide a limited local preference for applicants who are victims of, or at risk of, gun violence and their families as well as individuals who have lost their homes or were displaced due to gun violence. The Coalition, or their designee, will refer qualified applicants to PHA. PHA and/or partnering service providers will provide supportive services to families housed under this initiative, including counseling, trauma-informed care, legal assistance, among other supports.
- ***Family Self-Sufficiency*** – Through the local MTW FSS program, PHA encourages broader participation in FSS through a revised escrow model, in which monthly escrow credits are determined by earned income, rather than the change in their Total Tenant Payment (TTP). To incentivize completion of interim goals, PHA will provide financial incentives for participants who meet interim goals related to education and job training. PHA also will provide financial incentives to graduating families to encourage homeownership and transition to self-sufficiency. In FY 2027, PHA anticipates increasing overall participation, adding 100 new families to the MTW FSS program, bringing the total number of families served to 700.
- ***Rent Simplification and Program Streamlining Initiatives*** – To simplify program administration and provide incentives for economic self-sufficiency, PHA will continue to implement previously approved MTW policies related to recertification and rent calculation. As described in Activity 2004-03, the regulations waived by the MTW Agreement and subsequently amended by the Housing Opportunities through Modernization Act (HOTMA) will continue to be waived where permitted by the relevant provisions of the MTW agreement. These include waivers that permit PHA to implement MTW policies for required interim reporting, verification, calculation of income and rent, and the application of payment standards. In FY 2025, PHA also implemented Activity 2025-01 to permit pre-inspections and to inspect certain units in the tenant-based and project-based programs once every three years. PHA will continue to look for opportunities to streamline program administration and provide incentives for economic self-sufficiency.

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

Background on the MTW Annual Plan

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

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

i. *Planned New Public Housing Units*

PHA plans to add 1,460 units at 20 developments to its public housing inventory in FY 2027 as summarized in Table 1. PHA competitively selected the listed developments through a Request for Proposals (RFP) under PHA's Unit Based Development and Leasing (UBV) program. All planned public housing developments will be undertaken by third party developer partners. The actual number of new public housing units and bedroom size mix may vary depending on several factors including changes to financing plans and construction schedules, receipt of Low-Income Housing Tax Credits, HUD and City of Philadelphia processing timetables and other factors. PHA will continue to comply with all applicable environmental requirements and coordinate environmental review activities with the HUD Field Office and/or City of Philadelphia for these developments. PHA plans to issue a new Request for Proposals (RFP) during FY 2027 and may select additional developments for receipt of public housing Annual Contributions Contract(s) as a result of that or prior RFP(s), subject to approval of the PHA Board of Commissioners. Due to changes in development plans and schedules, planned developments shown in Table 1 may also appear in prior or subsequent Annual Plans.

Prior to occupancy, the majority or all of the Table 1 developments will be converted to Project Based Voucher (PBV) assistance pursuant to the Rental Assistance Demonstration (RAD) "transfer of assistance" or "Faircloth to RAD" provisions and, thus, may also be listed in Tables 14 or 15. In addition to the new public housing units detailed on Table 1, PHA and/or its development partners plan to develop other public housing units to be converted to Project Based Voucher assistance through the "Faircloth to RAD" initiative over the course of FY 2027. Further information on PHA's planned Faircloth to RAD activities is included in the Rental Assistance Demonstration discussion below.

Table 1: Planned New Public Housing Units in FY 2027

AMP Name/#*	Bedroom Size						Total Units**	Population Type	Section 504 Accessible Units	
	0	1	2	3	4	5+			Mobility	Hearing/Vision
11 th and Berks	0	65	62	9	0	0	136	General		
28th & York	0	15	21	19	0	0	55	General		
5000 Warrington Ave	0	4	30	16	0	0	50	General		
Beech Senior Apartments	10	90	0	0	0	0	100	Senior 62+	10	
Brith Sholom	0	315	20	0	0	0	335	Senior 62+		
Cecil B. Moore Senior	0	51	12	0	0	0	63	Senior 62+		
Fairhill III	0	2	7	52	13	0	74	General		
Fairmount Flats	0	12	12	0	0	0	24	General	3	
Frankford TOD	37	58	30	7	0	0	132	General	18	4

AMP Name/#*	Bedroom Size						Total Units**	Population Type	Section 504 Accessible Units	
	0	1	2	3	4	5+			Mobility	Hearing/Vision
Gaudenzia Cathedral Homes	0	13	16	11	0	0	40	General	8	2
HACE – Fairhill and Hugh St. Lofts Scattered Sites	0	43	0	0	0	0	43	Senior 62+		
Media Flats – 6435 Media Street	0	27	6	0	0	0	33	Senior 62+		
New Africa Center	11	24	6	0	0	0	41	General		
Philly House Residence	70	0	0	0	0	0	70	General		
Project Home – 4912 Griscom Street	44	0	0	0	0	0	44	General		
Scattered Sites (Intensified Builders)	0	3	20	2	0	0	25	General		
The Queen Senior Apartments	0	49	0	0	0	0	49	Senior	13	2
Walton School	0	48	3	0	0	0	51	Senior 62+	6	2
West Philadelphia Preservation	0	45	0	0	0	0	45	General		
Westbrook Community Apartments	0	32	6	12	0	0	50	Family, Disabled	13	
Total Public Housing Units to be Added in FY 2027							1,460			

*AMP numbers have not yet been assigned.

**Refers to total public housing units. Actual total unit count and bedroom size mix may vary and include other types of units including, but not limited to, market rate, LIHTC only, and Project Based Vouchers.

ii. Planned Public Housing Units to Be Removed

In FY 2027, PHA plans to demolish and/or dispose of a projected 9,507 units as summarized in Table 2. The planned demolition and disposition initiatives are related to PHA's revitalization program, ongoing portfolio assessment and repositioning efforts including conversion of public housing units to project-based assistance under the RAD program, Section 18, or RAD/Section 18 blend methods. Table 2 does not include new public housing units shown in Table 1 that will be converted to project-based assistance through Faircloth to RAD or RAD transfer of assistance unless HUD has assigned a PIC AMP number. While Table 2 provides an estimate of the number of units to be removed from the public housing inventory during the Plan Year, the actual number is likely to vary depending on timetables for HUD and City of Philadelphia approvals, project financing, RAD closings and other factors. Due to variances in development schedules and changes in development priorities, units listed in Table 2 may include units listed in prior year Annual Plans for which demolition and/or disposition has not yet occurred.

Table 2: Planned Public Housing Units to Be Removed in FY 2027

AMP	Development Name	# of Units to be Removed	Explanation for Removal
PA2-030	Abbotsford	236	Conversion of existing public housing development
PA2-159	Angela Court II	54	Conversion of existing AME public housing development
PA2-146	Angela Court/St. Ignatius	67	Conversion of existing AME public housing development
PA2-031	Bartram Village Phase I	52	Conversion of existing public housing development
PA2-031	Bartram Village Phases II - IV	436	Conversion of existing public housing development
PA2-137	Cambridge I	44	Conversion of existing PAPMC public housing development
PA2-129	Cambridge II	40	Conversion of existing PAPMC public housing development
PA2-147	Cambridge III	40	Conversion of existing PAPMC public housing development
PA2-062	Cassie Holley	71	Conversion of existing public housing development
PA2-189	Dauphin House	52	Conversion of existing AME public housing development (26 units) and Faircloth to RAD (26 units)
PA2-126	Eight Diamonds	152	Conversion of existing AME public housing development
PA2-130	Falls Ridge	135	Conversion of existing AME public housing development
PA2-152	Germantown House	133	Conversion of existing PAPMC public housing development
PA2-139	GGFE I	245	Conversion of existing PAPMC public housing development
PA2-143	GGFE II	184	Conversion of existing PAPMC public housing development
PA2-114	Gladys B. Jacobs	80	Conversion of existing public housing development
PA2-015	Harrison Plaza Low Rise	188	Conversion of existing public housing development
PA2-176	Impact Services Veterans Family Housing	18	Conversion of existing AME public housing development
PA2-001	Johnson Homes	533	Conversion of existing public housing development
PA2-145	LEB I	80	Conversion of existing PAPMC public housing development
PA2-150	LEB II	80	Conversion of existing PAPMC public housing development
PA2-153	LEB III	50	Conversion of existing PAPMC public housing development
PA2-186	Liberty 52	24	Conversion of existing AME public housing development
PA2-157	Ludlow Phase III	75	Conversion of existing PAPMC public housing development
PA2-184	Maguire Residence	27	Conversion of existing AME public housing development
PA2-163	Mantua I	50	Conversion of existing PAPMC public housing development
PA2-165	Mantua II	51	Conversion of existing PAPMC public housing development

AMP	Development Name	# of Units to be Removed	Explanation for Removal
PA2-156	Marshall Shepard	80	Conversion of existing PAPMC public housing development
PA2-128	MLK I	49	Conversion of existing AME public housing development
PA2-136	MLK III	45	Conversion of existing AME public housing development
PA2-149	MLK IV	42	Conversion of existing PAPMC public housing development
PA2-138	Mt. Olivet	161	Conversion of existing PAPMC public housing development
PA2-158	Nellie Reynolds Gardens	64	Conversion of existing PAPMC public housing development
PA2-148	Neumann North	67	Conversion of existing AME public housing development
PA2-177	New Courtland at Allegheny	56	Conversion of existing AME public housing development
PA2-182	New Courtland Apartments at Henry Avenue	49	Conversion of existing AME public housing development
PA2-193	New Courtland at Henry Avenue Phase 1B	36	Conversion of existing AME public housing development
PA2-188	Nicole Hines Townhomes	23	Conversion of existing AME public housing development
PA2-173	Paschall I	50	Conversion of existing PAPMC public housing development
PA2-175	Paschall II	50	Conversion of existing PAPMC public housing development
PA2-190	Peg's Place	40	Conversion of existing AME public housing development
PA2-003	Richard Allen Homes	150	Conversion of existing public housing development
PA2-133	Richard Allen III	178	Conversion of existing PAPMC public housing development
PA2-131	Saint Anthony's Senior Residence	38	Conversion of existing AME public housing development
PA2-905	Scattered Sites Fairhill Square	653	Disposition or demolition of scattered site properties
PA2-906	Scattered Sites Francisville	519	Disposition or demolition of scattered site properties
PA2-904	Scattered Sites Germantown	318	Disposition or demolition of scattered site properties
PA2-907	Scattered Sites Ludlow	519	Disposition or demolition of scattered site properties
PA2-910	Scattered Sites Oxford Jefferson	422	Disposition or demolition of scattered site properties
PA2-909	Scattered Sites Strawberry Mansion	587	Disposition or demolition of scattered site properties
PA2-908	Scattered Sites Susquehanna	438	Disposition or demolition of Scattered Site properties
PA2-020	Spring Garden Apartments	202	Conversion of existing public housing development
PA2-181	St. Francis Villa	40	Conversion of existing AME public housing development

AMP	Development Name	# of Units to be Removed	Explanation for Removal
PA2-192	St. Rita Place Senior Housing	46	Conversion of existing AME public housing development
PA2-132	Suffolk Manor	137	Conversion of existing PAPMC public housing development
PA2-160	Warnock I	50	Conversion of existing PAPMC public housing development
PA2-161	Warnock II	45	Conversion of existing PAPMC public housing development
PA2-039	West Park Apartments	327	Conversion of existing public housing development
PA2-013	Wilson Park	728	Conversion of existing public housing development
	Total	9,406	

PHA has received approval from HUD to dispose of 1800 S. 32nd Street, an administrative building property that is in excess of its needs due to the construction of the Agency's consolidated headquarters. PHA may proceed with the disposition of this property in FY 2027.

Also in FY 2027, PHA may submit applications to HUD for demolition and/or disposition of an additional administrative building:

- 3100 Penrose Ferry Rd

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

iii. Planned New Project-Based Vouchers

PHA provides project-based voucher subsidies to non-profit sponsors and other private property owners through its UBV Program. Table 3 provides details on new UBV developments that PHA plans to commit to subsidize with vouchers during the Plan Year. This includes RAD conversion developments that PHA projects to be newly placed under commitment or contract in FY 2027. Overall, PHA projects that 5,015 additional units will be placed under commitment or contract in FY 2027. PHA may issue a new Request for Proposals (RFP) during FY 2027 and may select additional developments for receipt of unit-based vouchers as a result of that or prior RFP(s), subject to approval of the PHA Board of Commissioners. Actual contract/leasing figures may vary based on multiple factors, including contract terminations or suspensions, new and additional projects approved by the PHA Board during the Plan year, HUD RAD processing timetables and

other considerations. Due to changes in development plans and schedules, planned developments shown in Table 3 may also appear in prior or subsequent Annual Plans.

Table 3: New Housing Choice Vouchers to be Project-Based in FY 2027

Property Name	# of Vouchers to be Project-Based	RAD?	Description of Project
17th Street Community Corridor Project Phase 1	40	Yes	New construction sponsored by Pathways Housing Wellness Corporation. Supportive services to be provided.
28th & York	55	Yes	New construction sponsored by PHA.
5000 Warrington Avenue	50	Yes	New construction sponsored by Paths Development.
8 Diamonds	152	Yes	New construction sponsored by The Michaels Organization
Abbottsford	236	Yes	Conversion of existing public housing development
Abigail Pankey Apartments (Brown Street Apartments)	21	Yes	New construction in Mantua development by WCRP
Angela Court I	67	Yes	New construction sponsored by St. Ignatius
Angela Court II	54	Yes	New construction sponsored by St. Ignatius
Apartments at 40th Street Place	40	Yes	New construction in Mantua and Belmont sponsored by Mount Vernon Manor CDC
Bartram Village Phases II - IV	436	Yes	Conversion of existing public housing development
Beech Senior	100	Yes	A rehab project near Temple University sponsored by Beech Interplex
Clearfield Apartments	48	Yes	New construction in Allegheny West sponsored by New Courtland.
Compassion Senior Living	23	Yes	New construction in the Cobbs Creek neighborhood for seniors. Sponsored by Compassion Senior Living. Supportive services provided.
Fairhill I	131	Yes	New construction sponsored by PHA.
Fairhill II	133	Yes	New construction sponsored by PHA.
Fairhill III	132	Yes	New construction sponsored by PHA.
Fairmount Flats	24	Yes	New construction sponsored by Stonewater Development Group.
Frankford TOD	132	Yes	New construction sponsored by Frankford Community Development Corporation/Mosaic Development Partners
Gaudenzia Cathedral Homes	40	Yes	New construction sponsored by Gaudenzia.
Germantown House	133	Yes	Conversion of existing public housing (PAPMC) development serving seniors
Good Shepherd Senior	31	Yes	New construction in Overbrook sponsored by Pennrose.
HACE – Fairhill and Hugh St. Lofts Scattered Sites	43	Yes	New construction sponsored by HACE
Hancock Manor Phase II	13	No	Existing PB VASH to MTWPB development
Impact Services Veterans Housing	18	Yes	Existing public housing (AME) development serving veterans.

Property Name	# of Vouchers to be Project-Based	RAD?	Description of Project
Johnson Homes	533	Yes	Conversion of existing public housing development
LEB I	80	Yes	Conversion of existing public housing (PAPMC) development
LEB II	80	Yes	Conversion of existing public housing (PAPMC) development
LEB III	50	Yes	Conversion of existing public housing (PAPMC) development
Liberty 52	24	Yes	Conversion of existing public housing (AME) development
Liberty 53 (Estelle B. Richman Place)	31	Yes	New construction in West Philadelphia sponsored by Liberty Resources.
Liddonfield	150	No	New construction for seniors in Northeast Philadelphia sponsored by New Courtland. Supportive services are provided.
Linda Lockman King Apartments	23	Yes	New construction sponsored by the Women's Community Revitalization Project. Supportive services to be provided.
Ludlow Phase III	75	Yes	Conversion of existing public housing (PAPMC) development
Maguire Residence	27	Yes	Conversion of existing public housing (AME) development
Mantua I	50	Yes	Conversion of existing public housing (PAPMC) development
Mantua II	51	Yes	Conversion of existing public housing (PAPMC) development
Marshall Shepard	80	Yes	Conversion of existing public housing (PAPMC) development
Media Flats – 6435 Media Street	33	Yes	New construction sponsored by Diamond & Associates
Nellie Reynolds Gardens	64	Yes	Conversion of existing public housing (PAPMC) development serving seniors
Neumann North	67	Yes	Public Housing AME to RAD conversion
New Africa Center Phase I	33	Yes	New construction sponsored by ICPI/C/Mosaic Development Partners
New Africa Center Phase II	8	Yes	New construction sponsored by ICPI/C/Mosaic Development Partners
New Courtland at Henry Ave	49	Yes	Rehabilitation of Henry Ave tower for seniors sponsored by New Courtland. Supportive services to be provided.
New Courtland at Henry Avenue Phase 1B	36	Yes	Existing public housing (AME) development for seniors.
Nicole Hines Townhomes	23	Yes	Conversion of existing public housing (AME) development
North Park Avenue	40	Yes	New construction sponsored by Project HOME. Supportive services to be provided.
Opportunities Apartments	28	Yes	New construction in Nicetown sponsored by Opportunities Services Corporation.
Paschall I	50	Yes	Conversion of existing public housing (PAPMC) development

Property Name	# of Vouchers to be Project-Based	RAD?	Description of Project
Paschall II	50	Yes	Conversion of existing public housing (PAPMC) development
Peg's Place	40	Yes	Conversion of existing public housing (AME) development
Philly House Residence	70	Yes	New construction sponsored by Philly House
Project Home – 4912 Griscom Street	44	Yes	New construction sponsored by Project HOME.
Richard Allen Homes	150	Yes	Conversion of existing public housing development
Scattered Sites	25	Yes	New construction sponsored by Intensified Builders.
Sepviva Lofts	51	Yes	New construction sponsored by Liberty Housing Development Corp.
Spring Garden Apartments	202	Yes	Conversion of existing public housing development
St. Francis Villa	40	Yes	Conversion of existing public housing (AME) development
St. Katherine Drexel Place	48	Yes	Rehabilitation and New Construction
St. Rita Place Senior Housing	46	Yes	Conversion of existing public housing (AME) development serving seniors
Strawberry Mansion Village	35	No	New construction in the Strawberry Mansion neighborhood sponsored by Pennrose. Supportive services to be provided.
The Queen Senior Apartments	49	Yes	New construction sponsored by Intensified Builders.
Warnock I	50	Yes	Conversion of existing public housing (PAPMC) development
Warnock II	45	Yes	Conversion of existing public housing (PAPMC) development
West Park Phase 1A	58	Yes	Existing public housing project. Rehab and new construction after closing.
West Park Phase 1B	39	Yes	Existing public housing project. Rehab and new construction after closing.
West Park Phase 1C	41	Yes	Existing public housing project. Rehab and new construction after closing.
West Philadelphia Preservation	45	Yes	New construction
Westbrook Community Apartments	50	Yes	New construction and adaptive use in the Tioga section sponsored by Germantown Development Group, LLC - a Westbrook Foundation Partnership
Total	5,015		

iv. Planned Existing Project Based Vouchers

In addition to planned new project-based vouchers, PHA will continue to provide operating support for a large portfolio of existing units under contract in the UBV Program. Table 4 provides details on those UBV developments that are currently committed and/or under contract, and that PHA projects will be under contract throughout FY 2027. As noted, there are 5,880 units in this

category. Actual figures may vary depending on several factors including contract terminations, unit additions and subtractions.

Table 4: Existing Project-Based Vouchers in FY 2027

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
1315 North 8th Street	25	Leased/Issued	Yes	New construction targeted for youths aging out of foster care in the West Poplar neighborhood (homeless) sponsored by Project HOME. Supportive services are provided.
1415 Fairmount JBJ Homes	15	Leased/Issued	No	Existing site for homeless with special needs in the Fairmount area sponsored by Project Home. Supportive services are provided.
2415 N Broad St	88	Leased/Issued	Yes	New construction in North Philadelphia serving homeless individuals, sponsored by Project Home. Supportive services are provided.
27th & Susquehanna	78	Leased/Issued	Yes	New construction in Strawberry Mansion for low-income families sponsored by Susquehanna Net Zero Housing LP.
4050 Apts	20	Leased/Issued	No	New construction for income-eligible artists in West Philadelphia sponsored by People's Emergency Center. Supportive services are provided.
46th St	4	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
810 Arch St	70	Leased/Issued	No	New construction development for Homelessness in Center City Philadelphia sponsored by Project Home. Supportive services are provided.
A & Indiana	48	Leased/Issued	Yes	New construction sponsored by Impact Services Corp.
Academy Rd 2005	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.
Academy Rd 2022	20	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.
Amor	8	Leased/Issued	No	New construction in the Hunting Park neighborhood sponsored by Esperanza.
Anna's House	12	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
Arch V Temple	49	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
Arch VI Temple	40	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Arch VII LIH Walnut	14	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Art Apartments	30	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Pine Lake Management Associates, LP.
AWF Plaza	45	Leased/Issued	Yes	New construction sponsored by Allegheny West Foundation
Bartram I	64	Leased/Issued	Yes	New construction sponsored by Pennrose
Be A Gem Crossing (North 10th Street)	41	Leased/Issued	Yes	New construction sponsored by Impact Services Corp.
Belmont I	25	Leased/Issued	No	New construction site for the disabled in West Philadelphia sponsored by Inglis House. Supportive services are provided.
Belmont II	15	Leased/Issued	No	New construction site for the disabled in West Philadelphia sponsored by Inglis House. Supportive services are provided.
Benner/Frankford	8	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Bethesda Project Bainbridge	20	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by Bethesda Project. Supportive services are provided.
Bethesda Project South	4	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by Bethesda Project. Supportive services are provided.
Bethesda Project Spruce	13	Leased/Issued	No	Existing site for homeless/mental health individuals in South Philadelphia sponsored by Bethesda Project. Supportive services are provided.
Bigham Place	7	Leased/Issued	No	New construction development for homeless families in Mantua sponsored by People's Emergency Center. Supportive services are provided.
Blakiston St	7	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Blumberg 83 Phase III	83	Leased/Issued	Yes	New construction in Blumberg/Sharswood neighborhood serving low-income families sponsored by PHA.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
Blumberg Phase I	51	Leased/Issued	Yes	New construction in Sharswood neighborhood serving low-income families including 51 RAD and 6 other project-based vouchers sponsored by PHA.
Blumberg Phase I	6	Leased/Issued	No	New construction in Sharswood neighborhood serving low-income families including 51 RAD and 6 other project-based vouchers sponsored by PHA.
Blumberg Senior	94	Leased/Issued	Yes	Substantial rehab of an existing site for seniors sponsored by PHA. Supportive services are provided.
Boriquen	17	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Boriquen Associates II Limited. Supportive services are provided.
Brentwood Parkside	22	Leased/Issued	No	Existing site for very low-income seniors and families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Casa Indiana	50	Leased/Issued	Yes	New construction sponsored by HACE
Centennial Village	23	Leased/Issued	No	New construction for low-income families, seniors, disabled in West Philadelphia sponsored by Community Ventures. Supportive services are provided.
Chatham Court Apts	18	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Ingerman. Supportive services are provided.
Chestnut St	6	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Cloisters III	18	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Cloisters III Housing Partnership. Supportive services are provided.
CNI Norris/North Central Phase III	28	Leased/Issued	Yes	New construction replacement of existing family public housing site sponsored by PHA.
Conklin St	3	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Courtyard at Riverview	470	Leased/Issued	Yes	Rehabilitation of existing housing serving low-income families and seniors, sponsored by Michaels Organization.
Dignity Boss	8	Leased/Issued	No	Existing site for women and children domestic violence victims in Germantown/Mt Airy sponsored by Community For Dignity & Fairness. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
Dignity Nedro	4	Leased/Issued	No	Existing site for women and children domestic violence victims in Northwest Philadelphia sponsored by Community For Dignity & Fairness. Supportive services are provided.
Dignity-1	10	Leased/Issued	No	Existing site for women and children domestic violence victims in Germantown, sponsored by Community For Dignity & Fairness Supportive services are provided.
Dignity-15	4	Leased/Issued	No	Existing site for women and children domestic violence victims in Germantown, sponsored by Community For Dignity & Fairness Supportive services are provided.
Dignity-21	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	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	Leased/Issued	No	Existing site for women and children domestic violence victims in Germantown, sponsored by Community For Dignity & Fairness Supportive services are provided.
Ditman St	10	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Dunlap School	35	Leased/Issued	No	Existing site for seniors in North Philadelphia sponsored by Dunlap Management Partners LP. Supportive services are provided.
Edgewood Manor	33	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Edgewood Manor II Lap. Supportive services are provided.
Elders Place I	43	Leased/Issued	No	Existing senior site in Germantown sponsored by Penn Housing LLC. Supportive services are provided.
Elders Place II	38	Leased/Issued	No	Existing senior site in Germantown sponsored by Penn Housing LLC. Supportive services are provided.
Father Augustus Tolton (Eastwick)	45	Leased/Issued	Yes	New construction in the Eastwick neighborhood for seniors. Sponsored by Catholic Housing and Community Services.
Fattah Homes II	6	Leased/Issued	No	New construction development for homeless families in Mantua sponsored by People's Emergency Center. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
FOP Senior	45	Leased/Issued	No	Existing housing. Vouchers Awarded by HUD and Administered by PHA. Rehab after closing.
Fourth St Access	24	Leased/Issued	No	Existing site for low-income families in North Philadelphia. Project sponsor is Mission First Housing Group. Supportive services are provided.
Francis House	10	Leased/Issued	No	New construction for seniors in Northeast Philadelphia sponsored by St Ignatius. Supportive services are provided.
Francisville East	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	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	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Freedom Village LP.
Gaudenzia Shelton Court	13	Leased/Issued	No	Existing site for homeless low-income individuals in the East Oak Lane section of Philadelphia sponsored by Gaudenzia Foundation Inc. Supportive services are provided.
Gaudenzia Thompson St	6	Leased/Issued	No	Existing site for homeless low-income individuals in the North Central section of Philadelphia sponsored by Gaudenzia Foundation Inc. Supportive services are provided.
Gaudenzia Tioga Family Center	24	Leased/Issued	No	New construction development for homeless low-income individuals in North Philadelphia sponsored by Gaudenzia Foundation Inc. Supportive services are provided.
Gordon St	21	Leased/Issued	No	New construction for low-income families sponsored by Philadelphia Housing Authority.
Haddington III	48	Leased/Issued	Yes	New construction in West Philadelphia for low-income families, sponsored by 1260 Housing Development Corp. Supportive services are provided.
Hancock Manor	24	Leased/Issued	No	Existing housing sponsored by HACE. Rehab after closing.
Harlan Street	22	Leased/Issued	No	New construction in the Sharswood neighborhood sponsored by Michaels Development.
Harrison Plaza	4	Leased/Issued	No	Conversion of tower in existing public housing development sponsored by PHA.
Harrison Plaza Senior Tower	112	Leased/Issued	Yes	Conversion of tower in existing public housing development sponsored by PHA.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
Help I	14	Leased/Issued	No	New construction development for veterans in West Philadelphia sponsored by HELP USA. Supportive services are provided.
Help II	50	Leased/Issued	No	New construction development for veterans in West Philadelphia sponsored by HELP USA. Supportive services are provided.
HELP IV	15	Leased/Issued	No	New construction development for veterans in West Philadelphia sponsored by HELP USA. Supportive services are provided.
HELP V	37	Leased/Issued	Yes	New construction in Northern Liberties section of Philadelphia serving veterans and senior veterans, sponsored by HELP USA. Supportive services are provided.
Hope Bridge Ogden	4	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Hope Bridge Vine St	20	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
HSM-FRP-1-LLC	1	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
HSM-FRP-3-LLC	2	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
HSM-FRP-6-LLC	1	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
HSM-FRP-7-LLC	2	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Friends Rehab. Supportive services are provided.
Imani Homes I	24	Leased/Issued	No	Existing site for homeless families in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Imani Homes II	6	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Imani Homes III	6	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Imani Homes IV	8	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
Imani Homes V	11	Leased/Issued	No	Existing site for homeless individuals in West Philadelphia sponsored by Methodist Family Services of Philadelphia. Supportive services are provided.
Impact Veterans	8	Leased/Issued	No	Existing site for Veteran Families in North Philadelphia sponsored by Impact Services. Supportive services are provided.
Inglis House-Elmwood	40	Leased/Issued	No	Existing site for the disabled sponsored by Inglis House. Supportive services are provided.
Inglis Methodist Gardens	47	Leased/Issued	Yes	New construction sponsored by Methodist IMG Inc
Inglis Morris Klein	17	Leased/Issued	No	Existing site for the disabled sponsored by Inglis House. Supportive services are provided.
Jackson St	2	Leased/Issued	No	Existing site for low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Janney Apartment	29	Leased/Issued	Yes	New construction in the Richmond neighborhood sponsored by Human Good.
K&A Beacon of Hope	30	Leased/Issued	No	New Construction in the Kensington neighborhood sponsored by Deep Sea Group
Kate's Place	35	Leased/Issued	No	Existing site for singles and people with disabilities in the Center City area sponsored by Peoples Emergency Center. Supportive services are provided.
Kearsley Estates	30	Leased/Issued	No	Existing development in the Belmont neighborhood sponsored by Tryko
Kendrick/Gillespie St	11	Leased/Issued	No	Existing site for low-income families in Holmesburg sponsored by Mission First Housing Group. Supportive services are provided.
Keystone St	6	Leased/Issued	No	Existing site for families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Kings Highway Phase II	31	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	Leased/Issued	No	Existing site for low-income families in Spruce Hill section of Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Lehigh Park I	49	Leased/Issued	Yes	Rehabilitation of existing housing serving low-income families, sponsored by HACE. Supportive services are provided.
Lehigh Park II	25	Leased/Issued	No	Existing site for families, elderly or disabled sponsored by HACE. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
Liberty at Disston	5	Leased/Issued	No	Rehabilitation of nursing home in Northeast Philadelphia sponsored by Liberty Resources. Supportive services are provided.
Liberty Resource	2	Leased/Issued	No	Rehabilitation of development with a preference for disabled seniors in West Philadelphia sponsored by Liberty Resources. Supportive services are provided.
Liberty Welsh	2	Leased/Issued	No	Rehabilitation of nursing home in Northeast Philadelphia sponsored by Liberty Resources. Supportive services are provided.
Los Balcones	21	Leased/Issued	No	Existing site for low-income women and families in North Philadelphia sponsored by Norris Square Association.
Lovell Apartments	10	Leased/Issued	No	Existing housing. Rehab after closing.
LR Ascension Manor	3	Leased/Issued	No	Existing site for low-income seniors in North Philadelphia sponsored by Liberty Resources. Supportive services are provided.
Market West Plaza	10	Leased/Issued	No	Existing housing converted for PB VASH. Rehab after closing.
Martin St	6	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Methodist	11	Leased/Issued	No	Existing site for single women in West Philadelphia sponsored by Methodist Homes. Supportive services are provided.
Monument Village	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.
Morton St	2	Leased/Issued	No	Existing site for low-income families in Germantown Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
MPB School Apartments	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Mission First Housing Group.
Mt Vernon II	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mt Vernon LP.
Mt. Vernon I	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mt Vernon LP.
New Courtland at Allegheny	40	Leased/Issued	No	New construction development for low-income seniors in North Philadelphia sponsored by New Courtland. Supportive services are provided.
New Courtland at Burholme	35	Leased/Issued	No	Existing project in the Northeast area at 7023 Rising Sun Ave for low-income seniors sponsored by New Courtland.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
New Courtland at Cliveden	32	Leased/Issued	No	New construction development for low-income seniors in Germantown sponsored by New Courtland. Supportive services are provided.
New Courtland at St Barts	42	Leased/Issued	Yes	New construction in Northeast Philadelphia for seniors, sponsored by New Courtland. Supportive services are provided.
New Courtland at St. Barts II	48	Leased/Issued	Yes	New Construction in the Northeast section sponsored by New Courtland
Norris Apartments Phase V	45	Leased/Issued	Yes	Choice Neighborhood RAD conversion sponsored by PHA.
Norris CNI Phase II	74	Leased/Issued	Yes	New construction family public housing replacement units sponsored by PHA.
Norris LP	51	Leased/Issued	Yes	Conversion of existing PAPMC public housing development sponsored by PHA.
Norris Square Community Alliance Casas En La Plaza	29	Leased/Issued	Yes	Rehabilitation of existing family units in North Central Philadelphia, sponsored by Norris Square Community Alliance.
NPCH -Community Building	16	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by NPCH Associates.
Oakdale St	12	Leased/Issued	No	New construction site for low-income families sponsored by Philadelphia Housing Authority.
Old First House	34	Leased/Issued	Yes	New construction of permanent supportive housing for formerly homeless individuals. Sponsored by Community Ventures.
Parkside 10	41	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Parkside 11	8	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Parkview- Fairhill Phase 1	131	Leased/Issued	Yes	Partial conversion of existing public housing development sponsored by PHA.
Paseo Verde	19	Leased/Issued	No	New construction development for very low-income families in North Philadelphia sponsored by Transit Village Affordable Housing LP.
Patriot House	15	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
PEC Bernice Elza	6	Leased/Issued	No	New construction development for homeless emancipated teens in West Philadelphia sponsored by Peoples Emergency Center. Supportive services are provided.
PEC Fattah Homes I	6	Leased/Issued	No	New construction development for homeless families with disability in West Philadelphia sponsored by Peoples Emergency Center. Supportive services are provided.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
PEC Jannie's Place	17	Leased/Issued	No	New construction development for homeless individuals and families in the Mantua neighborhood of West Philadelphia sponsored by People's Emergency Center. Supportive services are provided.
PEC Spring Garden	9	Leased/Issued	No	Existing site for homeless families with disability in West Philadelphia sponsored by Peoples Emergency Center. Supportive services are provided.
Penrose	10	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
Plymouth Hall	53	Leased/Issued	Yes	Existing site for seniors in North Philadelphia, sponsored by PHA.
Powelton Heights	30	Leased/Issued	No	Existing site for seniors in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Presby Cantrell Place	40	Leased/Issued	Yes	Substantial rehabilitation development in South Philadelphia for seniors, sponsored by Presbys Inspired Life. Supportive services are provided.
Presby Lindley Court	11	Leased/Issued	No	Rehabilitation site in Logan for seniors sponsored by Presby Inspired Life. Supportive services are provided.
Presby Witherspoon Senior Apts	40	Leased/Issued	Yes	New construction in West Philadelphia serving seniors, sponsored by Presbys Inspired Life. Supportive services are provided.
Preston St	7	Leased/Issued	No	Existing site for low-income families in the West Philadelphia area sponsored by Mission First Housing Group. Supportive services are provided.
Queen Lane	55	Leased/Issued	Yes	Conversion of existing PAPMC development sponsored by PHA.
Queen Row	43	Leased/Issued	Yes	Conversion of existing public housing development sponsored by PHA
Rafael Porrata-Doria Place	30	Leased/Issued	Yes	New construction sponsored by HACE
Ray's Place	17	Leased/Issued	No	New construction development for homeless persons with a serious mental illness in North Philadelphia sponsored by Project Home. Supportive services are provided.
Reed St	8	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Regent Terrace	80	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Regent Terrace Housing Partnership.
Reynolds School	49	Leased/Issued	Yes	Adaptive reuse to convert elementary school into housing for homeless veterans sponsored

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
				by HELP USA. Supportive services are provided.
Rhawn 2022	28	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 2005	11	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Roberto Clemente House	38	Leased/Issued	Yes	Substantial rehabilitation development in North Philadelphia serving low-income families, sponsored by Nueva Esperanza. Supportive services are provided.
Ruth Street Civic House	44	Leased/Issued	Yes	New construction in Kensington sponsored by NKCDC.
Sandy's/Catherine House	3	Leased/Issued	No	Existing site for homeless individuals in South Philadelphia sponsored by CATCH. Supportive services are provided.
Sartain School	35	Leased/Issued	No	Existing site for seniors in North Philadelphia sponsored by Sartain School Venture.
School of Nursing – Project HOME	50	Leased/Issued	No	Rehabilitation of former nursing school building for homeless individuals sponsored by Project HOME. Supportive services to be provided
Sharswood 1	30	Leased/Issued	Yes	New construction, mixed income development with 60 total units developed by Hunt-Pennrose as part of Sharswood CNI Plan
Sharswood Hunt III	101	Leased/Issued	No	New construction in the Sharswood neighborhood sponsored by Hunt.
Sharswood II	30	Leased/Issued	Yes	New construction in the Sharswood neighborhood sponsored by Hunt. Supportive Services to be provided.
Sharswood Phase 4a	58	Leased/Issued	Yes	New construction in the Sharswood neighborhood sponsored by PHA.
Sharswood Phase 6a	65	Leased/Issued	Yes	New construction in the Sharswood neighborhood sponsored by PHA.
Sheila D Brown Women's Center	9	Leased/Issued	No	Existing site for women with behavioral disabilities in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
SIL Program Intercommunity Action	13	Leased/Issued	No	Existing site for individuals with mental health/chemical dependency in Roxborough. Supportive services provided. Sponsored by Inter Community Action
Somerset Station	75	Leased/Issued	No	Existing development designated for low-income individuals and families at Somerset Station
South 55th St LP	18	Leased/Issued	No	Existing site for diverse tenants in West Philadelphia sponsored by Ingerman.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
South Phila Scattered	11	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group.
Spruce St	3	Leased/Issued	No	Existing site for low-income families in South Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
St John Neumann	52	Leased/Issued	Yes	New construction in South Philadelphia serving seniors, sponsored by Archdiocese of Philadelphia. Supportive services are provided.
St. John Neumann Place	52	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	Leased/Issued	Yes	New construction in North Philadelphia for low-income families, sponsored by PHA.
Susquehanna Apt	47	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Susquehanna Apts LP.
Susquehanna Square	37	Leased/Issued	Yes	New construction development in North Philadelphia serving low income families sponsored by Community Ventures.
The Dane	50	Leased/Issued	No	Existing development designated for low-income individuals in the Wynnefield area
Thompson St	20	Leased/Issued	No	Existing site for very low-income families in Center City and West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Tioga Gardens	17	Leased/Issued	No	Existing site for very low-income families in North Philadelphia sponsored by Tioga Gardens Associates.
Venango St	17	Leased/Issued	No	Existing development
Vernon House	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	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	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	Leased/Issued	No	Existing site for low-income seniors in West Philadelphia sponsored by Walnut Park Associates LLC.
Walnut Park Plaza (ADA)	3	Leased/Issued	No	Existing site for low-income seniors in West Philadelphia sponsored by Walnut Park Associates LLC.

Property Name	# of Project-Based Vouchers	Planned Status at End of FY 2027	RAD?	Description of Project
Walnut St	15	Leased/Issued	No	Existing site for very low-income families in West Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
WCRP 4th & Diamond	32	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
WCRP INB Mascher	12	Leased/Issued	No	New construction for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
WCRP Tillmon Villanueva	38	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
WCRP TNI 1 and TNI 2	21	Leased/Issued	No	Existing site for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
WCRP-Grace	36	Leased/Issued	No	New construction development for women and their families in North Philadelphia sponsored by Women's Community Revitalization Project. Supportive services are provided.
West Mill Place	30	Leased/Issued	Yes	New construction sponsored by Gaudenzia
West Park Apartments Initial Phase	110	Leased/Issued	Yes	Partial conversion of existing public housing development sponsored by PHA.
Wingate St	8	Leased/Issued	No	Existing site for low-income families in Northeast Philadelphia sponsored by Mission First Housing Group. Supportive services are provided.
Winter Street	6	Leased/Issued	No	New Construction in Chinatown neighborhood sponsored by PCDC
Total	5,880			

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

In FY 2027, PHA's development initiatives will continue to be guided by development principles and the Opening Doors asset repositioning and expansion strategy approved by the PHA Board. The development principles provide the framework for future development activities undertaken with public and private partners; clarifies the selection and review processes; and provides guidance on PHA's commitment to Section 3 jobs, sustainable development, defensible space principles, and other important issues. In light of funding constraints, PHA's policy also emphasizes the importance of achieving maximum leverage with limited public funds.

PHA's development efforts also support the City's H.O.M.E. Program and the the goals established in the Assessment of Fair Housing Plan jointly issued by the City and PHA and accepted by HUD in February 2017. These goals emphasize the importance of a balanced approach to fair housing including preservation of existing housing, development of new affordable rental and homeownership housing, investments to improve the quality of life in distressed neighborhoods, and mobility initiatives to support housing in high opportunity areas. PHA collaborated with the City in FY 2023 to update the analysis and goals included in the Assessment of Fair Housing Plan.

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

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

Site	Description of Project
International Market	PHA will develop part of the Sharswood North Lot with the goal of constructing a retail/commercial facility to expand amenities and services to the neighborhood. PHA anticipates commencing construction in FY 2027.
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.
Acquisition/ Redevelopment	PHA will continue to pursue opportunities to preserve and expand affordable housing citywide through acquisition of existing multifamily sites and vacant land utilizing MTW flexibility, Faircloth to RAD, PBV and/or other available methods. As part of this effort, PHA will continue to work to develop or acquire housing developments in the Strawberry Mansion neighborhood, including acquisition of publicly and privately owned parcels in the neighborhood. A new 85-unit development, including 55 rental and 30 homeownership units, is planned for 28 th and York. In addition, the Gordon II development consisting of ~57 rental units is planned.
2012 Chestnut Street	PHA plans to develop 121 mixed-income rental units and commercial space at the former PHA headquarters site. Following receipt of HUD approval, PHA demolished the building to make way for construction. PHA anticipates commencing construction in FY 2027.
Vacant Lot Disposition	PHA owns vacant lot parcels across the City. 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.
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

Site	Description of Project
	may enter into partnerships and/or directly develop new public housing that will be converted to PBV assistance upon completion.
Walton School	PHA, in partnership with HELP USA, plans to rehabilitate this former school building into approximately 48 rental units for seniors. The project was awarded a 9% LIHTC by PHFA in the current fiscal year. Construction is projected to commence in FY 2027.
Brewerytown Homeownership Initiative	In 2022, PHA selected four community-based development partners to renovate vacant and distressed scattered sites units in the Brewerytown neighborhood of North Philadelphia. All homes are planned to be sold to eligible low-income families. Families participating in the PHA's Opening Doors to Affordable Homeownership are prioritized for these homeownership opportunities.
West Philadelphia Homeownership Initiative	PHA issued a Request for Proposals to develop affordable homeownership units on scattered sites that were part of a RAD conversion in West Philadelphia.
City Wide Homeownership Initiative	PHA may 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.
Ridge Avenue Mixed Use	PHA intends to work with development partners to construct mixed-use buildings on vacant lots/buildings along the 2100 – 2300 blocks of Ridge Avenue.
AME Public Housing Sites	PHA will continue to work with project owner/sponsors of 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. As part of these efforts, PHA is exploring the feasibility of buying out the limited partners at one or more AME sites including Spring Gardens I and II.
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 development that will include a hospice facility, assisted living units, and independent living apartments as well as newly constructed townhome-style multifamily units.

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

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

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

Table 6 provides information on PHA's planned capital and development projects for which expenditures may be made during FY 2027. It includes projects funded from MTW funds and other sources. PHA is required to submit this Annual Plan in advance of receipt of federal funding information for the fiscal year. In light of the uncertainty of future funding, the information on

Table 6 is preliminary and subject to change based on actual funding and other factors. Actual obligations and expenditures may vary based on factors such as construction schedules, timing of HUD and local approvals, availability of leveraged funding and new and emerging repair needs. Note that capital projects are often implemented over multiple years and may involve multiple funding sources.

Table 6: Planned Capital Expenditures in FY 2027

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Johnson Homes	504 Site Modifications / Fair Hsg	\$69,458
Capital Improvements	Richard Allen	504 Site Modifications / Fair Hsg	\$11,576
Capital Improvements	Raymond Rosen	504 Site Modifications / Fair Hsg	\$52,093
Capital Improvements	Wilson Park - Senior	504 Site Modifications / Fair Hsg	\$67,142
Capital Improvements	Harrison Plaza	504 Site Modifications / Fair Hsg	\$34,729
Capital Improvements	Arch Homes	504 Site Modifications / Fair Hsg	\$9,261
Capital Improvements	Spring Garden Apartments	504 Site Modifications / Fair Hsg	\$9,261
Capital Improvements	Queen Lane Apartments	504 Site Modifications / Fair Hsg	\$6,367
Capital Improvements	Hill Creek	504 Site Modifications / Fair Hsg	\$41,675
Capital Improvements	Abbottsford Homes	504 Site Modifications / Fair Hsg	\$27,783
Capital Improvements	Bartram Village	504 Site Modifications / Fair Hsg	\$11,576
Capital Improvements	Oxford Village	504 Site Modifications / Fair Hsg	\$55,566
Capital Improvements	Whitehall Apartments	504 Site Modifications / Fair Hsg	\$10,997
Capital Improvements	Haddington Homes	504 Site Modifications / Fair Hsg	\$26,625
Capital Improvements	Champlost Homes	504 Site Modifications / Fair Hsg	\$17,364
Capital Improvements	Haverford Homes	504 Site Modifications / Fair Hsg	\$2,315
Capital Improvements	Morton Homes	504 Site Modifications / Fair Hsg	\$31,256
Capital Improvements	Parkview Apartments	504 Site Modifications / Fair Hsg	\$1,736
Capital Improvements	Katie B Jackson	504 Site Modifications / Fair Hsg	\$11,576
Capital Improvements	College View	504 Site Modifications / Fair Hsg	\$18,522
Capital Improvements	Cecil B Moore	504 Site Modifications / Fair Hsg	\$5,788

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Arlene Homes	504 Site Modifications / Fair Hsg	\$5,788
Capital Improvements	Gladys B Jacobs	504 Site Modifications / Fair Hsg	\$4,052
Capital Improvements	Haddington	504 Site Modifications / Fair Hsg	\$69,458
Capital Improvements	Mantua	504 Site Modifications / Fair Hsg	\$41,675
Capital Improvements	Kingessing	504 Site Modifications / Fair Hsg	\$98,398
Capital Improvements	Germantown/Hunting Park	504 Site Modifications / Fair Hsg	\$104,186
Capital Improvements	Fairhill Square	504 Site Modifications / Fair Hsg	\$98,398
Capital Improvements	Francisville	504 Site Modifications / Fair Hsg	\$92,610
Capital Improvements	Ludlow	504 Site Modifications / Fair Hsg	\$109,974
Capital Improvements	Susquehanna	504 Site Modifications / Fair Hsg	\$40,517
Capital Improvements	Strawberry Mansion	504 Site Modifications / Fair Hsg	\$97,241
Capital Improvements	Oxford Jefferson	504 Site Modifications / Fair Hsg	\$52,093
Capital Improvements	Scattered Sites 901-910	Scattered Site Demolition	\$200,000
Capital Improvements	Scattered Sites 901-910	Concrete replacement	\$300,000
Capital Improvements	Scattered Sites 901-910	Roofing	\$2,253,481
Capital Improvements	Scattered Sites 901-910	Heating Upgrades	\$100,000
Capital Improvements	Scattered Sites 901-910	Sitework - Tree Removal	\$300,000
Capital Improvements	Scattered Sites 901-910	Sitework - Window Replacement	\$100,000
Capital Improvements	Scattered Sites 901-910	Sitework - Painting	\$200,000
Capital Improvements	PHA Wide	BAS/SCADA install at remaining sites	\$1,432,400
Capital Improvements	PHA Wide	Plumbing Upgrades	\$700,000
Capital Improvements	PHA Wide	Ipads	\$30,000
Capital Improvements	PHA Wide	Equipment rental	\$60,000
Capital Improvements	PHA Wide	Electrical upgrades	\$400,000
Capital Improvements	PHA Wide- Equipment	Pipe inspection camera	\$14,200
Capital Improvements	PHA Wide- Equipment	Trash truck	\$198,000
Capital Improvements	PHA Wide- Equipment	E-vac (1)	\$67,348
Capital Improvements	PHA Wide- Equipment	Gator	\$49,200
Capital Improvements	PHA Wide- Equipment	Gator snow package(plow and salt spreader)	\$14,400
Capital Improvements	PHA Wide- Equipment	Gravely with lawn and snow attachments	\$31,200
Capital Improvements	PHA Wide- Equipment	Zero Turn	\$30,000

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	PHA Wide- Equipment	Push mowers/lawn equipment	\$15,000
Capital Improvements	Abbottsford Homes	Electrical/ Lighting	\$30,000
Capital Improvements	Abbottsford	Sitework - Tree Removal	\$50,000
Capital Improvements	Abbottsford	Sitework - Playground Replacement	\$95,000
Capital Improvements	Arch	Sitework - Fencing	\$45,000
Capital Improvements	Arlene Homes	Sitework - Fencing	\$45,000
Capital Improvements	Cassie Holley	Landscaping	\$15,000
Capital Improvements	Champlost Homes	Sitework - Fencing	\$45,000
Capital Improvements	Collegeview	Supplemental Components, Load Center, Single Phase Residential 120/240 V, 100 AMP	\$307,800
Capital Improvements	Collegeview	Intercoms	\$45,000
Capital Improvements	Haddington Homes	Intercoms	\$40,000
Capital Improvements	Hill Creek	Concrete replacement	\$1,300,000
Capital Improvements	Hill Creek	Vacuum Steam lines	\$1,500,000
Capital Improvements	Hill Creek	Sitework - Tree Removal	\$25,000
Capital Improvements	Hill Creek	Sitework - Fencing	\$45,000
Capital Improvements	Holmecrest	Window Replacement	\$1,000,000
Capital Improvements	Holmecrest	Sitework - Tree Removal	\$60,000
Capital Improvements	Katie B Jackson	Fire Suppression System	\$600,000
Capital Improvements	Morton Homes	Rain Leader Replacement	\$650,000
Capital Improvements	Morton Homes	Parking Lot Paving	\$600,000
Capital Improvements	Oxford Village	Paving	\$2,000,000
Capital Improvements	Oxford Village	Window replacement	\$2,800,000
Capital Improvements	Oxford Village	Roofs	\$1,900,000
Capital Improvements	Queen Lane Apartments	Concrete replacement	\$40,000
Capital Improvements	Queen Row	Retaining Wall, Treated Timber	\$9,600
Capital Improvements	Queen Row	Retaining Wall, Brick/Stone, Repair	\$5,600
Capital Improvements	Queen Row	Exterior Walls, Brick, Repair/Repoint	\$374,220
Capital Improvements	Queen Row	Concrete replacement	\$40,000
Capital Improvements	Raymond Rosen	Sitework - Tree Removal	\$25,000
Capital Improvements	Raymond Rosen	Sitework - Fencing	\$45,000
Capital Improvements	Raymond Rosen	Flooring, Vinyl Tile (VCT)	\$2,205,315
Capital Improvements	Raymond Rosen	Roofs	\$1,300,000
Capital Improvements	Raymond Rosen	Exterior Door, Wire Mesh Metal, Gate	\$419,900

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Raymond Rosen	Electrical/ Lighting	\$60,000
Capital Improvements	Richard Allen	Sitework - Playground Replacement	\$120,000
Capital Improvements	Richard Allen	Replace Roofs	\$1,900,000
Capital Improvements	Spring Garden	Electrical/ Lighting	\$60,000
Capital Improvements	West Park Plaza	Building Isolation Valves	\$220,000
Capital Improvements	West Park Plaza	Re-piping of units - Domestic hot and cold	\$880,000
Capital Improvements	Whitehall Apartments	Electrical Upgrades	\$95,000
Capital Improvements	Wilson Park	Exterior Walls, Brick, Repair/Repoint	\$1,320,000
Capital Improvements	Wilson Park	Concrete replacement	\$1,000,000
Capital Improvements	Wilson Park	Sitework - Fencing	\$45,000
Capital Improvements	Wilson Park	Electrical upgrades	\$100,000
Capital Improvements	Wilson Park	Sitework - Tree Removal	\$25,000
ECM	PHA Wide	BAS/SCADA install at remaining sites	\$1,432,400
New Development	Strawberry Mansion	Gordon II	\$40,164,575
New Development	Fairhill Apartments	Fairhill Phase I	\$80,732,800
New Development	Fairhill Apartments	Fairhill Phase II	\$87,885,736
New Development	Fairhill Apartments	Fairhill Phase III	\$44,583,680
New Development	Westpark Apartments	Westpark Phase I	\$164,020,574
New Development	Westpark Apartments	Westpark Phase II	\$301,600,000
New Development	2012 Chestnut	2012 Chestnut	\$53,000,000
New Development	Bartram Village	Bartram Village Phase I	\$41,769,791
New Development	Bartram Village	Bartram Village Phase II	\$94,816,799
New Development	20th & Cecil B. Moore	20th & Cecil B. Moore	\$36,937,933
New Development	International Market	International Market	\$5,500,000
New Development	Mount Olivet	Mount Olivet	\$64,157,368
New Development	Suffolk Manor	Suffolk Manor	\$63,535,716
New Development	Ridge Avenue Corridor	Ridge Avenue Corridor	\$28,173,446
New Development	28th & York	28th & York	\$28,173,446
New Development	Walton School	Walton School	\$28,913,841
New Development	Cassie Holley	Cassie Holley	\$81,600,000
New Development	Johnson Homes II	Johnson Homes II	\$178,918,400
New Development	Johnson Homes III	Johnson Homes III	\$48,122,880
New Development	Wilson Park Low-rise II	Wilson Park Low-rise II	\$43,008,000
Total			\$1,548,367,106

Table 6A below is provided for informational purposes. It is a current list of additional planned capital projects and total budget estimates. This includes projects expected to be implemented in

future years, but for which expenditures are not likely to begin in FY 2027. The listing of proposed projects and estimated budgets is preliminary and subject to change.

Table 6A: Additional Planned Capital Projects and Estimated Budget

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Johnson Homes	504 Site Modifications / Fair Hsg	\$218,965
Capital Improvements	Richard Allen	504 Site Modifications / Fair Hsg	\$36,494
Capital Improvements	Raymond Rosen	504 Site Modifications / Fair Hsg	\$164,224
Capital Improvements	Wilson Park - Senior	504 Site Modifications / Fair Hsg	\$211,666
Capital Improvements	Harrison Plaza	504 Site Modifications / Fair Hsg	\$107,659
Capital Improvements	Arch Homes	504 Site Modifications / Fair Hsg	\$29,195
Capital Improvements	Spring Garden Apartments	504 Site Modifications / Fair Hsg	\$29,195
Capital Improvements	Queen Lane Apartments	504 Site Modifications / Fair Hsg	\$19,738
Capital Improvements	Hill Creek	504 Site Modifications / Fair Hsg	\$131,379
Capital Improvements	Abbottsford Homes	504 Site Modifications / Fair Hsg	\$87,586
Capital Improvements	Bartram Village	504 Site Modifications / Fair Hsg	\$35,886
Capital Improvements	Oxford Village	504 Site Modifications / Fair Hsg	\$175,172
Capital Improvements	Whitehall Apartments	504 Site Modifications / Fair Hsg	\$34,669
Capital Improvements	Haddington Homes	504 Site Modifications / Fair Hsg	\$83,936
Capital Improvements	Champlost Homes	504 Site Modifications / Fair Hsg	\$54,741
Capital Improvements	Haverford Homes	504 Site Modifications / Fair Hsg	\$7,299
Capital Improvements	Morton Homes	504 Site Modifications / Fair Hsg	\$98,534
Capital Improvements	Parkview Apartments	504 Site Modifications / Fair Hsg	\$5,474
Capital Improvements	Katie B Jackson	504 Site Modifications / Fair Hsg	\$36,494
Capital Improvements	College View	504 Site Modifications / Fair Hsg	\$58,391
Capital Improvements	Cecil B Moore	504 Site Modifications / Fair Hsg	\$18,247

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Arlene Homes	504 Site Modifications / Fair Hsg	\$18,247
Capital Improvements	Gladys B Jacobs	504 Site Modifications / Fair Hsg	\$12,773
Capital Improvements	Haddington	504 Site Modifications / Fair Hsg	\$149,407
Capital Improvements	Mantua	504 Site Modifications / Fair Hsg	\$162,010
Capital Improvements	Kingsessing	504 Site Modifications / Fair Hsg	\$247,662
Capital Improvements	Germantown/Hunting Park	504 Site Modifications / Fair Hsg	\$322,066
Capital Improvements	Fairhill Square	504 Site Modifications / Fair Hsg	\$316,582
Capital Improvements	Francisville	504 Site Modifications / Fair Hsg	\$298,334
Capital Improvements	Ludlow	504 Site Modifications / Fair Hsg	\$327,550
Capital Improvements	Queen Row	504 Site Modifications / Fair Hsg	\$127,932
Capital Improvements	Susquehanna	504 Site Modifications / Fair Hsg	\$127,729
Capital Improvements	Strawberry Mansion	504 Site Modifications / Fair Hsg	\$306,551
Capital Improvements	Oxford Jefferson	504 Site Modifications / Fair Hsg	\$164,224
Capital Improvements	Scattered Sites 901-910	Scattered Site Demolition	\$600,000
Capital Improvements	Scattered Sites 901-910	Concrete replacement	\$600,000
Capital Improvements	Scattered Sites 901-910	Roofing	\$4,869,000
Capital Improvements	Scattered Sites 901-910	Heating Upgrades	\$200,000
Capital Improvements	Scattered Sites 901-910	Sitework - Tree Removal	\$915,000
Capital Improvements	Scattered Sites 901-910	Sitework - Window Replacement	\$200,000
Capital Improvements	Scattered Sites 901-910	Carpentry	\$400,000
Capital Improvements	Scattered Sites 901-910	Sitework - Painting	\$400,000
Capital Improvements	PHA Wide	Plumbing Upgrades	\$2,135,000
Capital Improvements	PHA Wide	Equipment rental	\$183,000

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	PHA Wide	Electrical upgrades	\$912,500
Capital Improvements	PHA Wide- Equipment	Pipe inspection camera	\$14,200
Capital Improvements	PHA Wide	72" ZERO TURN (Two)	\$123,929
Capital Improvements	PHA Wide	three 60" ZERO TURN	\$129,356
Capital Improvements	PHA Wide	Landscaping Snow package for Gator :salt spreader and plow(4)	\$70,421
Capital Improvements	PHA Wide	Gator with snow package (4)	\$285,353
Capital Improvements	PHA Wide	Gator w/o snow package (4)	\$278,351
Capital Improvements	PHA Wide	Gravelly Tractor, 44" Brush, 36" Finish Mower, 32" Snow Head, & 48" Blade (5)	\$161,179
Capital Improvements	PHA Wide	E-vac (2)	\$276,128
Capital Improvements	Abbottsford Homes	Electrical/ Lighting	\$30,000
Capital Improvements	Abbottsford	Sitework - Playground Replacement	\$95,000
Capital Improvements	Arch	Sitework - Fencing	\$45,000
Capital Improvements	Arlene Homes	Sitework - Fencing	\$45,000
Capital Improvements	Bartram Village	Sitework - Tree Removal	\$90,000
Capital Improvements	Cassie Holley	Landscaping	\$15,000
Capital Improvements	Champlost Homes	Sitework - Fencing	\$45,000
Capital Improvements	Champlost Homes	Casework, Cabinetry, Standard	\$76,200
Capital Improvements	Champlost Homes	Residential Appliances, Range, Gas	\$32,830
Capital Improvements	Champlost Homes	Residential Appliances, Range Hood	\$11,200
Capital Improvements	Champlost Homes	Flooring, Vinyl Tile (VCT)-Kitchen	\$63,310
Capital Improvements	Champlost Homes	Flooring, Vinyl Tile (VCT)-throughout	\$106,395
Capital Improvements	Champlost Homes	Flooring, Vinyl Tile (VCT)-Bathroom	\$11,430

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Champlost Homes	Interior Door, Wood, Hollow-Core Residential	\$98,400
Capital Improvements	Collegeview	Supplemental Components, Load Center, Single Phase Residential 120/240 V, 100 AMP	\$307,800
Capital Improvements	Emlen Arms	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	\$95,862
Capital Improvements	Emlen Arms	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	\$33,089
Capital Improvements	Emlen Arms	Interior Door, Bi-Fold	\$14,497
Capital Improvements	Emlen Arms	Tub, Fiberglass, w/ Shower Enclosure	\$207,100
Capital Improvements	Emlen Arms	Casework, Cabinetry, Standard	\$654,000
Capital Improvements	Emlen Arms	Casework, Countertop, Plastic Laminate	\$54,250
Capital Improvements	Emlen Arms	Flooring, Vinyl Sheeting	\$2,716
Capital Improvements	Emlen Arms	Flooring, Vinyl Tile (VCT)	\$137,565
Capital Improvements	Emlen Arms	Exterior Walls, Brick, Repair	\$2,434,080
Capital Improvements	Haddington Homes	Furnace Upgrade	\$630,000
Capital Improvements	Hill Creek	Electrical Upgrades - Phase 2	\$2,340,000
Capital Improvements	Hill Creek	Roofing	\$3,400,000
Capital Improvements	Hill Creek	Sitework - Tree Removal	\$76,250
Capital Improvements	Hill Creek	Sitework - Fencing	\$45,000
Capital Improvements	Hill Creek	Vacuum Steam lines	\$1,500,000
Capital Improvements	Hill Creek	Flooring, Vinyl Tile (VCT), Residential In-House Installation	\$92,250
Capital Improvements	Hill Creek	Wall Finishes, any surface, Prep & Paint	\$188,288
Capital Improvements	Hill Creek	Interior Door, Wood, Hollow-Core Residential	\$78,400
Capital Improvements	Hill Creek	Roof Replacement	\$1,125,025

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Holmecrest	Window Replacement	\$1,000,000
Capital Improvements	Katie B Jackson	Landscaping	\$40,000
Capital Improvements	Katie B. Jackson	Fire Suppression System	\$614,768
Capital Improvements	Morton Homes	Flooring, Vinyl Tile (VCT), w/ Asbestos - Bath	\$61,408
Capital Improvements	Morton Homes	Flooring, Vinyl Tile (VCT), w/ Asbestos Throughout	\$60,376
Capital Improvements	Morton Homes	Flooring, Vinyl Tile (VCT), w/ Asbestos Bedrooms	\$455,064
Capital Improvements	Morton Homes	Parking Lots, Pavement, Asphalt, Mill & Overlay	\$595,000
Capital Improvements	Morton Homes	Retaining Wall, Brick/Stone	\$672,000
Capital Improvements	Morton Homes	Ceiling Finishes, Gypsum Board/Plaster	\$399,952
Capital Improvements	Morton Homes	Ceiling Finishes, Gypsum Board/Plaster	\$1,200
Capital Improvements	Morton Homes	Retaining Wall, Brick/Stone	\$672,000
Capital Improvements	Morton Homes	Exterior Door, Wire Mesh Metal, Gate	\$74,100
Capital Improvements	Morton Homes	Exterior Door, Screened Aluminum, Residential	\$72,000
Capital Improvements	Morton Homes	Casework, Cabinetry, Standard	\$711,000
Capital Improvements	Morton Homes	Exhaust Fan, Residential Bathroom	\$38,500
Capital Improvements	Morton Homes	Exhaust Fan, Residential Bathroom	\$62,000
Capital Improvements	Morton Homes	Sink/Lavatory, Drop-In Style, Enameled Steel	\$225,500
Capital Improvements	Morton Homes	Interior Door, Wood, Hollow-Core Residential	\$100,800
Capital Improvements	Morton Homes	Interior Door, Wood, Hollow-Core Residential	\$285,200
Capital Improvements	Morton Homes	Ceiling Finishes, Textured Spray Coating	\$1,266,570
Capital Improvements	Morton Homes	Ceiling Finishes, any flat surface, Prep & Paint	\$637,124
Capital Improvements	Morton Homes	Casework, Countertop, Plastic Laminate	\$96,450

Project Type	Site Name	Project Description	Total Estimated Budget
Capital Improvements	Oxford Village	Window replacement	\$2,800,000
Capital Improvements	Oxford Village	Roofing, Modified Bitumen	\$693,170
Capital Improvements	Queen Lane Apartments	Concrete replacement	\$40,000
Capital Improvements	Queen Row	Retaining Wall, Treated Timber	\$9,600
Capital Improvements	Queen Row	Retaining Wall, Brick/Stone, Repair	\$5,600
Capital Improvements	Queen Row	Exterior Walls, Brick, Repair/Repoint	\$374,220
Capital Improvements	Queen Row	Concrete replacement	\$40,000
Capital Improvements	Raymond Rosen	Sitework - Tree Removal	\$76,250
Capital Improvements	Raymond Rosen	Sitework - Fencing	\$93,763
Capital Improvements	Raymond Rosen	Flooring, Vinyl Tile (VCT)	\$2,205,315
Capital Improvements	Raymond Rosen	Exterior Door, Wire Mesh Metal, Gate	\$419,900
Capital Improvements	Raymond Rosen	Sitework - Painting Awnings	\$300,000
Capital Improvements	Richard Allen	Sitework - Playground Replacement	\$120,000
Capital Improvements	Richard Allen	Replace Roofs	\$600,000
Capital Improvements	Whitehall Apartments	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	\$36,696
Capital Improvements	Whitehall Apartments	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	\$47,607
Capital Improvements	Wilson Park	Sitework - Fencing	\$45,000
Capital Improvements	Wilson Park	Electrical upgrades	\$80,000
Capital Improvements	Wilson Park	Sitework - Tree Removal	\$76,250
Capital Improvements	Wilson Park	Concrete replacement	\$1,000,000
Capital Improvements	Wilson Park	Low Rise Exterior Door, Wire Mesh Metal, Gate	\$851,200
Capital Improvements	Construction / Development	Drone with Camera	\$15,000

Project Type	Site Name	Project Description	Total Estimated Budget
ECM	PHA Wide	BAS/SCADA install at remaining sites	\$1,432,400
New Development	Bartram Village	Bartram Village Phase III	\$89,569,200
New Development	Bartram Village	Bartram Village Phase IV	\$84,234,049
New Development	Bartram Village	Bartram Village Phase V	\$8,000,000
New Development	Cecil B Moore Conventional	Cecil B Moore Conventional	\$1,620,000
New Development	Johnson Homes	Johnson Homes	\$295,854,080
New Development	Raymond Rosen	Raymond Rosen	\$180,768,602
New Development	Harrison Low Rise	Harrison Low Rise	\$298,197,287
New Development	Gladys Jacobs	Gladys Jacobs	\$3,528,000
New Development	Lucien E. Blackwell I, II, III & Marshall Shepard	Lucien E. Blackwell I, II, III & Marshall Shepard	\$12,789,000
New Development	Norris VI	Norris VI	\$79,872,000
New Development	Richard Allen III	Richard Allen III	\$6,615,000
New Development	Richard Allen Conventional	Richard Allen Conventional	\$14,192,640
New Development	Westpark Plaza	Westpark Plaza	\$14,192,640
New Development	20th & Glenwood	20th & Glenwood	\$166,404,000
New Development	Ludlow	Ludlow	\$16,128,000
New Development	Mantua I & II	Mantua I & II	\$21,719,040
New Development	MLK IV	MLK IV	\$9,031,680
New Development	Nellie Reynolds Garden	Nellie Reynolds Garden	\$13,762,560
New Development	Philadelphia Nursing Home	Philadelphia Nursing Home	\$187,000,000
New Development	Queen's Row	Queen's Row	\$9,246,720
New Development	Wilson Park Senior Towers	Wilson Park Senior Towers	\$143,360,000
New Development	Warnock I & II	Warnock I & II	\$20,428,800

Project Type	Site Name	Project Description	Total Estimated Budget
New Development	2100 West Girard	2100 West Girard	\$101,732,960
New Development	Arch Homes	Arch Homes	\$16,558,080
New Development	Bentley Hall	Bentley Hall	\$21,504,000
New Development	Emlen Arms	Emlen Arms	\$34,191,360
New Development	Haddington	Haddington	\$32,256,000
New Development	Haverford	Haverford	\$5,160,960
New Development	Katie B Jackson	Katie B Jackson	\$12,687,360
New Development	Oxford Village	Oxford Village	\$102,400,000
New Development	Arlene Homes	Arlene Homes	\$1,728,000
New Development	Champlost	Champlost	\$5,508,000
New Development	Collegeview	Collegeview	\$2,916,000
New Development	Germantown House	Germantown House	\$7,182,000
New Development	Morton	Morton	\$13,500,000
New Development	Paschall I & II	Paschall I & II	\$21,504,000
New Development	Parkview	Parkview	\$1,134,000
New Development	Wilson Park Low Rise	Wilson Park Low Rise	\$86,016,000
TOTAL			\$2,193,155,367

B. Leasing Information

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

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

i. Planned Number of Households Served

Table 7 provides information on households that PHA plans to serve during FY 2027. This includes all households residing in PHA public housing units, households participating in the HCV program, and households served by PHA's local, non-traditional activities. The actual number of households served may vary from that listed on the tables. The conversion of public housing to project-based assistance under RAD began in FY 2017 and will continue in FY 2027 and beyond. RAD vouchers are included in the total Housing Choice Vouchers (HCV) Utilized shown in Table 7. The number of public housing and HCV families served may be affected by the RAD conversion schedule, new public housing unit development schedules, redevelopment activities and other factors.

Table 7: Planned Number of Households Served in FY 2027

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served*
Public Housing Units Leased	99,528	8,294
Housing Choice Vouchers (HCV) Utilized**	297,948	24,829
Local, Non-Traditional: Tenant-Based	0	0
Local, Non-Traditional: Property-Based	492	41
Local, Non-Traditional: Homeownership	0	0
Planned Total Households Served	397,968	33,164

* Actual number of households served through Public Housing and the HCV program may vary based on planned dispositions (outlined in Appendix D) and RAD conversions (outlined in Tables 14 and 15), including the planned conversion of Public Housing scattered site units in AMPs 901-903 and 905-907.

** Includes all vouchers in PHA's portfolio, including RAD and SPV programs.

Table 7A: MTW Local, Non-Traditional Programs

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

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

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

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Housing Choice Voucher (HCV)	Leasing of HCV units in opportunity areas continues to be a high priority. PHA implemented the Housing Opportunity Program (HOP) in August 2013 to enhance its mobility initiatives. Mobility program staff will continue to conduct outreach and marketing and to provide voucher holders with housing counseling and training before, during, and after moves. PHA has established a target utilization of 88% for MTW vouchers for FY 2027. To support this goal, PHA will continue to provide landlord incentives to increase the supply of units available for leasing including: 1) 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 2) 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.
Public Housing	In order to achieve and maintain 96% in FY 2027, PHA will undertake several initiatives to identify and reduce barriers and delays to filling vacant units. PHA will continue an assessment of the vacancy tracking and applicant referral process in order to eliminate inefficiencies related to this process. PHA will also continue to implement Activity #2005-2 Streamlined Admissions and Transfer Process to reduce turnover in the Public Housing program.

C. Waiting List Information

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

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

i. *Waiting List Information Anticipated*

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

Table 8: Waiting List Information Projected for Beginning of FY 2027*

Waiting List Name	Description	Number of Households on Waiting List***	Waiting List Open, Partially Open or Closed	Plans to Open the Wait List During the Plan Year
Public Housing Units**	First Available and Site-Based	7,765	Partially Open	Yes, if needed
Public Housing Units ***	Site-Based	37,283	Open	Yes
Housing Choice Voucher (HCV) Program	Community-Wide	6,138	Closed	No
PBV/PHA Owned	Site-Based	27,085	Open	Yes

*Table reflects waiting list data as of October 2025.

**PHA may open the scattered site site-based waiting lists in conjunction with implementation of modified admissions preferences if necessary to ensure a ready pool of qualified applicants.

***MTW public housing units that also have Low Income Housing Tax Credits and are managed by PAPMC.

Notes on Waiting Lists

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

- Public Housing wait lists are currently only open to applicants that require wheelchair accessible units; applicants aged 55 and older; and applicants referred to PHA from external agencies with whom PHA has a referral agreement as described in the ACOP (i.e. Blueprint to End Homelessness and others).
- The HCV wait list is closed except for applicants who qualify for admission under HUD's Special Purpose Voucher programs including VASH, FYI and Mainstream, as well as applicants referred to PHA from external agencies with whom PHA has a referral agreement as described in the Administrative Plan. Under the Unit Based Program, site-based waitlists are managed and maintained by individual owners. PHA approves the site-based waitlists and tenant selection plan for each Unit Based development.

Describe any duplication of applicants across waiting lists:

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

ii. Planned Changes to Waiting List in FY 2027

Waiting List	Description of Planned Changes to Waiting List
Public Housing	Site based waiting lists will be established for new public housing developments prior to initial occupancy in accordance with the PHA Admissions and Continued Occupancy Policy.
MTW Housing Choice Voucher Program	Site based waiting lists will be established for new Unit Based Voucher developments, including new/converted RAD developments, in accordance with the PHA Administrative Plan.

III. PROPOSED MTW ACTIVITIES

There are no proposed MTW Activities pending approval in the FY 2027 MTW Annual Plan.

IV. APPROVED MTW ACTIVITIES

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

A. Implemented Activities

ACTIVITY 2004-1: NEIGHBORHOOD DEVELOPMENT & REVITALIZATION INITIATIVES

Plan Year Approved, Implemented, Amended

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

Description/Update

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

- *Design Standards* - PHA continues to implement reasonable and modest design standards for new construction and rehabilitation work that mirror current design trends and the 21st century needs of residents.

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

Planned Non-Significant Changes

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

Planned Significant Changes

No significant changes are planned.

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

Plan Year Approved, Implemented, Amended

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

Description/Update

PHA will continue to collaborate with the Commonwealth of Pennsylvania and other local providers to develop and implement a range of service-enriched housing options for seniors and people with disabilities, including the following ongoing MTW program components:

- *Nursing Home Transition* – The Nursing Home Transition Initiative (NHTI) is a partnership with the Department of Human Services that assists persons transitioning out of nursing homes with accessing affordable housing. As part of NHTI, PHA administers state-supported vouchers and housing opportunities for referrals of disabled consumers in need of low-income housing. NHTI families may be eligible for a preference for public housing or HCV.
- *Definition of Elderly* – An elderly person is defined as an individual who is at least 55 years old. An elderly family is defined as one with a head of household, co-head, spouse or sole member who is at least 55 years old.

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

Public Housing partners with the Philadelphia Corporation for Aging (PCA) and will continue to receive new referrals for the Nursing Home Transition Initiative in FY 2027; their participation in this initiative was not impacted.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Significant Changes

No significant changes are planned.

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

Plan Year Approved, Implemented, Amended

- Two and Three-Year Recertification/Limit on Interims
 - Approved FY 2004
 - Implemented FY 2004
 - Modified in 2017
- Ceiling Rents
 - Approved FY 2004
 - Implemented FY 2004
- Rent Calculation Method
 - Approved FY 2004
 - Implemented FY 2004
 - Modified FY 2017
- Payment Standards
 - Approved FY 2008
 - Implemented FY 2008
 - Amended FY 2018
- Reasonable Rent
 - Across-the-board Rent Increases
 - Approved FY 2008
 - Implemented FY 2008
 - Streamline Reasonable Rent Determinations
 - Approved FY 2005
 - Implemented FY 2005
- Utility Allowances
 - PGW CRP Program
 - Approved FY 2009
 - Implemented FY 2014
 - PECO Customer Assistance Plan Enrollment
 - Approved FY 2011
 - Not yet implemented
 - Interim Recertification Utility Allowance
 - Approved FY 2017
 - Implemented FY 2017

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

Description/Update

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

- *Two and Three-Year Recertification/Limit on Interims* – Public Housing and HCV, including UBVRAD, require recertifications every two years, except for public housing residents choosing ceiling rents who are recertified every three years. Voluntary interim recertifications are restricted to one every six months, except for elderly and disabled households who are exempt from this restriction. PHA will process voluntary interim rent reductions if and when the reduction in income lasts for more than 30 days. In FY 2017, PHA began conducting recertifications every three years for elderly or disabled households on fixed incomes in both the HCV and public housing programs. PHA applies the biennial and triennial recertification policy to VASH participants.
- *Reporting Increases in Income between Regular Recertifications* – With the exception of zero income households, PHA will waive the regulatory requirement for families to report certain increase in income between regular recertifications. Families will only be required to report an increase in income at their next regular recertification.
- *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 UBVRAD) and public housing programs to motivate residents to work and accumulate savings. In FY 2017, PHA began allowing households with assets of \$50,000 or less to self-certify asset value and income from the assets. Asset income is excluded when the value of the household's asset is \$50,000 or less. 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 implementing a policy to exclude 100% of income which a family receives from a guaranteed income program.
- *Calculation of Income at Regular Recertification* - During regular recertification, PHA will determine income anticipated to be received during the 12-month period following the recertification. With the exception of earned income for Public Housing participants (noted

below), PHA will waive the regulatory requirement to determine the income for the family for the previous 12-month period and use this amount as family income at regular recertification.

- *Verification and Calculation of Earned Income* - PHA is authorized to implement a revised method for verifying and calculating earned income for Public Housing participants. Specifically, PHA will verify and calculate earned income using the last four consecutive quarters in EIV. In cases where earned income is not in EIV or the tenant disputes the earned income calculation, PHA will seek third party verification to verify and calculate income and/or reconcile the difference. PHA will continue to use third party verification for unemployment as well as other sources of income not contained in EIV. Where the working family deduction is concerned, family members who report employment income will self-certify the number of hours they work each week.
- *Verification* - In FY 2024, PHA implemented 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 • Supplements EIV and UIV • Also used for: ○ Non-EIV/UIV reported income sources ○ Disputes of EIV reported information
4	Tenant Declaration	Low • To supplement EIV when EIV reported sources do not contain verification of the full retrospective period where applicable; or • When tenant cannot produce written third party verification documents.

- *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 may establish payment standards up to 120% of the SAFMR 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.
- *Application of Payment Standards* - PHA is authorized to permit an increase in the payment standard to be applied at any time after the effective date of the increase, providing PHA with the flexibility to apply the new payment standard before the next regular reexamination and mitigating any potential negative impact on the family if the contract rent increased between regular reexaminations. Further, PHA will waive the regulatory requirement to apply the increase in payment standard by the one-year anniversary of the increase in payment standard for consistency with the biennial and triennial recertification policy discussed in this activity.
- *Exception Payment Standards* - PHA is authorized to establish exception payment standards for individual units within a SAFMR zip code and remove the 120% limitation for units in neighborhoods undergoing significant revitalization where the SAFMR is not consistent with its property values and rents. In FY 2023, PHA also received approval to establish exception payments standards for specific areas of revitalization, identified by blocks, groups of blocks, or other geographic areas, also removing the 120% limitation for such areas. While all of the units in the zip code with the lower SAFMR may not be in the revitalized area, those that are, would be at a significant disadvantage for inclusion in the HCV program if existing SAFMRs and payment standards were applied. These changes will provide PHA with additional flexibility to establish exception payment standard areas and aligns with PHA's broader strategy to encourage voucher-holders to lease in areas of opportunity and decrease density in high poverty neighborhoods. Exception payment standards will be consistent with market conditions in the surrounding area and prevent financial hardship for those voucher-holders who choose to lease in these areas. As with all other HCV units, PHA will include documentation in the file that the rent is reasonable when setting payment standards outside of the allowable range without HUD approval.
- *Reasonable Rent*
 - PHA has implemented a reasonable rent policy for the HCV Program, including UBV/RAD, whereby reasonable rent determinations are completed at initial lease up, upon request for a rent increase, and at other times PHA deems it necessary to conduct a reasonable rent redetermination.
 - PHA may implement across-the-board rent increases or rent freezes for properties in the HCV Program. When and if an across-the-board rent increase is awarded, PHA will complete a reasonable rent determination at the time of the next annual HQS inspection and apply applicable policies related to reasonable rent when and if the rent is not reasonable.

- *Utility Allowances*
 - PHA is authorized to implement a revised utility allowance methodology that includes the following components:
 - HCV participants who are responsible for paying gas heat and who are eligible to participate in the PGW Customer Responsibility Program (CRP) have the gas portion of their utility allowances calculated using an alternative methodology. PHA may elect to implement this utility allowance program in public housing where applicable.
 - PHA will periodically, at its discretion, review HCV utility allowance schedules to determine if adjustments are required. Annual updates are not required.
 - Utility allowances may be phased out for residents with incomes at or above 80% of Area Median Income or public housing residents on ceiling rent.
 - PHA will review and modify public housing utility schedules periodically based on an assessment of available HUD funding and the requirements of the MTW Agreement and Plan.
 - PHA is also authorized to expand the utility allowance policy to require public housing and HCV tenants receiving either heat or electric utility allowances to enroll and participate in the PECO Customer Assistance Plan, LIHEAP and any other applicable programs that offer reduced rates, energy usage grants, or other financial incentives to low-income households.
 - For HCV participants only, during an interim recertification, PHA will apply the utility allowance in effect on the effective date of the interim recertification; however, families on the Alternate Utility Allowance (UA) CRP Program will have their gas utility allowance updated at the time of interim recertification consistent with PHA's MTW UA policies. During an interim recertification, PHA will apply the payment standard in effect at the last regular recertification.
 - PHA may further expand the utility allowance policy to require public housing and HCV tenants, whose incomes are at or below 150% of the Federal Poverty Level and who receive a utility allowance for water, to enroll and participate in the Philadelphia Water Department's Tiered Assistance Program (TAP). TAP provides customers with significant savings by offering a consistent bill based on their income. PHA will base the water utility allowance for eligible households on the amount charged under the TAP Program. Water charges range from 2% to 3% of gross income.

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

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

Planned Non-Significant Changes

In FY 2027, PHA will implement a modified termination policy for HCV families at zero HAP (i.e. the family's total tenant payment (TTP) exceeds the gross rent of the unit) who are participating in the HCV homeownership program or Housing Opportunity Program (HOP). For families participating in these programs, PHA will provide an additional 180 days, for a total of 360 consecutive days at zero HAP, before terminating the family.

PHA will also modify the policy on determining net family assets in the HCV and Public Housing programs in FY 2027. Specifically, PHA will exclude the following when determining net family assets:

- The value of any account under a retirement plan recognized as such by the Internal Revenue Service, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals;
- The value of any Coverdell education savings account under section 530 of the Internal Revenue Code of 1986, the value of any qualified tuition program under section 529 of such Code, the value of any Achieving a Better Life Experience (ABLE) account authorized under Section 529A of such Code, and the value of any "baby bond" account created, authorized, or funded by Federal, State, or local government;
- Equity in property under the Homeownership Option for which a family receives assistance under 24 CFR part 982;
- The value of necessary items of personal property, defined as items essential to the family for the maintenance, use, and occupancy of the premises as a home; or they are necessary for employment, education, or health and wellness. Examples include, but are not limited to, cars/vehicles, furniture, and common appliances;
- Family Self-Sufficiency Accounts;
- Federal tax refunds or refundable tax credits for a period of 12 months after receipt by the family;
- The value of real property that the family does not have the effective legal authority to sell in the jurisdiction in which the property is located;
- Any amounts recovered in any civil action or settlement based on a claim of malpractice, negligence, or other breach of duty owed to a family member arising out of law, that resulted in a family member being a person with a disability;
- The full amount of assets held in an irrevocable trust;
- The full amount of assets held in revocable trust where a member of the family is the beneficiary, but the grantor/owner and trustee of the trust is not a family member;
- Interests in Indian trust land; and,
- Equity in a manufactured home where the family receives assistance under 24 CFR part 982.

Finally, PHA will implement an MTW policy to exclude all student financial assistance from the calculation of income and rent in both the HCV and Public Housing programs. PHA will implement the exclusion of student financial assistance and modified policy for determining net family assets at the family's next regular or interim recertification.

Planned Significant Changes

No significant changes are planned.

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

Plan Year Approved, Implemented, Amended

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

Description/Update

Under PHA's Unit-Based Leasing and Development Program ("UBV" or the "Unit-Based Program"), PHA will continue to negotiate long-term subsidy contracts with for-profit and non-profit private sector housing providers based on property specific agreements. PHA prioritizes the selection of developments, which serve underserved populations and/or which incorporate supportive services on-site or nearby. Key features of PHA's UBV Program include:

- PHA's Site Selection Standards for the UBV Program comply with the alternate Site and Neighborhood Standards described at Attachment C, Section D (7)(c) to PHA's MTW Agreement.
- As modified in the FY 2025 MTW Plan, 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 will not attach or pay UBV assistance to units that are already receiving another form of subsidized housing operating assistance. With respect to a shallow subsidy UBV Program, PHA will not attach or pay UBV assistance to units receiving another form of subsidized operating assistance if the UBV assistance would be duplicative or would otherwise over-subsidize the unit. PHA may determine the effect of subsidy on rent to owners and the duplication of subsidy or excessive subsidy, subject to the requirements regarding subsidy layering as set forth in the HUD Reform Act of 1989.
- PHA may unit-base up to 100 percent of the dwelling units in any UBV project or building.
- PHA may select its own units for project-basing with UBV assistance without a competitive process. Pursuant to Attachment C, Section D (7)(a) of PHA's MTW Agreement, PHA may unit-base assistance at properties other than public housing properties owned directly or

indirectly by PHA, including those owned by PHA affiliates or instrumentalities. For purposes of this selection method, a property that may be unit-based may be a former public housing property that has been converted to HCV assistance.

- Pursuant to Attachment C, Section D (1)(f) of PHA's MTW Agreement, under either the UBV Program or the Partnership Initiatives, PHA may attach or pay UBV assistance using HCV MTW funds to unit types currently prohibited by standard Section 8 regulations including, but not limited, to shared living facilities. Such units must comply with applicable alternate MTW Site and Neighborhood Standards. In February 2017, with the support of the local Veterans Administration, PHA requested HUD approval to enter into a HAP contract under the HUD VASH-PBV Program for an existing, 14-unit shared housing facility (Hancock Manor) operated by Impact Services. HUD accepted PHA's use of the existing MTW waiver related to shared living facilities in project-based developments for this VASH project. Subject to HUD approval and the support of the VA, PHA may apply MTW waivers related to shared housing facilities in project-based developments to future VASH projects.
- An owner of a unit assisted under the UBV Program with MTW HCV funds may elect to receive referrals from PHA's waiting list or to use a site-based waiting list for selection of tenants for a site. For owners using a site-based waiting list, PHA reviews and approves the tenant selection plan, and owners refer families to PHA for eligibility screening.
- A family residing in a UBV unit funded with MTW HCV funds may terminate the lease at any time after the initial term. The family must give advance written notice to the owner in accordance with the lease and provide a copy of such notice to PHA. Once a family terminates the lease, the family will no longer be part of the HCV or UBV Program. Pursuant to PHA's MTW flexibility, PHA does not provide UBV participant families who want to move with tenant-based assistance with a tenant-based HCV voucher, except where required under the RAD Program or otherwise offered by PHA as a reasonable accommodation, VAWA transfer or due to HQS failures under certain circumstances.
- While PHA's standard initial lease term for public housing and HCV is two years, PHA may allow a shorter term for UBV transitional housing units in order to facilitate the movement of families through the housing continuum and to obtain "permanent" housing more rapidly.
- PHA applies its MTW UBV policy to RAD developments and may project-base 100% of the units in a RAD UBV development.
- PHA is not subject to the requirement for an independent entity to approve AHAP/HAP contract terms, renewals of HAP contracts, rent determinations and inspection of PHA owned units.
- PHA applies the following MTW initiatives to the UBV/RAD Program: Rent Simplification, two and three year recertifications, limit on interim recertifications, alternative rent structure and reasonable rent.

- PHA may utilize local forms, which reflect PHA's MTW UBV policies and procedures as an alternative to HUD standard forms. PHA will prepare and implement a local PB HAP contract, PB Tenancy Addendum and Statement of Family Responsibility Form to reflect MTW policies including but not limited to, rent determination methods, recertification frequencies and right to move policies.
- PHA defines a UBV project as a single building, multiple contiguous or non-contiguous buildings, or multiple buildings on contiguous or non-contiguous parcels of land all with a single owner. A single family building is a building with no more than four dwelling units. PHA may elect to combine units that cumulatively meet the definition of a UBV project, but that are covered under more than one Housing Assistance Payments (HAP) Contracts, into a single HAP Contract. For such scattered site projects, PHA implements an alternative method to determine rent reasonableness whereby PHA bases the rent reasonableness determination for all units in the project that are within the same submarket area on the rent reasonableness determination made for a single unit of each bedroom size. For example, the rent reasonableness determination for all one-bedroom units in the project will be based on the rent reasonableness determination made for a single one-bedroom unit in the project provided that the units are in the same submarket area.

For mixed-finance closings for UBV units involving new public housing units, PHA may request HUD review and approval of certain waivers to current public housing regulations in the interest of increasing housing choice, promoting long-term project viability, and encouraging more third-party development. Specific waivers that may be requested include:

- PHA may elect to allow the owner of UBV units, including PHA if it is the owner, to utilize public housing operating subsidy and other MTW funds, to pay for debt service associated with the UBV development; and,
- Where PHA provides public housing operating subsidy as part of UBV assistance, separately or in combination with voucher or other MTW funds, PHA may have the Declaration of Restrictive Covenants modified to eliminate or change the standard ten-year affordability "tail."

The specific details of each UBV agreement will be defined prior to closing and shall be subject to HUD review and approval, where applicable, as part of the mixed-finance transaction closing process.

PHA has established revised eligibility and rent policies related to the conversion of its Public Housing scattered sites units to the UBV program, which may occur through the Section 18 disposition of public housing units and replacement with Tenant Protection Vouchers, the RAD conversion process or a Section 18/RAD blend. Specifically, PHA will apply the following policies for households occupying Public Housing scattered site units at the time they are converted through either Section 18 or RAD:

- 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 or under-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 2027, PHA plans to enter into UBV contracts for 68 multifamily housing developments with a total of 5,015 affordable rental units. Additionally, PHA may issue requests for proposals, conduct evaluations, and recommend additional units and developments for approval by the PHA Board.

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

Planned Non-Significant Changes

In FY 2027, PHA will implement a modified MTW policy for the maximum number of UBV units, in order to unit-base more than 20% of its authorized voucher units. Accordingly, PHA will also waive regulatory requirements related to program caps and excepted units, including performing an analysis of impact if PHA opts to project-base 50% or more of its authorized voucher units.

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2005-2: STREAMLINE THE ADMISSIONS AND TRANSFER PROCESS

Plan Year Approved, Implemented, Amended

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

Description/Update

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

- *MTW Transfers* - PHA may authorize a limited number of transfers from Public Housing to the Housing Choice Voucher Program and vice versa. These transfers are referred to as MTW transfers. PHA may provide up to 100 transfers between the Public Housing Program and the HCV Program annually.
- *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.

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

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Significant Changes

No significant changes are planned.

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

Plan Year Approved, Implemented, Amended

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

Description/Update

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

- *Restriction on Elective Moves* – Families participating in the HCV program are permitted to move within PHA's jurisdiction after the initial term of assisted occupancy and at the time of regular recertification.
- *Criteria for Portability Moves* – PHA has established criteria for all port-out moves. The criteria require that MTW voucher participants requesting to port-out provide a verified employment, education, safety, or medical/disability need to support their move to another jurisdiction.
- *Development of Local Forms* - PHA will prepare local forms, which reflect PHA's MTW policies and procedures, for use in the HCV and Public Housing programs.

As part of the Local Forms initiative, PHA combined the HUD-9886 Authorization for the Release of Information/Privacy Act form with the PHA Authorization of Release Form in order to reduce redundancies and streamline the verification process by reducing the number of signatures required and allowing the household to sign electronically. PHA also developed a local PBV HAP Contract and Tenancy Addendum, consistent with MTW policies approved under Activity 2004-3: Unit-Based Leasing and Development Program; and a modified local Contract of Participation for the Family Self-Sufficiency (FSS) program, which incorporates the approved MTW policies for the FSS program outlined in Activity 2020-1: Local Family Self-Sufficiency Program Flexibility.

To simplify the leasing process, PHA has developed a local Request for Tenancy Approval, which incorporates MTW policies and requests information required to complete the leasing process.

PHA also developed a local tenant-based 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.

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

Planned Non-Significant Changes

No significant changes are planned.

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2011-1: PARTNERSHIP PROGRAMS INITIATIVE

Plan Year Approved, Implemented, Modified

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

Description/Update

PHA will continue to utilize MTW authority to expand public housing for special needs and other targeted groups in partnership with non-profit neighborhood groups, universities, state and local government, and other stakeholders. This flexible, services-oriented model allows PHA to leverage PHA and partner resources to provide public housing options and, where appropriate and feasible, related health care, educational, and/or other necessary services to low-income families and individuals. Authorized features of this initiative include, but are not limited to, the following:

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

In FY 2027, PHA projects that 1,460 additional public housing units will be developed by PHA development partners at 20 properties. See Table 1 for additional detail on planned developments and units. As noted in the Table 1 narrative, some or all of these developments/units may be converted to Project Based Assistance through the Faircloth to RAD initiative or the RAD transfer of assistance provisions. Due to changes to development financing and construction schedules, the projects listed in Table 1 include some projects that were listed in prior MTW Annual Plans, but which have not yet been completed. The actual number of units that are developed and the development timetable may vary depending on final financing plans, construction schedules, HUD approval timetables and other factors.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2016-1: SECOND CHANCE INITIATIVE

Plan Year Approved, Implemented, Amended

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

Description/Update

PHA will continue to utilize MTW flexibility to support implementation of the Second Chance Housing Choice Voucher Pilot Program. The policy permits the provision of 10 tenant-based vouchers for active participants in good standing with two partner agencies – the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and the Mayor’s Office of Reintegration Services (RISE) Program. The STAR Program works in conjunction with Federal Probation and Parole, to offer returning citizens an opportunity to reduce their parole period by one year through participation in the Re-Entry Program. Each participant signs a contract with their parole officer to transition the oversight of their parole to the two federal judges that administer the STAR Program. The STAR Program collaborates with the local RISE Program to provide counseling, education, job training and job placement services. In the 2017 Annual Plan, PHA indicated that placements in public housing units may be offered to Second Chance participants in good standing at PHA’s option.

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

In FY 2024, PHA increased the number of tenant-based vouchers allocated to the STAR and RISE programs to 30 vouchers due to the success of these programs in assisting returning citizens in their transition. PHA may provide for an extension 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.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2019-1: OPENING DOORS TO AFFORDABLE HOMEOWNERSHIP

Plan Year Approved, Implemented, Amended

- Approved FY 2019
- Implemented in FY 2019

Description/Update

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

In FY 2027, PHA anticipates that 20 residents will purchase a home through the Public Housing mobility program, 10 residents will purchase their scattered site units under the 5h program, and 20 current voucher holders will utilize voucher assistance to purchase homes and then receive monthly Housing Assistance Payments to support housing costs for up to a fifteen (15) or thirty (30) year period. To date, PHA has assisted over 1,000 residents to purchase their first homes. PHA will continue to work with residents to complete homeownership-counseling courses in partnership with HUD-approved housing counseling agencies.

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

Program Components

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

- *Monthly voucher assistance:* Households may receive monthly Housing Assistance Payments assistance for up to 15 or 30 years. Generally, this assistance will cover the difference between up to 28% of adjusted household income and the projected monthly homeownership costs, subject to a cap that is equal to PHA's voucher payment standard. PHA's rent simplification policies will be utilized to calculate household adjusted income and tenant monthly payments. Households will be recertified on a biennial basis per PHA's existing policy. Monthly voucher assistance may be used for private market units as well as for PHA scattered site units following sale. However, PHA will record a soft second

mortgage on the title with a 15 or 30-year period, which is related to the voucher assistance term. In the event of a default, PHA will receive notification and attempt to work with the household to develop a financial workout plan to avoid foreclosure.

- *Down payment assistance:* In lieu of receiving monthly voucher assistance, ODAHP participants will be eligible for one-time down payment assistance up to a maximum of \$15,000 per household. Participants receiving down payment assistance will not be recertified. However, PHA will record a soft second mortgage on the title with a 20-year recapture period. In the event of a default, PHA will receive notification and attempt to work with the household to develop a financial workout plan to avoid foreclosure. If the default is not cured, PHA will recoup the down payment assistance amount, which will decrease 5% annually over the 20-year term.
- *Soft second mortgage option:* Up to a maximum of \$50,000 per household may be provided as a soft second mortgage, provided that the household is not receiving other PHA homeownership assistance. Participants receiving this assistance will not be recertified. However, PHA will record a soft second mortgage on the title with a 20-year recapture period. In the event of a default, PHA will receive notification and attempt to work with the household to develop a financial workout plan to avoid foreclosure. If the default is not cured, PHA will recoup the soft second mortgage amount, which will decrease 5% annually over the 20-year term.
- *Lease to purchase option:* PHA 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 Federal Housing Administration's 203(k) Rehabilitation program, PHA may offer down payment and soft second mortgage assistance to PH residents and HCV participants who purchase and rehabilitate select scattered site units. With a Section 203(k) insured loan, PH residents and HCV participants will be able to finance the rehabilitation of the unit. PHA will qualify and connect residents with MBE/WBE contractors as well as resident-owned contracting companies to facilitate the rehabilitation. During the period of rehabilitation, HCV and PH participants will continue to receive assistance in their existing (non-homeownership) PH or HCV units until rehabilitation work is complete and the homeownership unit is ready for move-in.

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

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

affordability gap based on individual household circumstances. PHA will calculate the maximum mortgage payment allowed at 35% of adjusted monthly income, and total housing expenses at 38% of adjusted monthly income. The amount of down payment or soft second assistance to be provided by PHA will be calculated by PHA's Homeownership Opportunities Department staff based on a complete review of household finances. As part of this review, PHA staff will work to maximize household eligibility for any other non-PHA down-payment and/or closing cost assistance programs.

PHA will continue to partner with the "Turn the Key" program, a part of the City's Neighborhood Preservation Initiative to build more than 1,000 new, energy-efficient, three-bedroom 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 will receive first preference for any homeownership units that are built on land which PHA transferred to the City Land Bank and will be eligible for PHA grants up to \$50,000 and City grants up to \$25,000.

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

Planned Non-Significant Changes

During FY 2026, PHA ceased new enrollments in the Public Housing 5h program. As described in the discussion of planned affordable housing preservation and development initiatives, PHA plans to convert its scattered site Public Housing units to the PBV program in order to improve conditions and ensure their long-term affordability. Accordingly, PHA will remove the discussion of the Public Housing 5h program from this activity. However, PHA will continue to serve Public Housing families through the PH Mobility program. PHA will also discontinue the portion of this activity which permits families to purchase and rehabilitate scattered sites units using an FHA Section 203(k) insured loan.

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2019-2: SHARSWOOD YOUTH & FAMILY ENRICHMENT SERVICES

Plan Year Approved, Implemented, Amended

- Approved FY 2019
- Implemented in FY 2019

Description/Update

PHA will continue to utilize MTW funding flexibility to support programs designed to help improve educational outcomes and high school graduation rates for PHA youth living in the Sharswood/Blumberg neighborhood of Philadelphia. Through this activity, PHA also provides partial funding for case management for youth and their families to help overcome barriers to educational success and to access community resources to address family supportive service needs.

As part of the comprehensive neighborhood transformation strategy for the former Blumberg public housing development and the surrounding Sharswood community, PHA provides \$500 per student per year in MTW funds to support programming and case management services for students in grades 9-12 who attend the neighborhood school, which is operated by Big Picture Schools Philadelphia (BPSP) and located in the Vaux Community Building. MTW funding is provided for BPSP students who are part of a PHA HCV or Public Housing family. 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 EnVision Center is located in the Vaux Community Building and includes services such as health and wellness, job training, high school education and after-school programs. The plan to establish a neighborhood school and to improve educational outcomes is an integral component of the comprehensive Choice Neighborhoods Transformation Plan for Blumberg-Sharswood that was accepted by the US Department of Housing and Urban Development (HUD) in March 2016.

This MTW activity provides partial funding of BPSP's 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 youth exceed citywide educational metrics, and to graduate and move onto higher education and meaningful careers. In FY 2027, PHA anticipates serving 140 PHA youth through this activity.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Significant Changes

No significant changes are planned.

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

Plan Year Approved, Implemented, Amended

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

Description/Update

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

Revised Escrow Model

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

Annual Earned Income		Monthly Escrow Amount
\$0	\$3,499	\$0
\$3,500	\$6,499	\$50
\$6,500	\$9,499	\$75
\$9,500	\$12,499	\$100
\$12,500	\$15,499	\$125
\$15,500	\$18,499	\$150
\$18,500	\$21,499	\$175
\$21,500	\$24,499	\$200
\$24,500	\$27,499	\$225
\$27,500	\$30,499	\$250
\$30,500	\$33,499	\$275
\$33,500	\$36,499	\$300
\$36,500	\$39,499	\$325
\$39,500	\$42,499	\$350
\$42,500	\$45,499	\$375

Annual Earned Income		Monthly Escrow Amount
\$45,500	\$48,499	\$400
\$48,500	\$51,499	\$425
\$51,500	\$54,499	\$450
\$54,500	\$57,499	\$475
\$57,500	\$60,499	\$500
\$60,500	\$63,499	\$525
\$63,500	\$66,499	\$550
\$66,500	\$69,499	\$575
\$69,500	\$72,499	\$600
\$72,500	\$75,499	\$625
\$75,500	\$78,499	\$650
\$78,500	and up	\$675

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

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

Incentives

PHA will provide incentives for participants who meet interim goals in order to encourage continued participation in the FSS program and commitment to ITSP goals. Incentive 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 those required for pharmacy assistants or construction trades and approved by PHA (or their designated FSS contractor)
- \$250 for completion of an Associate's degree (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 will also provide an incentive of up to \$2,000 to recent program graduates who purchase a home within two (2) years of completing the PHA Advantage FSS program. To qualify for this homeownership incentive, the graduate must complete a homeownership course and/or counseling approved by PHA. This incentive may be used for down payment and/or post-purchase expenses; PHA will provide this incentive to qualifying graduates in addition to their final escrow disbursement. Accordingly, PHA will not count the homeownership incentive against the cap on total escrow.

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

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

Contract Term

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

Transition

PHA will provide families who enrolled in the FSS program before FY 2024 with the opportunity to benefit from the changes outlined above. PHA will notify existing families of the program changes and offer the opportunity to sign a modified Contract of Participation (CoP), which includes the program components listed above, or to continue with their existing CoP. The revised escrow model and interim incentives described above will not be retroactive for FSS families who enrolled before FY 2024 and who opt to sign a modified CoP.

In FY 2027, PHA anticipates that approximately 100 new families will enroll, resulting in a total enrollment of approximately 700 families into the MTW FSS Program.

Planned Non-Significant Changes

In partnership with Compass Working Capital, PHA may implement a pilot program in FY 2027 to automatically enroll families at select Public Housing properties in the FSS program. Compass Working Capital will offer financial coaching and asset building services to participating families and PHA will continue to administer their FSS escrow accounts. The goal of the pilot program is to increase the reach of the FSS program, to include families who may otherwise not participate, and to improve the economic outcomes for these families.

Families in the pilot program will be permitted to opt-out of the FSS program. PHA will report on the outcomes of this pilot program in the FY 2027 MTW Report.

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2020-2: SPONSOR-BASED SHARED HOUSING PILOT

Plan Year Approved, Implemented, Amended

- Approved FY 2020
- Implemented in FY 2020

Description/Update

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

The pilot program initially involved a shared housing model which included twenty-five (25) units in partnership with the City. PHA subsequently expanded the pilot program with the City to include an additional ten (10) units and entered into a new partnership with the Community College of Philadelphia (CCP) to serve up to sixteen (16) at-risk, low-income students, providing housing opportunities in scattered site units located within walking distance of CCP. To support the stability and success of students, PHA has partnered 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.

In FY 2025, PHA expanded the pilot program to include 41 total units, including 35 units with the City and six (6) units with CCP. Based on an evaluation of the program’s effectiveness in reducing homelessness and providing stable housing for participants, PHA may elect to further expand the program and the number of units. The elements of the pilot program include:

- Utilizing grant funding provided by the City to leverage MTW funds, PHA will rehabilitate existing vacant and uninhabitable scattered site public housing units. Units will generally be large-bedroom sizes with 3+ bedrooms per unit. No liens will be placed on the properties.
- PHA will enter into a master lease for one or more of the rehabilitated units with the City and/or qualified local, non-profit provider(s) that serves formerly homeless individuals and/or other hard to serve populations, i.e. youth aging out of foster care, chronically homeless, victims of domestic violence, etc.
- PHA does not intend to mix different target populations within the same unit. Supportive services will be offered directly and/or through referrals based on the needs and priorities of the resident population served, which may include case management, behavioral health services, preventive health care, adult education, employment and training, and/or other services.

- Under the terms of the master lease, the City and/or designated provider(s) (“Sponsor Agency”) will pay a flat rent to PHA. PHA will not collect or receive rents from individual tenants. The Sponsor Agency(s) will be allowed to sublease individual rooms within the unit to eligible, low-income individuals. The Sponsor Agency(s) will provide a shared housing model and supportive services to program participants and will screen and determine eligibility of participants; maintain a waiting list if needed; implement a rent policy by which participants will pay no more than 30% of income for rent; enter into sublease agreements with participants; collect rents; and develop and enforce house rules. PHA does not anticipate that on-site staffing will be required.
- Participants in this pilot program will not be considered public housing residents and will not have the responsibilities and rights associated with PHA public housing resident households. PHA will request HUD approval to classify the units covered under this pilot program as “MTW Neighborhood Services” units in accordance with PIH 2011-7. PHA will then report on households served through the MTW 50058 form. PHA’s understanding is that each occupied unit will count as one household for MTW purposes, irrespective of the number of individuals sharing the unit.
- Participants will not be subject to PHA’s Admissions and Continued Occupancy Policies including, but not limited to, those related to Eligibility Determination, Continued Occupancy, Transfers, Informal Hearings or Grievance Hearings. Participants will not be subject to public housing Community Service requirements. However, participants will be subject to admissions and continued occupancy policies established by the City or Sponsor Agency with whom PHA has entered a master lease agreement.
- Lease enforcement (up to and including evictions), house rules enforcement, rent collection and other property management activities will generally be the responsibility of the City or Sponsor Agency.
- PHA will ensure that all units meet UPCS standards at initial inspection. PHA’s role will be to prepare the unit for initial occupancy and perform routine and emergency maintenance services.
- The City and/or Sponsor Agency(s) will provide PHA with quarterly reports that provide basic data on program participants including household income, dates of occupancy, supportive services provided, outcomes achieved and other required information.

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

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Significant Changes

No significant changes are planned.

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

Plan Year Approved, Implemented, Amended

- Approved FY 2021
- Implemented FY 2024

Description/Update

In FY 2021, PHA received HUD approval to implement a pilot program to require work-able adults residing in select PHA developments to work or participate in an education or job training program. Recognizing the health and financial impact of the COVID-19 pandemic on low-income families, PHA paused plans to implement the pilot program. PHA resumed planning and completed implementation of the pilot program in FY 2025, with ample services and hardship protections to ensure that families have the capacity and support to comply with the new requirements.

This pilot program will not apply to PHA residents or HCV participants admitted before the implementation of this activity. To support and provide incentives for employment and self-sufficiency, PHA has established an MTW continued occupancy policy applicable to new residents at a limited number of target developments and units. The policy requires all non-disabled adults aged 18-54 in the household to complete at least 20 hours per week of employment – or participate 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 are 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 new Workforce Center, where they are able to work with a PHA Navigator to identify and secure employment, training and supportive service placements and referrals to PHA partner agencies.

The policies for the pilot program apply only to households that are *newly admitted or transferred* 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, is assigned to eligible applicant households where at least one adult is working 20+ hour per week or participating in an education or job training program. Eligible elderly (55+) and disabled applicants are also 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.

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

Families admitted or transferring to impacted developments will be informed of the continued occupancy work requirement and referred to PHA's Resident Programs and Partnerships (RPP) division for an orientation to learn more about the programs and services offered by PHA and its partners. RPP will meet with the family to review their needs and challenges, and to identify strategies to help ensure that all non-exempt family members are able to comply with the continued occupancy requirement. Non-exempt family members who do not meet the requirement at lease-up will be required to work with RPP to enter into an action plan for the resident to come into compliance within 180 days.

Planned Non-Significant Changes

No significant changes are planned.

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2022-1: EMERGENCY WAIVERS

Plan Year Approved, Implemented, Amended

- Approved FY 2022
- Implemented in FY 2022

Description/Update

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

1. **Delayed Reexaminations:** PHA may waive the requirement to conduct a reexamination of family income and composition at least annually. Where reexaminations have been delayed, PHA will complete the reexamination no later than the anniversary month of the following year. The next reexamination will be scheduled on the same anniversary month using the applicable reexam frequency for the family. For example, if a biennial reexam was due on April 2022, PHA would complete the reexam by April 2023. The next scheduled biennial reexam would take place in April 2025. This waiver applies to the PH and HCV programs.
2. **Verification of Income:** PHA may waive the requirements of the verification hierarchy and continue to use Enterprise Income Verification (EIV) to confirm tenant income at both interim and regular recertifications, unless specifically waived by HUD. This waiver applies to the PH and HCV programs.
3. **Increase in Payment Standard:** PHA may waive the requirement to apply the increased payment standard back to the regular effective date for delayed regular reexaminations. Instead, during periods of declared emergencies, PHA will apply the increased payment standard at the next interim reexamination after the effective date of the increased payment standard. If PHA completes a reexam late, PHA will apply the payment standard in effect on the effective date of the delayed regular reexamination. This waiver applies to the HCV program.
4. **Delayed Regular HQS Inspections:** PHA may waive the requirement for completion of regular HQS inspections at least biennially. Where a regular HQS inspection has been delayed, PHA will complete the HQS inspection no later than the anniversary month of the following year. The next HQS inspection will be scheduled on the same anniversary month using the applicable inspection frequency for the unit. For example, if an HQS inspection was due on July 2020, PHA would complete the inspection by July 2021. The next scheduled annual HQS inspection would take place in July 2022. PHA will continue to request a self-certification from the owner that no life threatening conditions exist in the

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

5. **Interim HQS Inspections:** PHA may waive the requirement to conduct re-inspections to confirm repair; however, PHA will require that the owner self-certify and provide documentation that a life-threatening deficiency has been corrected within 24 hours of notification and that a non-life-threatening deficiency has been corrected within 30 days of PHA notification. This waiver applies to the HCV program.
6. **HQS QC Inspections:** PHA may waive the requirement to conduct HQS quality control inspections and instead will suspend HQS quality control inspections until the emergency waiver has been lifted. This waiver applies to the HCV program.
7. **Homeownership HQS:** PHA may waive the requirement for the initial HQS inspection for homeownership units; however, an independent professional inspection will still be required. This waiver applies to the HCV Homeownership Program.
8. **Delayed PH Annual Self-Inspection:** PHA may waive the requirement to complete annual self-inspections of PH units. Where self-inspections are delayed, PHA will continue to respond to and address serious conditions that could jeopardize life or property. Additionally, if self-inspections are delayed, PHA will resume self-inspections once the waiver is lifted beginning with the units which were inspected on the oldest date. PHA has not yet implemented the waiver and continues to perform required self-inspections; however, PHA will reserve the right to apply this waiver in the upcoming fiscal year. This waiver applies to the PH program.
9. **FSS Contract of Participation:** PHA may waive the requirement regarding the maximum extension of an FSS Contract of Participation (COP). During periods of declared emergency, PHA may extend a family's COP, using the declared emergency as good cause of the need for extension. For households who were already in the two year extension period when the emergency was declared, PHA may extend their COP beyond the two year extension threshold. This waiver applies to the PH and HCV FSS program.

PHA will report on those emergency waivers implemented in the FY 2026 MTW Report in the event of a natural disaster, economic, or health related emergency.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2025-1: ALTERNATIVE INSPECTION SCHEDULE

Plan Year Approved, Implemented, Amended

- Approved FY 2025
- Implemented in FY 2025

Description/Update

PHA has implemented an alternative inspection schedule for select 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 continue to 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. In FY 2026, PHA will apply the flexibility to inspect units once every three years to UBV units owned by PHA or a PHA affiliate. Additionally, PHA may expand the application of this flexibility to tenant-based and unit-based vouchers for units and properties that were recently built, including new construction.

In FY 2026, PHA expanded this activity to include the flexibility to conduct pre-inspections. PHA will approve an assisted tenancy and execute the HAP contract if the unit passed pre-inspection within 90 days of the move-in date. If a Request for Tenancy Approval (RFTA) is submitted after the 90-day period has elapsed, PHA will conduct another inspection.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2025-2: EXPANDING HOUSING OPTIONS FOR VETERANS

Plan Year Approved, Implemented, Amended

- Approved FY 2025
- Implementation Planned for FY 2027

Description/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 will limit the program to 12 participants. PHA will assess the pilot program and its parameters after the initial year.

As noted above, PHA will apply the approved MTW flexibilities under this activity to the Veteran's Affairs Supportive Housing (VASH) program.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Significant Changes

No significant changes are planned.

ACTIVITY 2025-3: EXPANDING AFFORDABLE HOUSING OPPORTUNITIES THROUGH ACQUISITIONS

Plan Year Approved, Implemented, Amended

- Approved FY 2025 Plan Amendment
- Implemented in FY 2025

Description/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. The cost of acquiring existing multifamily housing is substantially lower than the cost of new development undertaken directly by PHA or its affiliates. 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.

PHA will continue to pursue additional acquisitions in FY 2027 and provide details on actual acquisitions and funded activities in the MTW Annual Reports. Since inception of this activity through October 2025, PHA has 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.	336	\$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.	30	\$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
Birchwood at Grays Ferry (<i>formerly St. Anthony's</i>)	Located in the South Philadelphia area, zip code 19146. Includes senior and family units with a mix of one-, two, three- and four-bedroom units.	53	\$5,600,000
The Greene Manor	Located in the Mt. Airy Germantown area, zip code 19144. Includes studio, one-, two- and three-bedroom units situated in four developments.	381	\$76,900,000
Somerset Station	Located in Port Richmond neighborhood, zip code 19134. Includes studio, one-, two- and three-bedroom units.	220	\$58,100,000
Harmony	Located in 19146 zip code. Includes one-, two- and three-bedroom units.	19	\$4,800,000
Grove	Located in the Grays Ferry neighborhood, 19146 zip code. Includes two- and three-bedroom units.	5	\$1,200,000
Wister Court	Located in the historic Germantown neighborhood, 19144 zip code. Includes one-, two- and three-bedroom units.	49	\$13,000,000
S 47 th & Woodland Avenue	Located near University of Pennsylvania and St. Joseph's University in the 19143 zip code.	22	\$7,500,000
TOTAL		1,434	\$262,100,000

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, tax exempt bond proceeds 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.

As noted, PHA will report on all funded activities through the MTW Annual Report.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Significant Changes

No significant changes are planned.

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.

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 required. These activities are now referenced in

Activity	Plan Year	Close Out Year	Reason for Close Out
			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	PHA determined that this activity was not required and elected not to proceed with implementation.

V. PLANNED APPLICATION OF MTW FUNDS

A. Planned Application of MTW Funds

Tables 9 and 10 below provide estimates of PHA's MTW sources and uses for FY 2027, which begins April 1, 2026 and ends March 31, 2027. As PHA's funding levels for future periods are unknown at the present time, these tables provide preliminary projections and are subject to change based on the actual level of funding provided to PHA. The tables follow HUD's Financial Data Schedule (FDS) format and do not include information on non-MTW funding sources or uses.

i. Estimated Sources of MTW Funds

Table 9: Estimated Sources of MTW Funding for FY 2027

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$30,508,224
70600	HUD PHA Operating Grants*	\$521,722,812
70610	Capital Grants	\$56,569,945
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	-
71100+72000	Interest Income	\$3,688,000
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	\$8,500,000
70000	Total Revenue	\$620,988,981

* This line item includes projected Public Housing Operating Fund and HAP revenue. Of the total amount listed, the Public Housing Operating Fund revenue is estimated at \$184,101,520, HCV HAP revenue is estimated at \$314,410,778, Mainstream estimated at \$3,908,864, Foster to Youth Independence estimated at \$723,034 and RAD Subsidies estimated at \$18,578,616.

ii. Estimated Application of MTW Funds

Table 10: Estimated Application of MTW Funding for FY 2027

FDS Line Item	FDS Line-Item Name	Dollar Amount
91000(91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	\$94,173,245
91300+91310+92000	Management Fee Expense	-
91810	Allocated Overhead	--
92500(92100+92200+92300+92400)	Total Tenant Services	\$11,197,800
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$25,650,240

FDS Line Item	FDS Line-Item Name	Dollar Amount
93500+93700	Labor	-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$100,735,290
95000 (95100+95200+95300+95500)	Total Protective Services	\$8,854,668
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$20,433,465
96000(96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$20,741,876
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	-
97100+97200	Total Extraordinary Maintenance	-
97300+97350	HAP + HAP Portability-In	\$255,178,689
97400	Depreciation Expense	-
97500+97600+97700+97800 *	All Other Expense	\$84,023,708
90000	Total Expenses	\$620,988,981

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

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

Not applicable.

iii. Description of Planned Application of MTW Funding Flexibility

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

- Capital Activities to support development activities including acquisitions, new development, and preservation of affordable housing, and maintenance and site improvements throughout PHA.
- Family Programs and Comprehensive Resident Supportive Service activities to support a wide range of public safety, program compliance, and training and education efforts for PHA residents including: youth development programs citywide; senior programs citywide; Pre-Apprenticeship Program; service coordination; job training and placement; educational partnership initiatives; affordable homeownership programs; Community Relations police units; Community Partners training and educational programs; and other Economic Development and Self-Sufficiency program activities. See Table 11 below for a summary of resident services initiatives planned for FY 2027 including MTW and Non-MTW funded initiatives.

- Quality of Life Programs to support Lease Enforcement and Section 8 investigations programs.
- General Conditions to include functional enhancements and training on software systems, staff training, and energy management initiatives.
- Management directives associated with balancing and optimizing PHA's organization structure in line with HUD funding modifications related to the MTW agreement.
- PHA may utilize single fund flexibility to support the planning and development of a child savings program for young children who are part of PHA HCV and PH households. Based on preliminary discussions, PHA anticipates making contributions to educational savings accounts on behalf of eligible PHA children. PHA is currently determining the parameters for the program and working to identify potential partners for administering the savings program. PHA may propose an MTW activity in future fiscal years if components of the child savings program require an MTW waiver.
- In FY 2027, PHA may utilize single fund flexibility to support the stability and success of veterans newly admitted and housed through the VASH program. Specifically, PHA may provide financial assistance for veterans to purchase basic home furniture for their rental unit.

Table 11: Resident Services Program Summary for FY 2027

Program/Partner	Program Description	Target Population	Funding Source	Projected Residents Served
ADULT EDUCATION AND TRAINING				
ABE/GED Program	Adult Basic Education and General Equivalency Diploma education in the required domains.	PHA residents ages 18 to 55	Partnership	20
PHA Workforce Center Job Training Enrollments	Occupational Skills training (CDL, Nurse Aide, IT, Laborers' Union pre-apprenticeship, etc.) in career areas with reasonable growth potential and connection to employment.	PHA residents ages 18 to 55	MTW	150
PHA Workforce Center	Drop-in Center - Employment "One Stop" providing connections jobs and training opportunities.	PHA residents	MTW	100 visits/contacts per month
Section 3 Job Bank	Ensure that economic opportunities are provided to PHA residents through workshops, info sessions and job matches.	PHA residents ages 18 to 55	Section 3 vendors	40 residents
Section 3 Resource Center	Ensure that economic opportunities are provided to PHA residents through workshops, info sessions and partner referrals.	PHA residents ages 18+	MTW/ Section 3 vendors	500 residents participating in workshops and screening

Program/Partner	Program Description	Target Population	Funding Source	Projected Residents Served
Section 3 Career Support	Assist PHA residents with resume support, record mock interview and provide our Career Closet, which offers interview and post-hire attire.	PHA residents ages 18-55	MTW	10 residents employed
Entrepreneurial Fellowship	Our six-month entrepreneurial fellowship is designed to provide extensive training as it relates to growing a small business. Fellows are provided with executive coaching and personalized pathways along with funding.	PHA residents ages 18+	MTW	10-15 Fellows annually
HEALTH, WELLNESS & SAFETY PROGRAMS				
Community Health Worker (CHW) Program	Temple University will train CHWs to provide information on health, safety and wellness at 10+ PHA sites.	All PHA residents	MTW, CNI	10 residents trained; 400 served
Diversiónary Initiative	Connect residents with trauma-informed resources to counteract the negative effects of violence in PHA communities and create partnerships and opportunities to reduce criminal activities of at-risk residents	PHA residents and families impacted by traumatic or violent events	MTW	350+ cases resolved
Gun Violence Intervention & Coordination Center Housing Initiative	Housing provision for young men (and their families), who would otherwise be at imminent risk of involvement in community gun violence, who are participating in counseling, job readiness and employment programming	Young men and families at risk of involvement in community gun violence	Civic Coalition to Save Lives	30 households
RPP Social Services Team	Intervention resource providing guidance and direction for social service initiatives surrounding emotional and behavioral health issues, and partners with agencies to negotiate affordable services for residents	PHA and PAPMC residents and families	MTW, LIHTC	150+ household referrals
YOUTH & FAMILY PROGRAMS				
PHA Youth & Family Center	Drop-in center and weekly schedule of partner programming/events for any PHA and/or neighboring families with or expecting children.	PHA families with children and expecting parents	MTW	150 visits/contacts per month
Early Childhood Education Navigation	Referrals and direct assistance to residents enrolling families in childcare, early childhood education and Pre-Kindergarten programs.	PHA families with children ages 0-5	MTW	50 families assisted with new program or provider enrollment per year
Family Enrichment	Linking families to services for the entire household, especially youth needing service referrals or connections.	PHA families with children ages 0-24	MTW	150 families
Afterschool Programs at 10 sites	On site programs which meet the standard of providing (1) homework assistance, (2) project-based learning, (3) community service, and (4) physical/ body kinesthetic activities.	PHA youth ages 6 to 18	MTW	250
PHA Summer Camps at 10 sites	Summer enrichment activities to prevent academic regression.	PHA youth ages 6 to 13	MTW	250 enrolled

Program/Partner	Program Description	Target Population	Funding Source	Projected Residents Served
Mighty Writers Out of School and Summer Programs	Provides literacy programming and activities, plus food and diaper distribution, at three sites.	PHA youth ages 3-18	Partnership HUD/CNI	Approximately 100 PHA residents enrolled. Over 100 additional youth served in PHA communities
Youth Summer Jobs Program – Summer WorkReady	Six weeks of summer employment for youth. Youth are placed at PHA sites.	PHA teens	C2L PHL program and non-profit partners	15 students placed at PHA
Kinship Care Program	Supportive services for grandparents raising grandchildren, foster children and/or other relations ages 0-8 years	Grandparents raising grandchildren age 0-8 in PHA-assisted housing	William Penn Foundation	35 households
Supportive Housing for Foster Youth Aging Out and Formerly Unhoused Youth/Young Adults	Wraparound affordable housing-and-supportive service development serving unhoused and housing-insecure youth and young adults, especially those aging out of foster care who are or are at risk of becoming homeless	Housing-insecure young people ages 18-24, prioritizing youth aging out of foster care	MTW , City of Phila, PHDC	36 households
MEAL PROGRAMS				
Summer Food Program at 10 sites	Breakfast and lunch served on site to provide appropriate nutrition during the summer.	PHA youth ages 5 to 18	MTW/PA Department of Education	30,000 meals served
Senior Meal Programs - Congregate Hall Philadelphia Corp of Aging (3 sites)	Meal program, which not only enables residents to have appropriate nutrition, but also best practice fellowship to support aging in place.	PHA residents ages 62+	HUD	16,000+ meals served @ Congregate Hall 18,000+ meals served @ 3 sites through PCA
FINANCIAL MANAGEMENT				
Financial Literacy – homeownership track	Course on credit and money management to enable residents to purchase homes.	PHA residents	MTW	750
FSS	Assessment of individual and family needs, enrollment in FSS, followed by referrals and tracking.	PHA residents	HUD	700
Homeownership Program	Housing counseling and assistance with home purchase process. This includes 5h, HCV, and Section 32.	PHA residents	MTW, Other	500 attended workshops 50 sales

Program/Partner	Program Description	Target Population	Funding Source	Projected Residents Served
Eviction Prevention for Families with Young Children	Support and financial coaching for public housing families who risk entering the lease enforcement pipeline, and are raising children between the ages of 0-8 years (PHA may elect to expand this initiative to additional families in FY 2027 or future fiscal years.)	Public housing families raising children age 0-8, who are at risk of lease enforcement	William Penn Foundation	100 families
PLACE BASED HUD INITIATIVES				
Jobs Plus Program	Place-based employment program designed to increase the earnings and employment of working-age residents.	PHA residents ages 18 to 64 at Wilson Park	HUD	415 assessed and enrolled
ROSS Program	Assessment of individual and family needs, followed by referrals and tracking.	PHA residents at ROSS target sites	HUD	150+ assessments completed at 8 developments
CNI Sharswood Implementation	Place-based case management for relocated, returning and new families in the redeveloped Blumberg community.	PHA Sharswood households	HUD	Outreach and assessments completed for up to 400 families
CNI Bartram Implementation	Place-based case management for relocated and any returning families who move out of the Bartram Village community as redevelopment begins.	PHA Bartram households	HUD	Outreach and assessments completed for up to 400 families

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

HUD requires that MTW agencies provide the information on Tables 12 and 13. This includes estimated reserve balances as of the beginning of FY 2027 and planned uses of reserves in FY 2027. The amounts, timetables and planned uses shown are preliminary and subject to modification.

Table 12: Planned Unspent Operating Fund and HCV Funding

Original Funding Source	Estimated Reserve Balance as of 04/01/2026	Planned Application of Reserves in FY 2027
HCV HAP*	\$248,695,794	\$248,695,794
HCV Admin Fee	\$29,210,861	\$0
PH Operating Subsidy	\$61,367,173	\$61,367,173
TOTAL:	\$339,273,828	\$310,062,967

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

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

Planned Use	Estimated Amount	Funding Source	Projected Timeline
Bartram Phase 4a	\$20,290,000	MTW Reserves – HCV HAP	1 year
Cassie Holly	\$61,367,173	PH Operating Subsidy	1 year
Cassie Holly	\$20,232,827	MTW Reserves – HCV HAP	1 year
GGFE 2	\$22,327,738	MTW Reserves – HCV HAP	1 year
Gladys Jacobs	\$3,528,000	MTW Reserves – HCV HAP	1 year
Johnson Homes II	\$53,929,419	MTW Reserves – HCV HAP	1 year
Johnson Homes III	\$22,655,591	MTW Reserves – HCV HAP	1 year
LEB I, II, & III; Marshall Sheppard	\$12,789,000	MTW Reserves – HCV HAP	1 year
Richard Allen III	\$7,849,800	MTW Reserves – HCV HAP	1 year
Richard Allen Conventional	\$6,615,000	MTW Reserves – HCV HAP	1 year
Westpark Plaza	\$4,811,720	MTW Reserves – HCV HAP	1 year
Wilson Park Low-rise Phase II	\$33,600,000	MTW Reserves – HCV HAP	1 year
SS 904	\$17,066,700	MTW Reserves – HCV HAP	1 year
General Unit and Site Upgrades	\$23,000,000		
Total	\$310,062,967		

C. Local Asset Management Plan

- i. *Is the MTW PHA allocating costs within statute?*
- ii. *Is the MTW PHA implementing a local asset management plan (LAMP)?*
- iii. *Has the MTW PHA provided a LAMP in the appendix?*

No
Yes
Yes

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

Pursuant to its MTW Agreement, PHA has developed a Local Asset Management Plan (LAMP) that describes the agency's cost allocation plan and other technical components of PHA's local asset management strategy. HUD approved PHA's initial LAMP as part of the MTW FY 2010 Annual Plan submission. When applicable, PHA will submit updates to the LAMP as part of the Annual Plan submission. No changes are proposed to the LAMP for FY 2027. A copy of the current LAMP is included in Appendix B.

D. Rental Assistance Demonstration (RAD) Participation

i. Description of RAD Participation

The conversion of public housing units to project-based assistance under the RAD program is an important component of PHA's "Opening Doors" housing preservation and expansion strategy. Through RAD conversion, PHA is able to access private equity (primarily through the Low Income Housing Tax Credit program) and other funds to invest in existing PHA developments as well as to leverage new funding to replace obsolete scattered site units and "transfer assistance" to other new developments. Table 14 below provides summary information on PHA's current plans to convert existing public housing units to project-based assistance through the RAD program, and to transfer public housing assistance from vacant, non-viable scattered site units to new developments that will be subsidized through long-term project-based assistance contracts in FY 2027 and future years. PHA will also continue to utilize HUD's "Faircloth to RAD" (FTR) initiative to expand the supply of affordable housing. Under FTR, PHA is able to tap into unused public housing Annual Contributions Contract (ACC) authority, develop new public housing using that authority and then convert the public housing to Project Based Voucher assistance under the RAD program. Projects listed in Table 14 below may be pending Low Income Housing Tax Credit awards and/or other financing and, as a result, are subject to change.

For informational purposes, Table 15 includes those developments that PHA has converted through the RAD program, as well as the developments PHA expects to convert through the RAD program by the close of FY 2026, including transfer of assistance and FTR developments. Actual timetables for conversion and/or PHA's decision to proceed with conversion may vary from the information included below, depending on various factors including project feasibility determinations, project financing, timetables for HUD and other approvals and other factors.

The timetable for RAD conversions and FTR extends beyond FY 2027 and continues to be refined in consultation with HUD and PHA's resident leadership. The listed projects may be modified in the future and are subject to approval by HUD and the PHA Board of Commissioners. Due to variances in development plans and schedules, projects listed may appear in prior or future Annual Plans, and unit counts may vary. PHA may apply for additional RAD conversions beyond those shown in Tables 14 and 15.

Table 14: RAD Closings Planned in FY 2027 and Future Years

AMP	Development Name	RAD Units	Description
PA2-TBD	11th & Berks (North Central VI)	136	New construction development under Faircloth to RAD
PA2-TBD	28th & York	55	New construction development under Faircloth to RAD
PA2-TBD	5000 Warrington Avenue	50	New construction development under Faircloth to RAD
PA2-030	Abbottsford	236	Conversion of existing public housing development

AMP	Development Name	RAD Units	Description
PA2-031	Bartram Village	448	Conversion of existing public housing development
PA2-TBD	Beacon of Hope	20	Rehabilitation/adaptive reuse under Faircloth to RAD
PA2-TBD	Beech Senior Apartments	100	Adaptive/reuse under Faircloth to RAD
PA2-TBD	Brith Sholom	335	Rehabilitation under Faircloth to RAD
PA2-137	Cambridge I	44	Conversion of existing PAPMC public housing development
PA2-129	Cambridge II	40	Conversion of existing PAPMC public housing development
PA2-147	Cambridge III	40	Conversion of existing PAPMC public housing development
PA2-062	Cassie Holley	71	Conversion of existing public housing development
PA-TBD	Cecil B. Moore Senior	63	New construction under Faircloth to RAD
PA2-189	Dauphin House	52	Conversion of existing AME public housing development
PA2-126	Eight Diamonds	152	Conversion of existing AME public housing development
PA2-TBD	Fairhill III	74	New construction development under Faircloth to RAD
PA2-TBD	Fairmount Flats	24	New construction development under Faircloth to RAD
PA2-130	Falls Ridge	135	Conversion of existing AME public housing development
PA2-TBD	Frankford TOD	132	New construction development under Faircloth to RAD
PA2-TBD	Gaudenzia Cathedral Homes	40	New construction development under Faircloth to RAD
PA2-152	Germantown House	133	Conversion of existing PAPMC public housing development
PA2-139	GGFE I	245	Conversion of existing PAPMC public housing development
PA2-143	GGFE II	184	Conversion of existing PAPMC public housing development
PA2-114	Gladys B. Jacobs	80	Conversion of existing public housing development
PA2-TBD	HACE – Fairhill and Hugh St. Lofts Scattered Sites	43	New construction development under Faircloth to RAD
PA2-015	Harrison Plaza Low Rise	188	Conversion of existing public housing development
PA2-176	Impact Services Veterans Housing	18	Conversion of existing AME public housing development
PA2-001	Johnson Homes	535	Conversion of existing public housing development
PA2-145	LEB I	80	Conversion of existing PAPMC public housing development
PA2-150	LEB II	80	Conversion of existing PAPMC public housing development
PA2-153	LEB III	50	Conversion of existing PAPMC public housing development

AMP	Development Name	RAD Units	Description
PA2-186	Liberty 52	24	Conversion of existing AME public housing development
PA2-157	Ludlow Phase III	75	Conversion of existing PAPMC public housing development
PA2-184	Maguire Residence	27	Conversion of existing AME public housing development
PA2-163	Mantua I	50	Conversion of existing PAPMC public housing development
PA2-165	Mantua II	51	Conversion of existing PAPMC public housing development
PA2-156	Marshall Shepard	80	Conversion of existing PAPMC public housing development
PA2-TBD	Media Flats – 6435 Media Street	33	New construction development under Faircloth to RAD
PA2-128	MLK I	49	Conversion of existing AME public housing development
PA2-136	MLK III	45	Conversion of existing AME public housing development
PA2-149	MLK IV	42	Conversion of existing PAPMC public housing development
PA2-138	Mt. Olivet	161	Conversion of existing PAPMC public housing development
PA2-158	Nellie Reynolds Gardens	64	Conversion of existing PAPMC public housing development
PA2-TBD	New Africa Center	41	New construction development under Faircloth to RAD
PA2-182	New Courtland Apartments at Henry Avenue	49	Conversion of existing AME public housing development
PA2-177	New Courtland at Allegheny	56	Conversion of existing AME public housing development
PA2-183	New Courtland at Henry Avenue Phase 1B	36	Conversion of existing AME public housing development
PA2-188	Nicole Hines Townhomes	23	Conversion of existing AME public housing development
PA2-TBD	Opportunities Apartments	41	New construction development under Faircloth to RAD
PA2-173	Paschall I	50	Conversion of existing PAPMC public housing development
PA2-175	Paschall II	50	Conversion of existing PAPMC public housing development
PA2-190	Peg's Place	40	Conversion of existing AME public housing development
PA2-TBD	Philly House Residence	70	New construction development under Faircloth to RAD
PA2-TBD	Project Home – 4912 Griscom Street	44	New construction development under Faircloth to RAD
PA2-003	Richard Allen Homes	150	Conversion of existing public housing development
PA2-133	Richard Allen III	178	Conversion of existing PAPMC public housing development
PA2-131	Saint Anthony's	38	Conversion of existing AME public housing development

AMP	Development Name	RAD Units	Description
PA2-TBD	Scattered Sites	25	New construction development under Faircloth to RAD
PA2-020	Spring Garden Apartments	202	Conversion of existing public housing development
PA2-181	St. Francis Villa	40	Conversion of existing AME public housing development
PA2-192	St. Rita Place Senior Housing	46	Conversion of existing AME public housing development
PA2-132	Suffolk Manor	137	Conversion of existing PAPMC public housing development
PA2-TBD	The Queen Senior Apartments	49	New construction development under Faircloth to RAD
PA2-TBD	Walton School	48	Adaptive reuse under Faircloth to RAD
PA2-160	Warnock I	50	Conversion of existing PAPMC public housing development
PA2-161	Warnock II	45	Conversion of existing PAPMC public housing development
PA2-TBD	West Philadelphia Preservation	45	New construction development under Faircloth to RAD
PA2-TBD	Westbrook Community Apartments	50	Adaptive Reuse and New Construction under Faircloth to RAD
PA2-013	Wilson Park	728	Conversion of existing public housing development
	Total	6,915	

Table 15: RAD Closings Completed or Projected to be Completed by End of FY 2026

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

Property Name	RAD Units	Description
Plymouth Hall (PA2-079)	53	Conversion of existing public housing
Norris Apartments Phase III	28	CNI RAD Conversion
Blumberg 83	83	Transfer of Assistance
Susquehanna Square	37	Transfer of Assistance
Norris Apartments Phase V (CNI)	45	CNI RAD Conversion
Reynolds School	49	Transfer of Assistance
27th and Susquehanna	78	Transfer of Assistance
Sharswood I (Hunt)	30	Transfer of Assistance
Queen Lane LP	55	Conversion of existing PAPMC public housing
Norris LP	51	Conversion of existing PAPMC public housing
Harrison Plaza Tower	112	Conversion of tower building of existing public housing 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
Be A Gem Crossing (aka North 10)	41	Conversion of existing AME public housing development
Casa Indiana	50	Conversion of existing AME public housing development
Fairhill Apartments Phase 1	131	Conversion of existing public housing development
Fairhill Apartments Phase 2	133	Conversion of existing public housing development
Inglis Methodist Gardens	47	Conversion of existing AME public housing development
Mill Redevelopment @ A and Indiana	36	Conversion of existing AME public housing development
Queen Row	43	Conversion of existing public housing development
Rafael Porrata-Doria Place	30	Conversion of existing AME public housing development
Sharswood III	101	New construction development under Faircloth to RAD
West Mill Place	30	Conversion of existing AME public housing development
17th Street Community Corridor Project Phase 1	40	New construction development under Faircloth to RAD
Abigail Pankey Apartments	21	New construction development under Faircloth to RAD
Angela Court I/St. Ignatius	67	Conversion of existing AME public housing development
Angela Court II	54	Conversion of existing AME public housing development
Apartments at 40th Street Place	40	New construction development under Faircloth to RAD

Property Name	RAD Units	Description
Bartram Village Phase 1	52	Conversion of existing public housing development
Clearfield Apartments	48	New construction development under Faircloth to RAD
Compassion Senior Living	38	New construction development under Faircloth to RAD
Francis House	50	Conversion of existing AME public housing development
Good Shepherd	31	New construction development under Faircloth to RAD
Liberty53: Estelle B. Richman Place	31	New construction development under Faircloth to RAD
Linda Lockman King Apartments	23	New construction development under Faircloth to RAD
Neumann North	67	Conversion of existing AME public housing development
North Park Avenue	45	New construction development under Faircloth to RAD
Ruth Street Civic House	44	New construction development under Faircloth to RAD
Sepviva Lofts	51	New construction development under Faircloth to RAD
St. Katherine Drexel Place	48	Rehabilitation and new construction under Faircloth to RAD
West Park Apartments	327	Conversion of existing public housing development
Total	3,926	

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

No

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

PHA has submitted and obtained HUD approval for the RAD Significant Amendments listed on Table 16, including RAD Significant Amendments submitted on December 29, 2025 as part of Amendment #1 to the FY 2026 Annual Plan and approved by HUD on February 23, 2026.

iv. *RAD Significant Amendments*

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

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

Table 16: Previously Submitted RAD Significant Amendments

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

¹ # of RAD units in the Blumberg Phase 1 RAD Significant Amendment exceeds # of RAD units in final HAP Contract.

² Pursuant to PHA letter to HUD dated 1/27/2016, NewCourtland at Allegheny II withdrew from further consideration as a RAD site and accordingly, PHA does not intend to proceed with the transfer of assistance of 40 units at NewCourtland at Allegheny II.

No	Plan Year	Date Submitted to HUD	HUD Approval Date	Property		Number of RAD Units	Transfer of Assistance (Yes/No)
				Pre-Conversion	Post-Conversion		
				Blumberg Senior (PA002000050)	Blumberg Senior (PA002000050)	94	No
7.	FY 2018	4/25/2017	6/14/2017	Scattered Sites (PA002000904, PA002000906)	Cantrell Place	40	Yes
				Scattered Sites (PA002000906, PA002000907, PA002000909)	Witherspoon	40	Yes
				Scattered Sites (PA002000905, PA002000910)	Reynolds School	64	Yes
				Scattered Sites (PA002000908)	Beury Building	50	Yes
				Scattered Sites (PA002000902)	1315 North 8 th Street	25	Yes
8.	FY 2019	01/12/2018	04/28/2018	Scattered Sites (PA002000909)	Harlan Street	22	Yes
				Scattered Sites (PA002000902,904,905,907,908,909)	Susquehanna Square	37	Yes
				Scattered Sites (PA002000901,902,903)	Walton School	44	Yes
				Scattered Sites (PA002000901,902,903,904,905,906,907,908,909)	Blumberg Phase III	83	Yes
9.	FY 2020	01/14/2019	05/10/2019	Scattered Sites PA002000901,902,903, 905, 909)	Susquehanna Net Zero Housing, LP	78	Yes
10.	FY 2020	05/24/2019	07/01/2019	Scattered Sites PA002000901,902, 905, 907,908,909)	Sharswood Phase I	30	Yes
11.	FY 2020	10/23/2019	11/18/2019	Norris Apartments LP PA002000175	Norris Apartments LP	51	No
				Queen Lane Apartments LP PA002000179	Queen Lane Apartments LP	55	No
				Queen Row PA002000178	Queen Row	43	No
12.	FY 2021	01/15/2020	03/24/2020	West Park Apartments PA002000039	West Park TBD	327	Yes
				Fairhill Apartments PA002000055	Fairhill TBD	264	Yes
				Harrison Plaza (Tower only) PA002000015	Harrison Tower	112	No
				School of Nursing	School of Nursing ³	50	Yes
13.	FY 2022	01/15/2021	04/16/2021	Scattered Sites PA002000903, 904, 907	Hunt Sharswood Phase II	30	Yes
				Scattered Sites PA002000901,902, 903, 905, 907, 908, 909, 910	Hunt Sharswood Phase III	95	Yes
				Scattered Sites PA002000901, 908	Henry Avenue Tower	40	Yes
14.	FY 2022	04/21/2021	06/10/2021	Scattered Sites PA002000908, 909, 910	PHA Sharswood Phase IV-A	58	Yes

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

No	Plan Year	Date Submitted to HUD	HUD Approval Date	Property		Number of RAD Units	Transfer of Assistance (Yes/No)
				Pre-Conversion	Post-Conversion		
				Casa Indiana PA002000185	Casa Indiana	50	No
15.	FY2022	12/23/2021	02/11/2022	Harrison Low Rise PA002000015	Harrison Low-Rise	188	No
16.	FY 2023	12/30/2021	04/28/2022	Scattered Sites PA002000901, 902, 903, 904, 905, 907, 908, 909, 910	PHA Sharswood Phase VI-A	65	Yes
				Faircloth to RAD	Walton School	51	-
				Faircloth to RAD	Hunt Sharswood Phase III	101	-
17.	FY 2023	05/23/2022	06/28/2022	Scattered Sites PA002000903, 904, 905, 906, 907, 908, 909	Old First House	34	Yes
				Scattered Sites PA002000901, 910	Janney Apartments	29	Yes
				Faircloth to RAD	Father Augustus Tolton Place (Eastwick)	45	-
				Faircloth to RAD	Compassion Senior Living	38	-
				Faircloth to RAD	NewCourtland St.Barts Phase 2	48	-
18.	FY 2023	12/21/2022	01/10/2023	Faircloth to RAD	Rafael Porrata-Doria Place	30	-
				Faircloth to RAD	West Mill Place	20	-
				Faircloth to RAD	Allegheny West Plaza	45	-
				Faircloth to RAD	Be a Gem Crossing	41	-
				Faircloth to RAD	Mill Redevelopment A & Indiana	36	-
19.	FY 2024	06/26/2023	09/22/2023	Faircloth to RAD	Abigail Pankey Apartments	21	-
				PA002000146	Angela Court I/ St. Ignatius	67	No
				PA002000159	Angela Court II	54	No
				Faircloth to RAD	Apartments at 40th Street Place	40	-
				PA002000031	Bartram Village Off-Site Replacement Housing Phase I	64	No
				Faircloth to RAD	Beech Senior Apartments	100	-
				PA002000137	Cambridge Plaza I	44	No
				PA002000129	Cambridge Plaza II	40	No
				PA002000147	Cambridge Plaza III	40	No
				Faircloth to RAD	Clearfield Apartments	48	-
				PA002000130	Falls Ridge (Schuylkill	135	No

No	Plan Year	Date Submitted to HUD	HUD Approval Date	Property		Number of RAD Units	Transfer of Assistance (Yes/No)
				Pre-Conversion	Post-Conversion		
					Falls)		
				PA002000114	Gladys B. Jacobs	80	No
				Faircloth to RAD	Good Shepherd	31	-
				Faircloth to RAD	Liberty53: Estelle B. Richman Place	31	-
				PA002000148	Neumann North	67	No
				Faircloth to RAD	Opportunities Apartments	41	-
				PA002000133	Richard Allen III	178	No
				Faircloth to RAD	Ruth Street Civic House	44	-
20.	FY 2024	01/08/2024	02/21/2024	Faircloth to RAD	Westbrook Community Apartments	50	-
				PA002000062	Cassie Holley (Point Breeze Court)	71	No
				Faircloth to RAD	Cecil B Moore Senior	63	-
				PA002000189	Dauphin House	52	No
				PA002000139	Greater Grays Ferry Estates I (Tasker I)	245	No
				PA002000143	Greater Grays Ferry Estates II	184	No
				PA002000191	Inglis Methodist Gardens	47	No
				PA002000149	MLK IV	42	No
				PA002000138	Mount Olivet	161	No
				PA002000177	New Courtland at Allegheny	56	No
				PA002000131	St Anthonys Senior Residence	38	No
				PA002000132	Suffolk Manor	137	No
21.	FY 2025	12/23/2024	03/06/2025	PA002000013	Wilson Park	728	No
				Faircloth to RAD	11th & Berks	136	-
				Faircloth to RAD	17th Street Community Corridor Project Phase I	40	-
				Faircloth to RAD	5000 Warrington Avenue	50	-
				Faircloth to RAD	Beacon of Hope	20	-
				Faircloth to RAD	Brith Sholom	335	-
				Faircloth to RAD	Fairhill III	74	-
				Faircloth to RAD	Fairmount Flats	24	-
				PA002000187	Francis House	50	No
				Faircloth to RAD	Gaudenzia Cathedral Homes	40	-
				PA002000176	Impact Services Veterans Housing	18	No
				Faircloth to RAD	Linda Lockman King Apartments	23	-

No	Plan Year	Date Submitted to HUD	HUD Approval Date	Property		Number of RAD Units	Transfer of Assistance (Yes/No)
				Pre-Conversion	Post-Conversion		
				Faircloth to RAD	New Africa Center	41	-
				PA002000182	New Courtland Apartments at Henry Avenue	49	No
				PA002000183	New Courtland at Henry Avenue Phase 1B	36	No
				Faircloth to RAD	North Park Avenue	45	-
				Faircloth to RAD	Scattered Sites	25	-
				Faircloth to RAD	Sepviva Lofts	51	-
				Faircloth to RAD	St. Katherine Drexel Place	48	-
				Faircloth to RAD	The Queen Senior Apartments	49	-
22.	FY 2026	12/29/2025	02/23/2026	PA002000186	Liberty 52	24	-
				PA002000184	Maguire Residence	27	-
				PA002000188	Nicole Hines Townhomes	23	-
				PA002000190	Peg's Place	40	-
				PA002000181	St. Francis Villa	40	-
				PA002000192	St. Rita Place Senior Housing	46	-
				PA002000152	Germantown House	133	-
				PA002000145	LEB I	80	-
				PA002000150	LEB II	80	-
				PA002000153	LEB III	50	-
				PA002000157	Ludlow Phase III	75	-
				PA002000163	Mantua I	50	-
				PA002000165	Mantua II	51	-
				PA002000156	Marshall Shepard	80	-
				PA002000158	Nellie Reynolds Gardens	64	-
				PA002000173	Paschall I	50	-
				PA002000175	Paschall II	50	-
				PA002000160	Warnock I	50	-
				PA002000161	Warnock II	45	-
				PA002000030	Abbottsford	236	-
				PA002000031	Bartram Village	436	-
				PA002000001	Johnson Homes	533	-
				PA002000003	Richard Allen Homes	150	-
				PA002000020	Spring Garden Apartments	202	-
				Faircloth to RAD	28th & York	55	-
				Faircloth to RAD	Frankford TOD	132	-
				Faircloth to RAD	HACE – Fairhill and Hugh St. Lofts Scattered Sites	43	-
				Faircloth to RAD	Media Flats – 6435 Media Street	33	-

No	Plan Year	Date Submitted to HUD	HUD Approval Date	Property		Number of RAD Units	Transfer of Assistance (Yes/No)
				Pre-Conversion	Post-Conversion		
				Faircloth to RAD	Philly House Residence	70	-
				Faircloth to RAD	Project Home – 4912 Griscom Street	44	-
				Faircloth to RAD	West Philadelphia Preservation	45	-

VI. ADMINISTRATIVE

A. Board Resolution and Certifications of Compliance

A resolution approving the FY 2027 MTW Annual Plan and the MTW Plan Certification of Compliance was adopted by the PHA Board of Commissioners at the December 2025 meeting following the public review process and public hearing. The Resolution for the FY 2027 MTW Annual Plan is included in Appendix A.

B. Documentation of Public Process

PHA provided public notice of the FY 2027 MTW Annual Plan (and posted the Plan on its website). A thirty-day public comment period to allow for resident and general public review was provided from October 31 through November 30, 2025. A virtual, online public hearing was held on November 19, 2025 attended by two (2) participants, in addition to PHA staff. PHA also conducted a meeting on November 12, 2025 with resident leadership to discuss proposed Plan contents and provide additional opportunities for resident input. The meeting was attended by 43 participants, including resident leadership and PHA staff.

C. Planned and Ongoing Evaluations

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

D. Lobbying Disclosures

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

VII. APPENDICES

Appendix A: Board Resolution, MTW Certification & Lobbying Disclosures

RESOLUTION NO. 12455

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ITS MOVING TO WORK ("MTW") ANNUAL PLAN FOR FISCAL YEAR 2027 AND A SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2026 MTW PLAN

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") administers a Moving to Work ("MTW") Demonstration Program that is designed to provide the opportunity for selected housing authorities to explore and demonstrate more efficient ways to provide and administer low-income housing, and pursuant to the Philadelphia Housing Authority ("PHA") Board of Commissioners Resolution No. 10618, dated December 21, 2000, PHA submitted to HUD an MTW Application Plan and Agreement; and

WHEREAS, since 2001, when HUD accepted PHA's application for participation in the MTW Demonstration Program and HUD and PHA subsequently executed a MTW Demonstration Agreement ("MTW Agreement"), PHA has continuously participated in the MTW Demonstration Program, with its current agreement extending to 2038; and

WHEREAS, as a participant in the MTW Demonstration Program, PHA is required to develop an MTW Annual Plan for each fiscal year during the term of the MTW Agreement, which outlines the PHA budget and MTW activities, and to submit the Annual Plan for approval by its Board at least seventy-five (75) days prior to the beginning of each fiscal year ("FY"), with FY 2027 beginning on April 1, 2026; and

WHEREAS, PHA has distributed to the Board both PHA's MTW Annual Plan for FY 2027 ("Plan"), a summary of which is attached hereto as Attachment "A," and a Significant Amendment to the MTW Annual Plan for FY 2026 ("Amendment"), which is for three thousand, thirty-six (3,036) units at the following thirty-one (31) developments: Liberty 52; Maguire Residences; Nicole Hines Townhomes; Peg's Place; St. Francis Villa; St. Rita Place Senior Housing; Germantown House; LEB I; LEB II; LEB III; Ludlow Phase III; Mantua I; Mantua II; Marshall Shepard; Nellie Reynolds Gardens; Paschall I; Paschall II; Warnock I; Warnock II; Abbottsford; Bartram Village; Johnson Homes; Richard Allen Homes; Spring Garden Apartments; 28th & York; Frankford TOD; HACE Fairhill and Hugh Street Lofts Scattered Sites; Media Flats 6435 Media Street; Philly House Residence; Project Home 4912 Griscom Street; and West Philadelphia Preservation; and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on the FY 2027 Plan and the FY 2026 Amendment, including scheduling at least one (1) public hearing and taking into consideration any comments received, by: 1) holding an introductory meeting with resident leadership and interested PHA residents on November 12, 2025; 2) holding a Public Hearing on November 19, 2025; 3) posting the draft Plan and Amendment on PHA's website; 4) making copies of the draft Plan and Amendment available at PHA's Headquarters; and 5) accepting and considering public comments from October 31, 2025 through November 30, 2025;

BE IT RESOLVED that the Board of Commissioners hereby approves the MTW Annual Plan for FY 2027 and a Significant Amendment to the FY 2026 MTW Plan, in substantially the form distributed to the Board, and authorizes PHA's Chair and/or President & CEO or their authorized designee(s) to: 1) submit to HUD the FY 2027 Annual MTW Plan and the FY 2026 MTW Plan Amendment; 2) take all steps necessary to finalize and secure HUD approval and implement initiatives described in the Plan and Amendment, subject to receipt of adequate funding from HUD; 3) certify that the Public Hearing requirement has been met; and 4) execute the HUD Certifications of Compliance with MTW Plan Requirements and Related Regulations, in substantially the form attached hereto as Attachment "B," for each certification.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/18/2025

ATTORNEY FOR PHA

CERTIFICATIONS OF COMPLIANCE**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (04/01/2026), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
- (7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq. 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment, 31 U.S.C. § 1352.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 CFR Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

<u>Philadelphia Housing Authority</u> MTW PHA NAME	<u>PA002</u> MTW PHA NUMBER/PHA CODE
I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).	
<u>Lynette M. Brown-Saw</u> NAME OF AUTHORIZED OFFICIAL	<u>PHA Board Chair</u> TITLE
 SIGNATURE	<u>12/18/25</u> DATE
* Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.	

NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD November 17, 2025

PHA on October 31, 2025

BREAKING NEWS

The Philadelphia Housing Authority (PHA) is requesting public comments and conducting a public hearing on: the proposed [Moving to Work \(MTW\) Annual Plan for Fiscal Year 2027](#) (Annual Plan); a proposed [Amendment to the Annual Plan for Fiscal Year 2026](#), which includes a Rental Assistance Demonstration (RAD) Program Significant Amendment; and, proposed revisions to the Public [Housing Admission and Continued Occupancy Policy](#) and the [Housing Choice Voucher Administrative Plan](#). PHA is a participant in the MTW Program pursuant to an Agreement between PHA and the US Department of Housing and Urban Development (HUD). The Annual Plan for Fiscal Year 2027 describes PHA's MTW proposed policy initiatives and activities for the period April 1, 2026 to March 31, 2027. These documents are available for public review on PHA's website at www.pha.phila.gov under the "News" section. A copy is also available at PHA Headquarters at 2013 Ridge Avenue, Philadelphia, PA 19121 during normal business hours.

PHA residents, Housing Choice Voucher participants and the public may provide comments by attending the virtual public hearing described below and/or by submitting written comments during the comment period.

A public hearing will be conducted at the following time and location:

WEDNESDAY, NOVEMBER 19, 2025 –11:00am

<https://pha.webex.com/pha/j.php?MTID=mc603f8470e91465abfad72af834af28e>

or WebEx.com Meeting Number: 2335 620 9623; Password: Pdszj2Hxb27

Or Join By Phone: 1-844-621-3956 Access code: 2335 620 9623

The public comment period begins on October 31, 2025 at 12 noon and ends on November 30, 2025 at 12 noon. Comments must be received by the end of the comment period. Please send written comments to:

The Philadelphia Housing Authority
Attention: Sara Schwartz– Public Comments
2013 Ridge Avenue, Philadelphia, PA 19121

or

Sara.Schwartz@pha.phila.gov

The public hearing is being held virtually. If you require assistance, a sign language interpreter or other accommodations, email Desmond.King@pha.phila.gov. Please use the AT&T Relay Service for TTY.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Mark Dodds, the Deputy Director for DHCD
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2027 of the Philadelphia Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or
strategies to:

City of Philadelphia (Division of Housing and Community Development)
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The development and implementation of affordable housing and economic development
initiatives in Philadelphia described in the PHA Plan are consistent with the City's
Consolidated Plan and Assessment of Fair Housing.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official:	Title:
<u>Mark Dodds</u>	<u>Deputy Director for DHCD</u>
Signature:	Date:
<u>Mark Dodds</u>	<u>12/22/25</u>

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions,
searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding
this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, RFE,
Department of Housing and Urban Development, 431 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB
Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB
Control Number.

Privacy Notice: The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title
12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Previous version is obsolete

Page 1 of 1

form HUD-50077-SL (09/30/2027)

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: ☐ a. contract ☐ b. grant ☐ c. cooperative agreement ☐ d. loan ☐ e. loan guarantee ☐ f. loan insurance		2. Status of Federal Action: ☐ a. bid/offer/application ☐ b. initial award ☐ c. post-award		3. Report Type: ☐ a. initial filing ☐ b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: ☒ Prime ☐ Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: Moving to Work Annual Plan FY 2027 CFDA Number, if applicable:		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): Not applicable			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): 		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Kelvin A. Jeremiah Title: President & CEO Telephone No.: 215-684-4174 Date: 1/9/26		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Philadelphia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Annual Plan FY 2027

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Kelvin A. Jeremiah

Title

President & CEO

Signature

X

Date

1/9/26

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 11/30/2023)

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Philadelphia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Annual Plan FY 2027

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Kelvin A. Jeremiah

Title

President & CEO

Signature

Date (mm/dd/yyyy)

1/9/26

Previous edition is obsolete

form HUD 50071 (01/14)

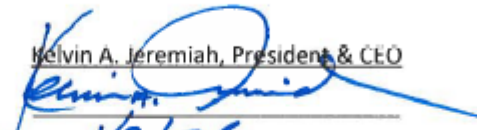
**ADDENDA
TO
CERTIFICATION OF PAYMENTS TO INFLUENCE FEDERAL TRANSACTIONS**

This certification does not extend to actions taken prior to my appointment as President & CEO of the Philadelphia Housing Authority.

Name of Authorized Official:

Kelvin A. Jeremiah, President & CEO

Signature:



Date:

1/9/26

Appendix B: Local Asset Management Plan

Introduction

Pursuant to the First Amendment to the Moving to Work Agreement, in Fiscal Year 2010 (MTW Year Nine) the Philadelphia Housing Authority has implemented a local asset management plan for its Public Housing Program as described herein. In the implementation of the plan, PHA will continue to adopt cost accounting and financial reporting methods that comply with HUD and federal regulations and generally accepted accounting practices.

PHA's plan supports and is consistent with the agency's ongoing implementation of project-based management, budgeting, accounting and financial management. PHA's project-based management system emphasizes the provision of property management services that have met agency-wide standards while responding to the unique needs of each property. Day to day operations of PHA sites are coordinated and overseen by Property Managers assigned to each property. PHA Property Managers oversee the following management and maintenance tasks:

- Marketing and tenant selection
- Rent collections
- Routine and preventive maintenance
- Unit turnover
- Security
- Resident services
- Resident and community relations
- Capital improvements planning
- Other activities necessary to support the efficient operations of the site

In the implementation of these project level management activities, other PHA departments including Public Safety, Maintenance, Development, ISM, Finance and Budget, Human Resources, Community Operations & Resident Development, Office of General Counsel, Supply Chain Management, and the Office of Audit and Compliance support PHA Property Managers. Property Managers have access to on-line detailed and summary management reports on budget status, waitlist management, key performance indicators to facilitate their monitoring and oversight of property level activities. PHA also conducts Performance Management meetings on a monthly basis, to allow for a thorough review of key performance indicators at the individual site and system-wide levels.

PHA Property Managers develop and monitor property budgets, with support from the PHA Finance and Budget staff. Budget trainings are held annually to support the budget development process. Property Managers are provided with tools to develop their budget estimates including property-specific non-utility and utility cost data from the prior 18 months.

PHA's local asset management plan is consistent with the principles of asset management described in 24 CFR 990.255 and in the First Amendment to PHA's MTW Agreement. Further, the plan is generally consistent with the provisions of 24 CFR 990.260, 990.265, 990.270, 990.275 and 990.285. As allowed under the First Amendment to the MTW Agreement, PHA's local asset

management plan deviates from parts of 24 CFR 990.280, including requirements related to property management fees and fees for services. PHA will utilize the Cost Allocation method referenced in paragraph 6.F.4.b of the First Amendment.

Due to the unique features of the Philadelphia market, PHA's housing portfolio, and the agency, PHA has determined that use of the Cost Allocation method is the most efficient, cost-effective means of achieving the asset management principles referenced above. The factors that impact PHA's asset management plans include, but are not necessarily limited to, the following:

- Scattered Site Portfolio. PHA has over 4190 scattered site properties, which represents nearly 1/3 of its public housing portfolio. We understand this is far and away the largest scattered site public housing portfolio in the country. The geographic diversity of these scattered site units impacts warehouse operations, locations and numbers of management offices, and staffing requirements.
- Aging Housing Stock. PHA operates one of the oldest public housing stocks in the country. It is costlier to operate than newer housing. PHA has engaged in an aggressive development program during the last few years to upgrade and redevelop its units. Due to a lack of adequate funds, this process is far from complete.
- Unionized Workforce. PHA has a heavily unionized workforce. Currently, PHA has contracts with approximately 11 unions. This significantly impacts the operations and costs of PHA's activities. As such, PHA's asset management plan is structured to be cost effective within the limits of these contracts.
- MTW Initiatives. Since the onset of its participation in MTW, PHA has sought to use its MTW flexibilities to implement agency-wide cost-cutting initiatives that will increase efficiencies, maximize use of federal dollars, and benefit PHA's clients. PHA has moved many functions to the site-based level, however a number of MTW initiatives require central administration so they can be adequately measured. For example, PHA has implemented innovative technological systems to maximize efficiencies in admissions, property management, and client services. There are costs associated with development and implementation of these systems before they are implemented at the site level. Under MTW, PHA has also implemented departmental oversight protocols through its Quality Assurance Program. PHA's quality control program has already made PHA's programs more efficient by reducing errors and improving oversight.
- Local Costs. Philadelphia is an old, industrial city where labor costs for maintenance and construction activities are significant. These high costs can be attributed to, in part, prevailing wage requirements as well as the cost of materials and services in the Philadelphia market.

A description of the cost allocation plan and other technical components of PHA's local asset management plan follows:

I. AMP Definitions

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

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

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

A. Cash & Investments

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

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

B. Tenant Accounts Receivable and Allowance for Doubtful Accounts

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

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

C. Other Accounts Receivable

Other accounts receivable will be distributed based on the purpose and source of the receivable. Receivables related to a PHA Managed AMP and PAPMC / AME Managed AMP will be distributed to the specific AMP. Any receivable that is not associated to a specific AMP will be distributed to the Indirect Cost Departments.

D. PHASI / Worker's Compensation Cash and Liabilities

The PHASI and Worker's Compensation cash and liabilities will remain with the Indirect Cost Departments and reported in the MTW column of the FDS. At this time, PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. The expenses related to the PHASI liability and worker's compensation liability are charged to appropriate programs or AMPs. PHA has created a cash reserve for the PHASI liability. The cash reserve offsets PHA's liabilities so that the liability is fully funded. PHA utilizes the reserves to pay the liability as needed. PHA has a cash reserve that is held by the Worker's Compensation insurer.

E. Prepaid Insurance

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

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

F. Materials Inventory and Allowance for Obsolete Inventory

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

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

G. Fixed Assets and Accumulated Depreciation

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

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

H. Accounts Payable and Accrued Liabilities

Other accounts payable and accrued liabilities include all liabilities not specifically referred to in the following detailed liability categories. Other accounts payable and accrued liabilities will be distributed based on the purpose and source of the payable or liability. Payables or liabilities related to a PHA Managed AMP and PAPMC / AME Managed AMP will be distributed to the specific AMP. Any payable or liability that is not associated to a specific AMP will be distributed to the Indirect Cost Departments.

I. Payroll Liabilities

All payroll tax and benefits liabilities will continue to be presented with the Indirect Cost Departments and reported in the MTW Column of the FDS. At this time, PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. However, PHA has utilized the LIPH (Fund 001) cash accounts in the past to pay most Agency Wide liabilities, then the LIPH (Fund 001) will receive reimbursements from other programs where applicable. The expenses related to the payroll liabilities will continue to be charged to appropriate programs or AMPs.

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

J. Compensated Absences

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

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

K. Net Position

Invested in Capital Assets balances will follow the Net Fixed Assets that are owned by an AMPs or Departments. Invested in capital assets will be distributed between the Indirect Cost Departments and the PHA Managed AMPs based on where the Net Fixed Assets is distributed.

The Public Housing Program Unrestricted Net Position for all AMPs will be zero because PHA will allocate revenue from the MTW Column to cover the difference between

revenues and expenses generated by each AMP. The total Unrestricted Net Position of the Public Housing Program will be included with the MTW Column.

PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Invested in capital assets are included in the PHA Audited financial statements as a discretely presented component unit. PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Unrestricted net assets are included in the PHA Audited financial statements as a discretely presented component unit.

III. Revenues

A. Tenant Revenues

1. PHA Managed AMPs

Tenant Revenues will be directly charged to the appropriate AMP.

2. PAPMC/AME Managed AMPs

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

B. Direct Revenues

Direct revenues include tenant fees and service charges that can be identified and charged to a specific site.

1. PHA Managed AMPs

PHA currently records all direct revenues to the proper PHA Managed AMP. PHA currently records all tenant charges and any direct revenue to the proper PHA Managed AMP. PHA's account structure includes the program code (AMP number) and the appropriate department code, which enables PHA to charge the revenues to the proper PHA Managed AMPs.

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

2. PAPMC/AME Managed AMPs

PAPMC/AME Managed AMPs will not be included in the AMPs Column of the FDS. Direct revenues are included in the PHA Audited financial statements as a discretely presented component unit.

C. Indirect Revenues

Indirect revenues are other income items that cannot be identified or charged to a specific AMP or to the Indirect Cost Departments. Indirect revenues will be allocated between the PHA Managed AMPs based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation.

D. HUD Operating Subsidy

For PHA's project-based accounting purposes, Operating Subsidy is considered an indirect revenue source. PHA's Operating Subsidy is provided in one block as if PHA were one AMP. The funding for all AMPs is calculated using the same Allowable Expense Level per PHA's MTW agreement. Since the basis of the funding calculation is the same across all AMPs, PHA considers Operating Subsidy an indirect revenue source.

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

E. Operating Transfers from the MTW Block (Excess HAP) & CFP

1. PHA Managed AMPs

PHA has included in its MTW annual plan Operating Transfers from the MTW Program and the CFP Program into the Public Housing Program to offset operating expenses. PHA has determined that the appropriate treatment of Operating Transfers at the current time based on the number of units eligible for subsidy from the most recent HUD approved Operating Fund Calculation. PHA will establish separate account numbers for the MTW and CFP Operating Transfers. The Operating Transfers are made to assist the PHA Managed AMPs with its operations. PHA may need to adjust the allocation of the Operating Transfers in fiscal years to assist the operating needs of one AMP over another AMP that may not need the assistance. PHA's MTW agreement with HUD permits the PHA flexibility to move funds between its Public Housing, Section 8 HCV, and CFP programs. PHA will reserve the right to adjust the allocations of the Operating Transfers to meet the financial needs of all the PHA Managed AMPs.

2. PAPMC / AME Managed AMPs

Operating Transfers will not be allocated to the PAPMC / AME Managed AMPs.

IV. Expenses

A. Direct Expenses

1. PHA Managed AMPs

PHA currently records all direct expenses to the proper AMP. PHA's procurement and accounts payables processes include assigning the proper chart fields or account structure. PHA's account structure includes the program code (AMP number) and the appropriate department code.

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

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

2. PAPMC/AME Managed AMPs

The only PAPMC/AME Managed AMPs direct expenses that will be included in AMPs FDS column are PHA's payment of Operating Subsidies and any other direct expense paid by PHA. All other direct expenses are included in the PHA Audited financial statements as a discretely presented component unit.

B. Corporate Legal

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

1. Direct Legal Expenses

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

2. Indirect Legal Expenses

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

C. Payroll Expenses

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

D. Materials and Contract Costs

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

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

E. Indirect Expenses

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

V. Capital Fund Program

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

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

VI. Project Based Budgeting

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

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

Appendix C: Asset Management Table

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
1.	Abbotsford Homes PA002030	Phases I & II; 688 Family Units	Planning for conversion to PBV through the RAD program.	Possible site for additional redevelopment including commercial space, through mixed financing.	Possible disposition of a portion of the site in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, administrative facilities, community and supportive services offices and/or open space.	
2.	Arch Homes PA002018	77 Family	Planning for conversion to PBV through the RAD program.	Possible candidate for Modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
3.	Bartram Village PA002031	492 Family Units	Planning for CNI Implementation Grant and RAD Conversion	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application. Acquisition, new development, and rehabilitation of housing stock along with neighborhood revitalization efforts.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
4.	Bentley Hall PA002077	100 Elderly Units	Planning for conversion to	As part of Sharswood Blumberg		99 Elderly Units	Possible conversion of units/parcels for residential unit	

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
			PBV through the RAD program.	revitalization, possible façade improvements.			reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
5.	Brewerytown	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RD and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
6.	Cambridge Plaza Phase I PA-002137	44 LIHTC Rental Units	Planning for RAD conversion	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project-based assistance under RAD.				
7.	Cambridge Plaza Phase II PA-002129	40 LIHTC Rental Units	Planning for RAD conversion	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project-based assistance under RAD.				

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
8.	Cambridge Plaza Phase III Phase I PA002147	40 LIHTC Rental Units	Planning for RAD conversion	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project-based assistance under RAD.				
9.	Cassie Holly (Point Breeze Court) PA002062	71 Elderly Units	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		71 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
10.	Champlost Homes PA002042	102 Family	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
11.	City-Wide	To be determined		Provision of ACC subsidy, capital funds or HCV to eligible entities, including development partners.	Dispo/Demo application to be submitted to HUD.			
12.	Collegeview Homes PA002065	54 Elderly	As part of Sharswood Blumberg revitalization, possible façade improvements; Planning for conversion to	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with		54 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
			PBV through the RAD program.	Choice/RAD and/or LIHTC Application.				
13.	Eastern Germantown Infill	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
14.	Eastern North Philadelphia	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
15.	Eight Diamonds PA00126 PA00141 (Formerly known as Raymond Rosen Off-Site PA002126)	Phases A & B; 152 Family	Planning for RAD conversion	Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				for-profit organization. May use ACCs and/or Capital Funds to develop units. Potential for conversion to project-based assistance under RAD.	and/or PHA affiliate and/or private entities.			
16.	Emlen Arms PA002076	156 Elderly High Rise	Planning for conversion to PBV through the RAD program.			156 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
17.	Fairhill Apartments PA002055	264 Family	Planning for RAD conversion and redevelopment	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with RAD and/or LIHTC Application. Possible acquisition of adjacent land for development purposes.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities. Possible early relocation in connection with RAD conversion.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
18.	Falls Ridge			Development partner for vacant land.	Possible disposition of vacant land			
19.	Francisville	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				for-profit organization. May use ACCs and/or Capital Funds to develop units.	and/or PHA affiliate and/or private entities.			
20.	Germantown House PA002152	133 Units	Planned renovation and leasing of adult care space. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Planning for conversion to PBV through the RAD program.			133 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
21.	Gladys B. Jacobs PA002114	80 Elderly	Planning for RAD conversion	Possible renovation for delivery of enhanced senior support services.		80 Elderly Units		
22.	Greater Grays Ferry Estates (Formerly known as Tasker Homes) New AMP#s: PA002139 PA002143	429 LIHTC rental units; 125 replacement home ownership units.	Planning for RAD conversion	Possible mixed-finance development and commercial development including community building on PHA vacant lots and public parcels. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project-	Possible disposition in connection with non-dwelling commercial development including community building.			

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				based assistance under RAD.				
23.	Haddington Homes PA002035	150 Family	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
24.	Harrison Plaza PA002015	300 Family High and Low Rise	Planned RAD Conversion, CNI Planning Grant activities	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with RAD and/or LIHTC Application. Possible candidate for CNI Implementation grant.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
25.	Haverford Homes PA002046	24 Family	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation, with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
26.	Herbert Arlene Homes PA002104	32 Family	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds,	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.				
27.	Hill Creek Apts I & II PA002029	334 Family	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
28.	Holmcrest Apartments PA002066	84 Elderly	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		84 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
29.	James Weldon Johnson House PA002001	535 Family	Master planning for historic renovations and modernization; Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.		Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
30.	Katie B. Jackson PA002063	59 Elderly 9 Family	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW,		59 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community	

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				program incomes, private funds with Choice/RAD and/or LIHTC Application.			and supportive services offices and/or open space.	
31.	Lucien E. Blackwell Homes Phase I PA002145	80 LIHTC Rental Units	Planning for conversion to PBV through the RAD program.	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
32.	Lucien E. Blackwell Homes Phase II PA002150	80 LIHTC Rental Units	Planning for conversion to PBV through the RAD program.	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
33.	Lucien E. Blackwell Homes Phase III PA002153	50 LIHTC Rental Units	Planning for conversion to PBV through the RAD program.	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
34.	Lucien E. Blackwell Homes Phase IV (Marshall Shepard Village) PA002156	80 LIHTC Rental Units	Planning for conversion to PBV through the RAD program.	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
35.	Ludlow HOPE 6 Area Scattered Sites PA #s: PA002154	Phases I, II, III, IV & V; 75 LIHTC and 103 Homeownership units	Planning for conversion to PBV through the RAD program..	Development completed. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
36.	Mantua Hall PA002045	152 Family High- Rise Units	Leasing of commercial space.	Planning for conversion to PBV through the RAD program.				

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
37.	Martin Luther King Plaza PA002036 New PA#s: PA002128 PA002136 PA002149	Phases I, II, III, IV, V & VI; 136 LIHTC Rental Units and 109 Replacement Homeownership Units.	Planning for RAD conversion	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project-based assistance under RAD.	Possible disposition in connection with mixed-finance development and/or other sale transactions to City and private developers.			109 Homeownership Units. HOPE VI HO Middle income Program essential elements of Nehemiah, USHA of 1937.
38.	Mill Creek Extension East	100 Rental Units	Planning for conversion to PBV through the RAD program.	Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization.			Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
39.	Mill Creek Extension West	100 Rental Units	Planning for conversion to PBV through the RAD program.	Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or	Possible demolition in connection with modernization and revitalization.			Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				Capital Funds to develop units.				
40.	Morton Homes PA002049	65 Units	Electrical upgrades as part of the Better Building Challenge done; Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	47 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
41.	Mt. Olivet PA002138	161 LIHTC Rental Units	Planning for RAD conversion	Possible major exterior envelope and air conditioner heating system to be improved. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project-based assistance under RAD.		161 Elderly Units		
42.	Nellie Reynolds Garden PA002158	64 Elderly housing units.	Planning for conversion to PBV through the RAD program.	Development completed. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.		64 Elderly housing designation.		
43.	Neumann North PA002148	67 LIHTC Rental Units	Planning for RAD conversion	Potential for conversion to project-based assistance under RAD.		67 Elderly Units Designated		
44.	Norris Apartments PA002014	147 Rental Units	RAD Choice Neighborhood	Modernization, rehabilitation,	Demolition complete. Disposition of land in		Possible conversion of units/parcels for residential unit	Homeownership component in connection

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
			Redevelopment completed	revitalization, which will include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds. PHA will use Choice Neighborhood, RAD and/or LIHTC Application when available. Planning for conversion to PBV through the RAD program.	connection with development of homeownership phase.		reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	with potential modernization and revitalization.
45.	Oak Lane	100 Rental Units		Possible scattered sites acquisition. Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only designation.	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase conventional sale and Housing Choice vouchers.
46.	Oxford Village PA002032	200 Family Units	Planning for RAD conversion	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD	Possible demolition I connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				and/or LIHTC Application.				
47.	Parkview Apartments PA002054	20 Elderly Low Rises	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.				
48.	Paschall Homes PA002061	223 Family	Planning for conversion to PBV through the RAD program.	Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.		Possible Elderly Designation		Possible homeownership component
49.	Plymouth Hall PA002079	53 senior high-rises	RAD conversion completed					
50.	Poplar to Oxford: Planning and Development Initiative	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. PHA plan to submit the LIHTC and/or other State, City funding	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RD and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				sources for new development.				
51.	Raymond Rosen On-Site PA002010	356 Family	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.				
52.	Richard Allen Homes Phase III PA002133	178 LIHTC Rental Units		Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project-based assistance under RAD.				Includes 15-year tax credit and lease to purchase homeownership components.
53.	Richard Allen Homes Phase II PA002003	150 Units	Planning for conversion to PBV through the RAD program.	Possible new development for residential and non-residential on vacant undeveloped parcels. Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Possible disposition in connection with the new development.			Possible homeownership component in connection with potential modernization and revitalization.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
54.	Scattered Site Disposition: City-Wide	To be determined	Section 18, RAD and/or Section 18 RAD blends with conversion to PBV	Disposition Plan to be developed and implemented. Possible disposition of properties at market rate, for affordable housing, or transfer to Land Bank. Potential for conversion to project-based assistance under RAD.	Possible demolition in connection with the modernization and revitalization. Disposition application may be required.			Possible Homeownership Component: Revised (h)/Section 32 of USHA of 1937. Possible PHA affordable homeownership program.
55.	Scattered Sites PA002000906	425 Family Units	Section 18, RAD and/or Section 18 RAD blends with conversion to PBV	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
56.	Scattered Sites PA002000907	406 Family Units	Section 18, RAD and/or Section 18 RAD blends with conversion	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition	Possible demolition/disposition of non-viable units and imminently dangerous properties for		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community	Section 32 of USH of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
			to PBV	of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	neighborhood redevelopment activity.		and supportive services offices and/or open space.	
57.	Scattered Sites PA002000908	373 Family Units	Section 18, RAD and/or Section 18 RAD blends with conversion to PBV	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC,	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				RACP and any other state and city funding sources when available.				
58.	Scattered Sites PA002000901	399 Family	RAD/PBV conversion underway in FY 2026	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization.
59.	Scattered Sites PA002000902	378 Family Units	RAD/PBV conversion underway in FY 2026	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.				
60.	Scattered Sites PA002000903	471 Family Units	RAD/PBV conversion underway in FY 2026	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
61.	Scattered Sites PA002000904	325 Family Units	Section 18, RAD and/or Section 18	Possible development, rehabilitation of existing buildings,	Possible demolition/disposition of non-viable units and		Possible conversion of units/parcels for residential unit reconfiguration and commercial,	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
			RAD blends with conversion to PBV	demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	imminently dangerous properties for neighborhood redevelopment activity.		economic development, management offices, community and supportive services offices and/or open space.	
62.	Scattered Sites PA002000905	431 Family Units	Section 18, RAD and/or Section 18 RAD blends with conversion to PBV	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.				
63.	Scattered Sites PA002000909	413 Family Units	Section 18, RAD and/or Section 18 RAD blends with conversion to PBV	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
64.	Scattered Sites PA002000910	311 Family Units	Section 18, RAD and/or Section 18 RAD blends with conversion to PBV	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-	Possible demolition/disposition of non-viable units and imminently dangerous properties for neighborhood redevelopment activity. Possible demolition/disposition of properties in the Sharswood		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, warehouse space, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice/RAD, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	condemnation area in connection with the modernization and revitalization efforts of this Choice Neighborhood.			
65.	South Phila area planning	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
66.	Southwest Phila Area planning	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				Capital Funds to develop units.				
67.	Spring Garden Apartments PA002020	203 Family	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	Potential demolition and disposition applications may be submitted for a portion of site.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
68.	Spring Garden Area Unit Conversion	45		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
69.	Spring Garden Revitalization: Phase 1 PA002127	84 LIHTC Rental Units		Potential for conversion to project-based assistance under RAD.				
70.	Spring Garden Revitalization: Phase 2 PA002162	58 LIHTC Units 32 ACC units		Mixed-finance development by third party developer. Potential for conversion to project-based assistance under RAD.	Disposition of scattered site properties for new development.			

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
71.	St Anthony's Senior Residence: PA002131	38 Elderly LIHTC Units	Planning for RAD conversion	Potential for conversion to project-based assistance under RAD.		38 Elderly Units		
72.	St Ignatius Phase I (Angela Court II) PA002146 PA002159	Phases I; 67 Elderly Units Phase II 64	Planning for RAD conversion			67 and 54 Elderly Units Designated		
73.	Suffolk Manor PA002132	137 LIHTC Rental Units	PHA acquired ownership of interest of the limited partner; Planning for RAD conversion	Possible major exterior envelope and air conditioner heating system to be improved. Potential for refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period. Potential for conversion to project-based assistance under RAD.		77 Elderly Units		
74.	Transitional Housing	500 Rental Units		New construction of transitional housing units for homeless families and individuals and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
75.	Warnock PA002160	Phase I 50; TBD	Planning for conversion to	Development completed. Potential for				

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
			PBV through the RAD program.	refinancing, re-syndication, change of entity ownership related to end of initial LIHTC compliance period.				
76.	Warnock PA002161	Phase II Transitional housing; 45 units	Planning for conversion to PBV through the RAD program.	Acquisition, new development for 45 housing units and rehabilitation of housing stock along with neighborhood revitalization efforts with PHA offices and Elderly Services space.		45 Elderly housing designation.		
77.	Westpark Plaza PA002093	66 Units		Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
78.	West Philadelphia North of Market Street	45	Market West to be planned and begin acquisition activities.	Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
79.	West Park Apartments PA002039	325 Family High- Rise Units	Intent for RAD Conversion and implementation of	Possible candidate for modernization, rehabilitation, revitalization, which	Possible demolition in connection with the modernization and revitalization, and		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development,	Possible homeownership component in connection with potential

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
			redevelopment plan	may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice/RAD and/or LIHTC Application.	possible disposition in connection with mixed-finance development or to private developers.		management offices, community and supportive services offices and/or open space. Possible early relocation in connection with RAD conversion.	modernization and revitalization.
80.	Whitehall Apartments I PA002034	188 Family	Planning for conversion to PBV through the RAD program.	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice/RAD and/or LIHTC Application.				
81.	Wilson Park PA002013	741 Family, Low- rise; Elderly, High-rise	Planning for RAD conversion	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice/RAD and/or LIHTC Application.		279 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial economic development, management offices, community and supportive services offices and/or open space.	
82.	Walton School		Planning for RAD conversion	Redevelopment into Senior Housing. Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with Choice/RAD, ACC and/or LIHTC Application.				
83.	Reynolds School			Redevelopment of Vacant School in Sharswood				

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				Neighborhood. Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with RAD, and/or LIHTC Application.				
84.	West Philadelphia South of Market Street	50		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
85.	North Philadelphia	100		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
86.	South Philadelphia	50		Acquisition, new development and rehabilitation of	Possible demolition in connection with modernization and	May be requesting Elderly or	Possible conversion of units/parcels for residential unit reconfiguration and commercial,	Possible homeownership component, subject to Section 32 of the USHA of

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
				housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	Disabled Only Designation Plan	economic development, management offices, community and supportive services offices and/or open space.	1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
87.	Northwest Philadelphia	50		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
88.	Southwest Philadelphia	50		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.

No.	Name, Number and Location	Number and Type of Units	Note for FY 2027 Plan	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
89.	City-wide PHA administrative buildings	To be determined		Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to PRA and/or PHA affiliate and/or private entities.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease to purchase, conventional sale and Housing Choice vouchers.
90.	City-wide acquisitions	To be determined		PHA may acquire existing multi-family properties. These properties may be rehabilitated with MTW funds and are possible candidates for Faircloth to RAD, non-competitive selection for PBV, and/or LIHTC Application. PHA may leverage MTW Funds for short and/or long term financing, including bond issuances. Planning for conversion to PBV through the RAD program.	Possible disposition to new entity upon development	Possible designation for some or all units within	Possible conversion through Faircloth to RAD.	

Appendix D: Planned Demo/Dispo Additional Documentation

Listed below are scattered sites units that are planned for demolition and/or disposition in FY 2027 or subsequent periods. PHA may modify this listing in the future. Due to variances with disposition, demolition and/or development schedules, the listed units may also appear in prior or future Annual Plans and may include units that have already been approved for demolition or disposition by HUD. Approvals by the PHA Board of Commissioners and HUD are required in order to proceed with demolition/disposition activities.

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42343	904	473 E PENN ST	19144		2
125450	904	2718 N 15TH STREET	19132		5
125504	904	2912 N 07TH STREET	19133		5
125541	904	2857 N MARVINE ST	19133		3
125554	904	2745 N HICKS ST	19132		3
125566	904	3017 N WARNOCK ST	19133		3
125664	904	2712 W STERNER ST	19132		2
125713	904	2009 W STELLA ST	19132		2
125731	904	1946 W HILTON ST	19140		2
125735	904	2731 N REESE ST	19133		4
125790	904	2804 N HUTCHINSON ST	19133		2
125805	904	2854 N OPAL ST	19132		2
125830	904	2010 LAVEER ST	19138		3
125839	904	1616 W LEHIGH AVE	19132		6
125843	904	254 W ONTARIO ST	19140		3
125865	904	529 W CORNWALL ST	19140		3
125887	904	1507 W LEHIGH AVE	19132		6
125891	904	3040 N CARLISLE ST	19132		2
125918	904	258 W THAYER ST	19140		2
125920	904	264 W THAYER ST	19140		2
125923	904	260 W THAYER ST	19140		2
125924	904	256 W THAYER ST	19140		2
255956	904	3015 N MARVINE ST	19133		3
255977	904	1050 W STELLA ST	19133		2
255982	904	3114 N CHADWICK ST	19132		2
255985	904	2811 N BOUDINOT ST	19134		4
255991	904	4805 MULBERRY ST	19124		3
690560	904	5317 PULASKI AVE	19144		1
690569	904	5327 PULASKI AVE	19144		3
690589	904	5325 PULASKI AVE	19144		3
690590	904	5316 PRISCILLA ST	19144		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690591	904	5320 PRISCILLA ST	19144		3
690797	904	219 E BRINGHURST ST	19144	A	1
690836	904	5237 PULASKI AVE	19144		3
690897	904	5334 PRISCILLA ST	19144		3
690911	904	5322 PRISCILLA ST	19144		2
691061	904	5323 PULASKI AVE	19144		3
691181	904	5319 PULASKI AVE	19144		3
691182	904	49 E COLLOM ST	19144		3
691183	904	51 E COLLOM ST	19144		3
691306	904	31 E COLLOM ST	19144		3
691503	904	219 E BRINGHURST ST	19144	B	2
787001	904	4901 N 20TH STREET	19144	A	3
787002	904	4901 N 20TH STREET	19144	B	3
787003	904	4903 N 20TH STREET	19144	A	3
787004	904	4903 N 20TH STREET	19144	B	3
787005	904	4905 N 20TH STREET	19144		3
787006	904	4907 N 20TH STREET	19144		3
787007	904	4909 N 20TH STREET	19144		3
787008	904	4900 N UBER ST	19141		3
787009	904	4902 N UBER ST	19141		3
787010	904	4904 N UBER ST	19141		3
787011	904	4906 N UBER ST	19141		3
787012	904	4908 N UBER ST	19141		3
787013	904	4910 N UBER ST	19141		3
787014	904	4912 N UBER ST	19141		3
818029	904	1324 W SELTZER ST	19132		3
818030	904	1326 W SELTZER ST	19132		3
818098	904	3154 N CARLISLE ST	19132		2
818128	904	3351 N 05TH STREET	19140		5
818133	904	2725 N HICKS ST	19132		3
818155	904	2731 N GRATZ ST	19132		3
818165	904	2801 N RINGGOLD ST	19132		3
818184	904	3066 N 08TH STREET	19133		6
818193	904	2827 N 02ND STREET	19133		3
818222	904	3136 N 08TH STREET	19133		3
818245	904	2932 N 06TH STREET	19133		5
818248	904	48 E COLLOM ST	19144		4
818272	904	1602 W LEHIGH AVE	19132		5
818295	904	2724 N WARNOCK ST	19133		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
818307	904	62 E PASTORIUS ST	19144		4
818315	904	2939 N TAYLOR ST	19132		3
818333	904	3135 N WENDLE ST	19133		3
818346	904	4525 N BOUVIER ST	19140		3
818347	904	4532 N BOUVIER ST	19140		3
818380	904	2736 N HOWARD ST	19133		3
818426	904	2925 N 06TH STREET	19133		6
818444	904	1340 W CLEARFIELD ST	19132		4
818456	904	2743 N BONSALL ST	19132		3
818466	904	3100 N 08TH STREET	19133		4
818488	904	3323 N SMEDLEY ST	19140		2
818541	904	2713 W LEHIGH AVE	19132		5
818549	904	1408 W PACIFIC ST	19140		3
818553	904	3321 N SMEDLEY ST	19140		3
857104	904	159 E WISHART ST	19134		3
857106	904	2957 MEMPHIS ST	19134		3
857111	904	5652 MORTON ST	19144		3
857117	904	2811 EMERALD ST	19134		3
857130	904	3346 N 22ND STREET	19140		5
857140	904	5627 N WARNOCK ST	19141		3
857142	904	5232 N WARNOCK ST	19141		3
857163	904	4828 N 15TH STREET	19141		3
857165	904	4826 N 15TH STREET	19141		3
857168	904	1138 E WOODLAWN ST	19138		3
857193	904	4241 N 16TH STREET	19140		3
857202	904	5655 N 10TH STREET	19141		3
857207	904	1216 W RUSSELL ST	19140		3
857209	904	4923 N SMEDLEY ST	19141		3
857212	904	5640 N 10TH STREET	19141		4
857217	904	137 W WYNEVA ST	19144		3
857220	904	4052 N 12TH STREET	19140		2
857224	904	4951 N SMEDLEY ST	19141		3
857225	904	3718 N 07TH STREET	19140		3
857226	904	3730 N 07TH STREET	19140		3
857230	904	4943 N HUTCHINSON ST	19141		3
857233	904	4837 N FRANKLIN ST	19120		3
857234	904	5042 N SMEDLEY ST	19141		3
857235	904	1337 E RITTENHOUSE ST	19138		4
857238	904	1315 E RITTENHOUSE ST	19138		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
857245	904	2913 N 02ND STREET	19133		3
857252	904	2730 N JUDSON ST	19132		3
857258	904	3120 N STILLMAN ST	19132		2
857260	904	2758 N 02ND STREET	19133		3
857261	904	3730 N 05TH STREET	19140		1
857268	904	5570 MATTHEWS ST	19138		3
857270	904	1011 E PRICE ST	19138		3
857279	904	5609 MCMAHON ST	19144		3
857280	904	709 W ROCKLAND ST	19120		3
857282	904	1534 WINGHOCKING ST	19140		3
857300	904	5223 N 10TH STREET	19141		3
857301	904	1201 W AIRDRIE ST	19140	A	2
857562	904	1201 W AIRDRIE ST	19140	B	2
857306	904	3945 N 08TH STREET	19140		3
857338	904	4834 N 08TH STREET	19120		3
857341	904	3912 N PARK AVE	19140		4
857344	904	5123 N HUTCHINSON ST	19141		3
857350	904	4065 N REESE ST	19140		3
857359	904	4842 N WARNOCK ST	19141		4
857362	904	70 E SEYMOUR ST	19144		3
857372	904	4016 N REESE ST	19140		3
857376	904	1629 W VICTORIA ST	19140		3
857378	904	4609 N MARVINE ST	19140		3
857380	904	6637 ROSS ST	19119		3
857382	904	71 E SEYMOUR ST	19144		3
857385	904	4020 N REESE ST	19140		3
857393	904	222 W WISHART ST	19133		3
857394	904	4539 N MARVINE ST	19140		3
857395	904	4232 N REESE ST	19140		3
857399	904	227 W WISHART ST	19133		3
857401	904	5645 N WARNOCK ST	19141		4
857410	904	189 W WISHART ST	19133		3
857411	904	194 W WISHART ST	19133		3
857420	904	1302 W WYOMING AVE	19140		4
857424	904	1853 E CORNWALL ST	19134		2
857456	904	6486 MUSGRAVE ST	19119		3
857470	904	4834 N MARSHALL ST	19120		3
857472	904	4835 N 07TH STREET	19120		3
857479	904	155 W LIPPINCOTT ST	19133		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
857496	904	225 E LIPPINCOTT ST	19134		3
857510	904	830 E WESTMORELAND ST	19134		3
857513	904	624 E PRICE ST	19144		3
857514	904	1667 W WYOMING AVE	19140		3
857521	904	5854 STOCKTON RD	19138		3
857524	904	1808 W ALBANUS ST	19141		3
857528	904	954 E PRICE ST	19138		3
857529	904	943 E PRICE ST	19138		3
857533	904	5839 STOCKTON RD	19138		3
857535	904	5810 STOCKTON RD	19138		3
857539	904	2016 E MONMOUTH ST	19134		3
857543	904	150 W LIPPINCOTT ST	19133		3
857544	904	5608 CROWSON ST	19144		3
857546	904	245 W ABBOTTSFORD AVE	19144		4
857550	904	2312 E CAMBRIA ST	19134		3
888554	904	344 W PENN ST	19144		4
888557	904	3208 N 05TH STREET	19140		5
888581	904	945 CHURCH LANE	19138		4
888586	904	4552 N BOUVIER ST	19140		3
888589	904	2944 N FAIRHILL ST	19133		3
888628	904	3057 N 16TH STREET	19132		6
888634	904	3041 N 10TH STREET	19133		3
888645	904	1924 W WILLARD ST	19140		3
888663	904	324 W INDIANA AVE	19133		3
888668	904	2968 N 04TH STREET	19133		6
888673	904	3328 N SYDENHAM ST	19140		3
888683	904	49 E PHIL-ELLENA ST	19119		4
888684	904	238 ZERALDA ST	19144		3
888688	904	2865 N MARVINE ST	19133		3
888689	904	2863 N MARVINE ST	19133		3
888694	904	3138 N 08TH STREET	19133		3
888695	904	1044 E CHELTEN AVE	19138		4
888711	904	3114 N 08TH STREET	19133		3
888735	904	3637 N 13TH STREET	19140		3
888741	904	146 W HANSBERRY ST	19144		4
888745	904	3737 N 16TH STREET	19140		6
888747	904	224 ZERALDA ST	19144		3
888753	904	2162 CHURCH LANE	19138		3
888760	904	5509 JANE ST	19138		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
888761	904	5538 JANE ST	19138		3
888774	904	3547 N MARVINE ST	19140		3
888796	904	4429 N GRATZ ST	19140		3
888805	904	4504 N GRATZ ST	19140		3
888814	904	1932 W AIRDRIE ST	19140		3
888820	904	3640 OLD YORK RD	19140		4
888828	904	85 E COLLOM ST	19144		3
888829	904	5627 MUSGRAVE ST	19144		4
888839	904	5122 MARION ST	19144		3
888846	904	933 E STAFFORD ST	19138		3
888849	904	908 E STAFFORD ST	19138		3
888851	904	2053 W INDIANA AVE	19132		3
888852	904	2026 W WESTMORELAND ST	19140		3
888854	904	216 W ABBOTTSFORD AVE	19144		4
888860	904	349 MILNE ST	19144		3
888863	904	1316 COLWYN ST	19140		3
888865	904	1316 E PRICE ST	19138		2
888866	904	150 W WISHART ST	19133		3
888869	904	4564 N GRATZ ST	19140		3
888876	904	1245 E STAFFORD ST	19138		3
888883	904	3532 N WARNOCK ST	19140		3
888889	904	62 W WASHINGTON LA	19144		4
888890	904	220 ZERALDA ST	19144		3
888899	904	319 W BERKLEY ST	19144		3
888919	904	274 E PENN ST	19144		3
888921	904	512 E PENN ST	19144		3
888930	904	4212 N HICKS ST	19140		3
888939	904	525 E PENN ST	19144		3
888941	904	296 E QUEEN LANE	19144		3
888942	904	3337 D STREET	19134		3
888943	904	619 E LOCUST AVE	19144		4
888944	904	5307 MAGNOLIA ST	19144		3
916006	904	2050 W INDIANA AVE	19132		3
916011	904	3140 N MARSTON ST	19132		2
916014	904	2730 N GARNET ST	19132		3
916017	904	3403 N 07TH STREET	19140		3
916021	904	3544 N 11TH STREET	19140		4
916022	904	3405 N 07TH STREET	19140		3
916026	904	3027 N WOODSTOCK ST	19132		2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
916027	904	3046 N 21ST STREET	19132		3
916030	904	4804 N 13TH STREET	19141		4
916032	904	2027 W INDIANA AVE	19132		3
916044	904	3136 N 32ND STREET	19132		3
916048	904	3645 N 07TH STREET	19140		3
916049	904	3611 PERCY ST	19140		3
916053	904	1209 E STAFFORD ST	19138		3
916060	904	1202 W LUZERNE ST	19140		3
916074	904	3654 N 08TH STREET	19140		3
916076	904	3105 N 10TH STREET	19133		3
916077	904	7430 FAYETTE ST	19138		3
916078	904	3009 N 21ST STREET	19132		3
916083	904	1907 PENFIELD ST	19138		3
916090	904	3031 HEMBERGER ST	19132		2
916092	904	4720 DARRAH ST	19124		3
916098	904	914 STERNER ST	19133		3
916101	904	5607 MCMAHON ST	19144		3
916103	904	854 E PRICE ST	19138		3
916107	904	6713 LIMEKILN PK	19138		3
916109	904	6502 N 17TH STREET	19126		3
916110	904	1317 VICTORIA ST	19140		3
916113	904	1639 W VICTORIA ST	19140		3
916115	904	2850 N 23RD STREET	19132		3
916116	904	3238 N BAILEY ST	19129		3
916117	904	3527 N MARVINE ST	19140		3
916118	904	3557 N MARVINE ST	19140		3
916123	904	1330 MEDARY AVE	19141		4
916126	904	1728 W 67TH AVENUE	19126		4
916127	904	2947 N TAYLOR ST	19132		3
916129	904	7938 CEDARBROOK AVE	19150		3
916130	904	1616 W CHAMPLOST ST	19141		3
916131	904	6715 N 18TH STREET	19126		3
916133	904	7256 CORNELIUS ST	19138		3
916137	904	2812 W WISHART ST	19132		3
926700	904	4335 N 05TH STREET	19140		4
926702	904	1833 W ALBANUS ST	19141		3
926703	904	4517 N GRATZ ST	19140		3
926704	904	6318 NORWOOD ST	19138		3
926705	904	1318 E RITTENHOUSE ST	19138		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
926710	904	5309 WINGOHOCKING TERRACE	19144		3
926724	904	1834 SULIS ST	19141		3
926728	904	2831 SWANSON ST	19134		2
926729	904	2833 SWANSON ST	19134		2
926730	904	2841 N SWANSON ST	19134		2
926731	904	3240 PHILIP ST	19140		3
926732	904	203 E WESTMORELAND ST	19134		3
926733	904	4244 N FAIRHILL ST	19140		3
926745	904	2711 N DOVER ST	19132		3
926778	904	2927 N TAYLOR ST	19132		3
926781	904	2054 E WILLIAM ST	19134		2
926788	904	2928 N 03RD STREET	19133		3
926792	904	2957 N 04TH STREET	19133		3
926795	904	2740 N 08TH STREET	19133		3
926797	904	3640 N 18TH STREET	19140		6
926800	904	66 W GOOD STREET	19119		3
976138	904	3019 N TANEY ST	19132		3
976141	904	2003 MEDARY AVE	19138		3
976145	904	6332 N WOODSTOCK ST	19138		3
976148	904	5624 SPRAGUE ST	19138		2
976149	904	1816 CHURCH LANE	19141		3
976152	904	3304 N HOWARD ST	19140		3
976154	904	7231 E WALNUT LANE	19138		3
976159	904	712 W GLENWOOD AVE	19140		3
976168	904	3250 N RANDOLPH ST	19140		2
976169	904	2194 HOMER ST	19138		3
976171	904	1150 E STAFFORD ST	19138		3
976180	904	2102 W MEDARY ST	19138		3
976182	904	6730 N SMEDLEY ST	19126		3
976187	904	7335 OGONTZ AVE	19138		3
976190	904	2005 RIDLEY ST	19138		3
976202	904	2437 W 77TH AVENUE	19150		3
976206	904	6818 N 16TH STREET	19126		3
976207	904	6736 LIMEKILN PIKE	19138		3
976208	904	6231 N BEECHWOOD ST	19138		2
976214	904	3038 N SWANSON ST	19134		2
976216	904	1917 INDEPENDENCE ST	19138		3
976218	904	3333 SMEDLEY ST	19140		3
976222	904	6633 N 18TH STREET	19126		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
976224	904	1307 W WISHART ST	19132		3
976225	904	3017 N LAWRENCE ST	19133		3
976226	904	2439 W 77TH AVENUE	19150		3
976229	904	169 W LIPPINCOTT	19133		3
976231	904	3544 N MARVINE ST	19140		3
976233	904	6555 LAMBERT ST	19138		3
976236	904	917 E PRICE ST	19138		3
976238	904	5315 MAGNOLIA ST	19144		3
976240	904	2147 CONLYN ST	19138		3
976245	904	633 E LOCUST AVE	19144		4
976246	904	621 E WOODLAWN ST	19144		3
976247	904	3236 A STREET	19134		3
976249	904	2942 N ROSEHILL ST	19134		2
976255	904	3135 N HARTVILLE ST	19134		3
41502	905	512 W YORK ST	19133		4
41514	905	1505 N 06TH STREET	19122		5
41525	905	2112 N 04TH STREET	19122		4
41533	905	1931 N 05TH STREET	19122		6
41549	905	644 W HUNTINGDON ST	19133		5
41563	905	508 W YORK ST	19133		4
41570	905	1933 N 05TH STREET	19122		4
41571	905	1935 N 05TH STREET	19122		4
41572	905	1937 N 05TH STREET	19122		4
41595	905	2515 N 06TH STREET	19133	A	2
41596	905	2515 N 06TH STREET	19133	B	4
41613	905	1900 N HOWARD ST	19122	B	4
41614	905	2318 N 07TH STREET	19133		6
41616	905	2559 N FRANKLIN ST	19133		5
41618	905	2251 N HOWARD ST	19133		4
41619	905	410 W NORRIS ST	19122		6
41644	905	525 W YORK ST	19133		4
41654	905	2448 N MARSHALL ST	19133	A	1
41655	905	2448 N MARSHALL ST	19133	B	4
41658	905	2315 N 07TH STREET	19133	A	2
41659	905	2315 N 07TH STREET	19133	B	6
41665	905	2152 N 05TH STREET	19122		5
41680	905	2304 N 05TH STREET	19133		4
41686	905	2435 N 06TH STREET	19133		4
41699	905	2430 N 06TH STREET	19133	A	1

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
41700	905	2430 N 06TH STREET	19133	B	4
41712	905	1947 N LAWRENCE ST	19122		5
41713	905	2045 N 05TH STREET	19122		4
41725	905	2445 N LAWRENCE ST	19133		4
41751	905	2525 N 05TH STREET	19133	A	2
41752	905	2525 N 05TH STREET	19133	B	4
41761	905	2029 N LAWRENCE ST	19122		4
41763	905	2153 N 05TH STREET	19122		4
41772	905	2532 N HOWARD ST	19133		5
41774	905	2223 N FAIRHILL ST	19133		3
41778	905	2413 N LAWRENCE ST	19133		4
41784	905	2508 N MARSHALL ST	19133		3
41803	905	2537 N MARSHALL ST	19133		2
41808	905	2623 N 06TH STREET	19133	A	2
41809	905	2623 N 06TH STREET	19133	B	4
41810	905	416 W DAUPHIN ST	19133		5
41821	905	622 W CUMBERLAND ST	19133		5
41834	905	2164 N 05TH STREET	19122		5
41877	905	2215 N LAWRENCE ST	19133		3
41882	905	2648 N HOWARD ST	19133		2
41883	905	2650 N HOWARD ST	19133		2
41884	905	2660 N HOWARD ST	19133		2
41925	905	2309 N 07TH STREET	19133		5
41932	905	2108 N 05TH STREET	19122		5
41935	905	2356 N 03RD STREET	19133		5
41938	905	1953 N 04TH STREET	19122		5
41939	905	2357 N FAIRHILL ST	19133		3
41940	905	532 W YORK ST	19133		5
41941	905	2415 N MARSHALL ST	19133		5
41945	905	2350 N BODINE ST	19133		3
41946	905	2027 N LAWRENCE ST	19122		3
41947	905	1426 N LAWRENCE ST	19122		4
41948	905	2627 N 06TH STREET	19133	A	2
41949	905	2627 N 06TH STREET	19133	B	4
41957	905	421 W DAUPHIN ST	19133		5
41961	905	2316 N FAIRHILL ST	19133		3
41965	905	2556 N 07TH STREET	19133	A	1
41966	905	2556 N 07TH STREET	19133	B	4
41984	905	2403 N LAWRENCE ST	19133		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
41988	905	2114 N 05TH STREET	19122		4
42022	905	2328 N LAWRENCE ST	19133		3
42035	905	2310 N LAWRENCE ST	19133		3
42036	905	544 W HUNTINGDON ST	19133		5
42045	905	2467 N FAIRHILL ST	19133		3
42088	905	2252 N 02ND STREET	19133		5
42090	905	2325 N LAWRENCE ST	19133		2
42100	905	2208 N LEITHGOW ST	19133		2
42101	905	2222 N LEITHGOW ST	19133		2
42102	905	2224 N LEITHGOW ST	19133		2
42103	905	2134 N 05TH STREET	19122		5
42158	905	2224 N LAWRENCE ST	19133		5
42175	905	1920 N 03RD STREET	19122		4
42176	905	2314 N 07TH STREET	19133		5
42194	905	2335 N LAWRENCE ST	19133		3
42195	905	2540 N 07TH STREET	19133		3
42207	905	535 W BERKS ST	19122		5
42239	905	2240 N 04TH STREET	19133		5
42292	905	2026 N BODINE ST	19122		2
42298	905	1722 N ORIANNA ST	19122		6
42335	905	2517 N 08TH STREET	19133		3
42344	905	438 DIAMOND ST	19122		4
42345	905	2248 N REESE ST	19133		2
42356	905	2242 N 04TH STREET	19133		5
42379	905	709 W CUMBERLAND ST	19133	A	1
42380	905	709 W CUMBERLAND ST	19133	B	4
42381	905	532 DIAMOND ST	19122		4
42422	905	2009 N 03RD STREET	19122		5
42430	905	2343 N 06TH STREET	19133		5
42446	905	2640 N HOWARD ST	19133		2
42447	905	2360 N BODINE ST	19133		3
42448	905	2350 N ORKNEY ST	19133		2
42449	905	2352 N ORKNEY ST	19133		2
42452	905	2208 N 05TH STREET	19133		6
42488	905	2351 N ORKNEY ST	19133		2
42489	905	2353 N ORKNEY ST	19133		2
42497	905	2355 N ORKNEY ST	19133		2
42506	905	186 W NORRIS ST	19122		4
42507	905	188 W NORRIS ST	19122		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42508	905	2116 N 05TH STREET	19122		3
42533	905	2313 N HOWARD ST	19133		5
42545	905	2344 N ORKNEY ST	19133		2
42546	905	2348 N ORKNEY ST	19133		2
42584	905	311 W BERKS ST	19122	A	3
42585	905	311 W BERKS ST	19122	B	3
42586	905	311 W BERKS ST	19122	C	3
42587	905	408 W BERKS ST	19122	A	1
42588	905	408 W BERKS ST	19122	B	4
42589	905	2447 N MARSHALL ST	19133		5
42617	905	2343 N MARSHALL ST	19133		4
42713	905	1846 N LEITHGOW ST	19122		4
42728	905	2412 N 03RD STREET	19133		5
42729	905	929 W HUNTINGDON ST	19133		5
42797	905	1432 N LAWRENCE ST	19122		4
42808	905	2336 N BODINE ST	19133		3
42835	905	2024 N BODINE ST	19122		2
42836	905	2030 N BODINE ST	19122		2
42867	905	701 W HUNTINGDON ST	19133	A	3
42868	905	701 W HUNTINGDON ST	19133	B	3
42893	905	2412 N LEITHGOW ST	19133		2
42894	905	2414 N LEITHGOW ST	19133		2
42896	905	1553 N 06TH STREET	19122	A	2
42897	905	1553 N 06TH STREET	19122	B	6
42909	905	543 W MONTGOMERY AVE	19122	A	5
42910	905	543 W MONTGOMERY AVE	19122	B	2
42929	905	2036 N BODINE ST	19122		2
42930	905	406 W BERKS ST	19122	A	2
42931	905	406 W BERKS ST	19122	B	5
42949	905	2347 N 03RD STREET	19133		5
42950	905	2438 N LEITHGOW ST	19133		2
42951	905	1934 N 05TH STREET	19122		5
42966	905	2307 N 07TH STREET	19133	A	2
42967	905	2307 N 07TH STREET	19133	B	4
43019	905	2025 N 03RD STREET	19122		5
43055	905	2416 N 06TH STREET	19133	A	2
43056	905	2416 N 06TH STREET	19133	B	6
43083	905	2249 N 02ND STREET	19133	A	1

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43084	905	2249 N 02ND STREET	19133	B	4
43085	905	2340 N 06TH STREET	19133	A	2
43086	905	2340 N 06TH STREET	19133	B	5
43099	905	2543 MASCHER ST	19133		5
43126	905	2338 N 03RD STREET	19133		5
43127	905	2409 N MARSHALL ST	19133		5
43153	905	193 W DAUPHIN ST	19133		4
43154	905	2538 N HOPE ST	19133		2
43177	905	2254 PALETHORP ST	19133		5
43186	905	412 W DAUPHIN ST	19133		5
43187	905	317 W BERKS ST	19122	A	3
43188	905	317 W BERKS ST	19122	B	3
43189	905	410 W HUNTINGDON ST	19133	A	1
43193	905	2331 N 06TH STREET	19133		6
43224	905	2035 N BODINE ST	19122		2
43235	905	1414 N ORIANNA ST	19122		4
43236	905	1416 N ORIANNA ST	19122		4
43237	905	2003 N 05TH STREET	19122	A	1
43238	905	2003 N 05TH STREET	19122	B	4
43255	905	2143 N 04TH STREET	19122		4
43256	905	2214 N LEITHGOW ST	19133		2
43257	905	1529 N 06TH STREET	19122	A	3
43258	905	1529 N 06TH STREET	19122	B	3
43266	905	303 W YORK ST	19133		4
43267	905	443 DIAMOND ST	19122		5
43268	905	2222 N LAWRENCE ST	19133		5
43280	905	1555 N 06TH STREET	19122	A	1
43281	905	1555 N 06TH STREET	19122	B	5
43287	905	2251 N 02ND STREET	19133		5
43308	905	2232 N 03RD STREET	19133		5
43329	905	2146 N 04TH STREET	19122		4
43332	905	1623 N 06TH STREET	19122	A	3
43333	905	1623 N 06TH STREET	19122	B	4
43334	905	2530 N 06TH STREET	19133	A	3
43335	905	2530 N 06TH STREET	19133	B	3
43372	905	302 W SUSQUEHANNA AVE	19122	A	2
43373	905	302 W SUSQUEHANNA AVE	19122	B	5
43374	905	1936 N 04TH STREET	19122		4
43377	905	1837 N 06TH STREET	19122		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43412	905	2322 PALETHORP ST	19133		4
43433	905	2441 N LAWRENCE ST	19133		4
43434	905	2223 N 05TH STREET	19133		4
43435	905	1533 N 06TH STREET	19122	A	3
43436	905	1533 N 06TH STREET	19122	B	3
43437	905	1533 N 06TH STREET	19122	C	1
43443	905	2231 N ORKNEY ST	19133		2
43463	905	2149 N 05TH STREET	19122	A	2
43464	905	2149 N 05TH STREET	19122	B	5
43478	905	618 W YORK ST	19133	A	4
43479	905	618 W YORK ST	19133	B	5
43500	905	2339 N 06TH STREET	19133		5
43504	905	647 W CUMBERLAND ST	19133	A	3
43505	905	647 W CUMBERLAND ST	19133	B	6
43548	905	517 W DAUPHIN ST	19133	A	3
43549	905	517 W DAUPHIN ST	19133	B	3
43565	905	2319 N LAWRENCE ST	19133		2
43568	905	728 W HUNTINGDON ST	19133		3
43572	905	307 W NORRIS ST	19122		5
43583	905	2216 N 05TH STREET	19133		5
43617	905	2011 N 03RD STREET	19122		5
43618	905	2341 N 05TH STREET	19133		4
43634	905	2336 N 03RD STREET	19133		5
43636	905	400 W HUNTINGDON ST	19133	A	3
43637	905	400 W HUNTINGDON ST	19133	B	4
43694	905	2208 N LAWRENCE ST	19133		5
43703	905	421 W BERKS ST	19122	A	2
43704	905	421 W BERKS ST	19122	B	3
43728	905	313 W BERKS ST	19122	A	5
43729	905	313 W BERKS ST	19122	B	5
43730	905	2001 N 04TH STREET	19122	A	1
43731	905	2001 N 04TH STREET	19122	B	4
43736	905	2213 N 05TH STREET	19133		4
43769	905	422 W BERKS ST	19122	A	3
43770	905	422 W BERKS ST	19122	B	3
43803	905	2332 N 07TH STREET	19133	A	4
43804	905	2332 N 07TH STREET	19133	B	3
43805	905	2305 N 06TH STREET	19133	A	2
43806	905	2305 N 06TH STREET	19133	B	4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43807	905	2407 N LAWRENCE ST	19133		4
43845	905	2443 N REESE ST	19133		3
43870	905	2532 N 09TH STREET	19133		3
43878	905	543 W BERKS ST	19122	A	3
43879	905	543 W BERKS ST	19122	B	3
43880	905	543 W BERKS ST	19122	C	3
43882	905	703 W CUMBERLAND ST	19133	A	3
43883	905	703 W CUMBERLAND ST	19133	B	4
43900	905	506 W YORK ST	19133		4
43914	905	2446 N 06TH STREET	19133	A	3
43915	905	2446 N 06TH STREET	19133	B	4
43939	905	2123 N 04TH STREET	19122		4
43940	905	2148 N ORKNEY ST	19122		3
43941	905	2150 N ORKNEY ST	19122		3
43973	905	2035 N 04TH STREET	19122		2
43991	905	1900 N. HOWARD STREET	19122	A	1
43992	905	410 W HUNTINGDON ST	19133	B	2
124802	905	642 W HUNTINGDON ST	19133		5
124809	905	1854 N 04TH STREET	19122		5
124814	905	1552 N LAWRENCE ST	19122		4
124817	905	1923 N 05TH STREET	19122		4
124821	905	2405 N LAWRENCE ST	19133		4
124827	905	2453 N LAWRENCE ST	19133		4
124831	905	2240 N LAWRENCE ST	19133		5
124835	905	2367 N 03RD STREET	19133		5
124836	905	2256 N REESE ST	19133		3
124846	905	164 W HUNTINGDON ST	19133		5
124847	905	2222 N 03RD STREET	19133		5
124888	905	316 W HUNTINGDON ST	19133	A	2
124889	905	316 W HUNTINGDON ST	19133	B	3
124890	905	2033 N 03RD STREET	19122		5
124896	905	2127 N 05TH STREET	19122		5
124911	905	2636 N 05TH STREET	19133		5
124917	905	504 W MASTER ST	19122		5
124918	905	2215 N 05TH STREET	19133		4
124926	905	2210 N 05TH STREET	19133		5
124943	905	2157 N 05TH STREET	19122		4
124953	905	2248 N HOWARD ST	19133		5
124954	905	2510 N MARSHALL ST	19133		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
124958	905	327 W SUSQUEHANNA AVE	19122		6
124961	905	1706 N 03RD STREET	19122		5
124964	905	2246 N HOWARD ST	19133		5
124965	905	2106 N 03RD STREET	19122		4
124980	905	1747 N 03RD STREET	19122		5
124992	905	2243 N REESE ST	19133		4
125007	905	2552 N HOWARD ST	19133		5
125010	905	2555 N FRANKLIN ST	19133		5
125018	905	2134 N ORKNEY ST	19122		4
125026	905	2556 N FRANKLIN ST	19133		3
125030	905	1848 N LEITHGOW ST	19122		5
125035	905	436 W NORRIS ST	19122		5
125039	905	403 DIAMOND ST	19122		4
125043	905	2228 N LAWRENCE ST	19133		5
125045	905	733 W CUMBERLAND ST	19133		6
125054	905	2215 N REESE ST	19133		4
125055	905	2227 N REESE ST	19133		5
125069	905	2333 N 5TH ST	19133		5
125080	905	2547 N 07TH STREET	19133		5
125096	905	315 W NORRIS ST	19122		4
125097	905	316 W NORRIS ST	19122		5
125104	905	530 W HUNTINGDON ST	19133		3
125125	905	1830 N 04TH STREET	19122		5
125126	905	430 W NORRIS ST	19122		5
125127	905	2219 N REESE ST	19133		5
125136	905	2455 N 06TH STREET	19133		5
125141	905	1853 N LEITHGOW ST	19122		5
125146	905	317 W NORRIS ST	19122		4
125148	905	2308 N REESE ST	19133		3
125152	905	2542 N HOWARD ST	19133		5
125169	905	2425 N FAIRHILL ST	19133		3
125200	905	2214 N 05TH STREET	19133		5
125201	905	608 W HAROLD ST	19133		3
125203	905	2541 N 07TH STREET	19133		5
125215	905	2309 N 05TH STREET	19133		5
125226	905	440 W NORRIS ST	19122		5
125236	905	520 W YORK ST	19133		5
125239	905	1940 N 03RD STREET	19122		4
125240	905	2104 N 03RD STREET	19122		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125256	905	2013 N 04TH STREET	19122		4
125268	905	1850 N 04TH STREET	19122		5
125269	905	2128 N REESE ST	19122		2
125279	905	2128 N 05TH STREET	19122		4
125283	905	2526 N HOWARD ST	19133		5
125291	905	2648 N DARIEN ST	19133		2
125305	905	1849 N LEITHGOW ST	19122		5
125306	905	2046 N 05TH STREET	19122		5
125330	905	2528 N 06TH STREET	19133		6
125338	905	1734 N 03RD STREET	19122		5
125343	905	2352 N REESE ST	19133		3
125346	905	570 W DAUPHIN ST	19133		5
125347	905	2409 N LAWRENCE ST	19133		4
125355	905	2551 N ORKNEY ST	19133		2
125358	905	526 MORSE ST	19122		2
125361	905	2534 N 09TH STREET	19133		3
125366	905	1825 N LEITHGOW ST	19122		5
125371	905	642 W CUMBERLAND ST	19133		6
125375	905	2541 N 04TH STREET	19133		3
125379	905	1842 N LEITHGOW ST	19122		5
125385	905	2249 N ORIANNA ST	19133		2
125386	905	510 W MASTER ST	19122		5
125393	905	2213 N REESE ST	19133		4
125401	905	2443 N LAWRENCE ST	19133		4
125402	905	2449 N LAWRENCE ST	19133		4
125418	905	1739 N ORIANNA ST	19122		4
125428	905	2350 N LAWRENCE ST	19133		2
125440	905	2032 N 03RD STREET	19122		5
125456	905	2144 N 04TH STREET	19122		4
125458	905	2405 PALETHORP ST	19133		2
125467	905	2209 N 05TH STREET	19133		4
125475	905	2619 N 08TH STREET	19133		5
125513	905	2021 N 05TH STREET	19122		5
125559	905	2528 N FRANKLIN ST	19133		3
125563	905	1915 N LAWRENCE ST	19122		2
125564	905	1913 N 04TH STREET	19122		4
125571	905	167 W DAUPHIN ST	19133		5
125578	905	185 W NORRIS ST	19122		4
125586	905	2304 N LAWRENCE ST	19133		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125590	905	2141 N HOPE ST	19122		5
125594	905	2332 N BODINE ST	19133		2
125603	905	538 EDGLEY ST	19122		2
125605	905	813 W HUNTINGDON ST	19133		4
125625	905	902 W HUNTINGDON ST	19133		3
125636	905	1826 N 04TH STREET	19122		5
125646	905	622 W HUNTINGDON ST	19133		5
125661	905	2260 N LEITHGOW ST	19133		2
125686	905	528 MORSE ST	19122		2
125699	905	534 EDGLEY ST	19122		2
125746	905	1935 N LAWRENCE ST	19122		4
125752	905	645 W CUMBERLAND ST	19133		5
125758	905	711 W CUMBERLAND ST	19133		3
125772	905	311 W YORK ST	19133		4
125773	905	2143 N FAIRHILL ST	19122		2
125783	905	2035 N LEITHGOW ST	19122		2
125788	905	2114 N 02ND STREET	19122		5
125796	905	2549 N ORKNEY ST	19133		2
125807	905	2138 N 02ND STREET	19122		5
125808	905	1751 N 03RD STREET	19122		5
125815	905	262 DIAMOND ST	19122		5
125842	905	2234 N 04TH STREET	19133		4
125916	905	2437 N REESE ST	19133		3
125939	905	2453 N 05TH STREET	19133		5
167001	905	2412 N 6TH STREET	19133	A	0
167002	905	2412 N 6TH STREET	19133	B	0
167003	905	2412 N 6TH STREET	19133	C	0
167004	905	2412 N 6TH STREET	19133	D	0
167005	905	302 DIAMOND STREET	19122	A	0
167006	905	302 DIAMOND STREET	19122	B	0
167007	905	302 DIAMOND STREET	19122	C	0
167008	905	302 DIAMOND STREET	19122	D	0
167009	905	303 DIAMOND STREET	19122	A	0
167010	905	303 DIAMOND STREET	19122	B	0
167011	905	303 DIAMOND STREET	19122	C	0
167012	905	303 DIAMOND STREET	19122	D	0
167013	905	304 DIAMOND ST	19122	A	0
167014	905	304 DIAMOND ST	19122	B	0
167015	905	304 DIAMOND ST	19122	C	0

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
167016	905	304 DIAMOND ST	19122	D	0
167017	905	424 DIAMOND ST	19122	A	0
167018	905	424 DIAMOND ST	19122	B	0
167019	905	424 DIAMOND ST	19122	C	0
167020	905	424 DIAMOND ST	19122	D	0
255979	905	2327 N 06TH STREET	19133		5
255986	905	1828 N 04TH STREET	19122		5
255987	905	1848 N 04TH STREET	19122		5
690142	905	2541 N MARSHALL ST	19133		3
690143	905	2525 N MARSHALL ST	19133		3
690144	905	2236 N LAWRENCE ST	19133		5
690145	905	2427 N MARSHALL ST	19133		5
690153	905	2237 N FAIRHILL ST	19133		3
690158	905	2437 N 05TH STREET	19133		5
690176	905	523 W MONTGOMERY AVE	19122		5
690185	905	2123 N 05TH STREET	19122		4
690204	905	2638 N 05TH STREET	19133	A	4
690205	905	2638 N 05TH STREET	19133	B	4
690223	905	2221 N HOWARD ST	19133		5
690233	905	537 W MONTGOMERY AVE	19122		5
690260	905	1945 N 04TH STREET	19122		4
690340	905	2441 N MARSHALL ST	19133		5
690423	905	2220 N LAWRENCE ST	19133		6
690438	905	2140 N 03RD STREET	19122		5
690518	905	2233 N HANCOCK ST	19133		4
690519	905	2256 N HANCOCK ST	19133		4
690600	905	2456 N LAWRENCE ST	19133		3
690613	905	2626 N 07TH STREET	19133		3
690614	905	2648 N 07TH STREET	19133		3
690615	905	2536 N FRANKLIN ST	19133		3
690632	905	2448 N REESE ST	19133		3
690644	905	2622 N 08TH STREET	19133		3
690656	905	2318 MASCHER ST	19133		4
690663	905	2545 N 04TH STREET	19133		3
690675	905	2515 N MARSHALL ST	19133		2
690712	905	2500 N MARSHALL ST	19133		3
690717	905	2007 N 03RD STREET	19122		4
690728	905	2642 N 03RD STREET	19133		3
690740	905	2518 N FRANKLIN ST	19133		3
690771	905	2412 N REESE ST	19133		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690779	905	2521 N 04TH STREET	19133		5
690789	905	2629 N FRANKLIN ST	19133		3
690790	905	2363 N 03RD STREET	19133		4
690795	905	2052 N 03RD STREET	19122		4
690798	905	2534 N 07TH STREET	19133		3
690818	905	2550 N 07TH STREET	19133		5
690831	905	2428 N REESE ST	19133		3
690832	905	2322 N 03RD STREET	19133		4
690833	905	2518 N MARSHALL ST	19133		3
690837	905	2024 N 03RD STREET	19122		6
690846	905	2429 N REESE ST	19133		3
690847	905	2408 N REESE ST	19133		3
690849	905	2506 N MARSHALL ST	19133		3
690850	905	2544 N MARSHALL ST	19133		3
690869	905	2357 N 03RD STREET	19133		4
690870	905	2519 N 05TH STREET	19133		4
690894	905	2549 N MARSHALL ST	19133		2
690900	905	2501 N MARSHALL ST	19133		3
690901	905	2503 N MARSHALL ST	19133		3
690902	905	2505 N MARSHALL ST	19133		3
690913	905	2118 N 03RD STREET	19122		4
690914	905	2547 N MARSHALL ST	19133		2
690918	905	2507 N MARSHALL ST	19133		3
690919	905	2511 N MARSHALL ST	19133		3
690928	905	2513 N MARSHALL ST	19133		3
690950	905	2440 N 04TH STREET	19133		3
690951	905	2454 N LAWRENCE ST	19133		3
690961	905	2527 N 08TH STREET	19133		3
691005	905	2045 N 03RD STREET	19122		5
691006	905	2446 N 04TH STREET	19133		2
691010	905	2520 N 04TH STREET	19133		3
691035	905	904 W HUNTINGDON ST	19133		4
691039	905	2539 N 08TH STREET	19133		4
691041	905	2520 N MARSHALL ST	19133		3
691049	905	2560 N 07TH STREET	19133		5
691066	905	552 W HUNTINGDON ST	19133		5
691091	905	2018 N 03RD STREET	19122		5
691094	905	2431 N REESE ST	19133		3
691095	905	2553 N MARSHALL ST	19133		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
691099	905	2325 N 03RD STREET	19133		5
691108	905	2329 N 03RD STREET	19133		5
691112	905	618 W CUMBERLAND ST	19133		5
691113	905	2502 N MARSHALL ST	19133		3
691125	905	2562 N 08TH STREET	19133		5
691126	905	2504 N MARSHALL ST	19133		3
691132	905	2410 N 05TH STREET	19133		5
691153	905	2350 N 03RD STREET	19133		5
691154	905	2435 N MARSHALL ST	19133		5
691170	905	2511 N 08TH STREET	19133		3
691185	905	2411 N 04TH STREET	19133		5
691190	905	2411 N MARSHALL ST	19133		5
691191	905	2620 N 08TH STREET	19133		3
691192	905	2522 N 09TH STREET	19133		4
691202	905	711 W HUNTINGDON ST	19133		4
691203	905	2416 N REESE ST	19133		3
691240	905	936 W HUNTINGDON ST	19133	A	2
691247	905	2428 N MARSHALL ST	19133		5
691271	905	2320 N 03RD STREET	19133		5
691273	905	2354 N 03RD STREET	19133		4
691298	905	2502 N 06TH STREET	19133	A	2
691299	905	2502 N 06TH STREET	19133	B	4
691309	905	2500 N 06TH STREET	19133	A	2
691310	905	2500 N 06TH STREET	19133	B	4
691319	905	2556 N 09TH STREET	19133		6
691326	905	2328 N 03RD STREET	19133		5
691334	905	2220 N HANCOCK ST	19133		5
691340	905	2232 N LAWRENCE ST	19133		5
691342	905	2216 N LAWRENCE ST	19133		5
691343	905	2238 N LAWRENCE ST	19133		5
691346	905	2638 N 08TH STREET	19133		3
691355	905	2439 N 07TH STREET	19133	A	2
691356	905	2439 N 07TH STREET	19133	B	4
691359	905	2450 N MARSHALL ST	19133	A	4
691360	905	2450 N MARSHALL ST	19133	B	4
691363	905	2234 MASCHER ST	19133		3
691364	905	2016 N 03RD STREET	19122		6
691365	905	2458 N 04TH STREET	19133		5
691390	905	2423 N 05TH STREET	19133		5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
691405	905	2542 N 09TH STREET	19133		3
691413	905	2460 N 04TH STREET	19133		5
691415	905	2663 N DARIEN ST	19133		3
691425	905	2234 N HANCOCK ST	19133		5
691427	905	2043 N 04TH STREET	19122		3
691444	905	2133 N 05TH STREET	19122		4
691449	905	2020 N 03RD STREET	19122		5
691501	905	938 W. HUNTINGDON ST	19133		1
803992	905	2015 N 03RD STREET	19122	A	3
803993	905	2015 N 03RD STREET	19122	B	3
804002	905	322 DIAMOND ST	19122		4
804003	905	424 W YORK ST	19133	A	4
804004	905	424 W YORK ST	19133	B	4
804072	905	2435 N 07TH STREET	19133	A	3
804073	905	2435 N 07TH STREET	19133	B	3
804074	905	2435 N 07TH STREET	19133	C	3
804083	905	2149 N 2ND ST	19122		5
804085	905	309 W YORK ST	19133		5
804087	905	2551 N MARSHALL ST	19133		3
804111	905	522 DIAMOND ST	19122		4
804112	905	2400 N 06TH STREET	19133	A	3
804113	905	2400 N 06TH STREET	19133	B	5
804122	905	2146 N 05TH STREET	19122		5
804158	905	2316 N HOWARD ST	19133		5
804169	905	1912 N 03RD STREET	19122	A	2
804170	905	1912 N 03RD STREET	19122	B	3
804171	905	1914 N 03RD STREET	19122	A	2
804172	905	1914 N 03RD STREET	19122	B	3
804184	905	1603 N 6TH ST	19122	# A	2
804185	905	1603 N 6TH ST	19122	# B	5
804201	905	2352 N LAWRENCE ST	19133		2
804202	905	1714 N ORIANNA ST	19122		4
804203	905	1733 N ORIANNA ST	19122		4
804204	905	1741 N ORIANNA ST	19122		4
804223	905	2340 N ORKNEY ST	19133		2
804241	905	2352 N BODINE ST	19133		3
804260	905	2249 PALETHORP ST	19133		4
804261	905	1934 N LEITHGOW ST	19122		3
804275	905	309 W NORRIS ST	19122		6

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
804276	905	304 W YORK ST	19133		5
804277	905	626 W CUMBERLAND ST	19133	A	3
804278	905	626 W CUMBERLAND ST	19133	B	3
804296	905	2128 N 02ND STREET	19122		5
804303	905	2601 N 04TH STREET	19133	A	3
804304	905	2601 N 04TH STREET	19133	B	3
804305	905	2601 N 04TH STREET	19133	C	3
804308	905	2449 N MARSHALL ST	19133		4
804350	905	1443 N 05TH STREET	19122	A	1
804351	905	1443 N 05TH STREET	19122	B	4
804383	905	2422 N MARSHALL ST	19133	A	1
804384	905	2422 N MARSHALL ST	19133	B	4
804407	905	2110 N 03RD STREET	19122		5
804496	905	1607 N 06TH STREET	19122	A	2
804497	905	1607 N 06TH STREET	19122	B	5
804516	905	2034 N 05TH STREET	19122		3
804528	905	2535 N 06TH STREET	19133	A	2
804529	905	2535 N 06TH STREET	19133	B	3
804530	905	2535 N 06TH STREET	19133	C	1
804544	905	2239 PALETHORP ST	19133		3
804545	905	2243 PALETHORP ST	19133		3
804546	905	2360 PALETHORP ST	19133		3
804559	905	529 W MONTGOMERY AVE	19122	A	3
804560	905	529 W MONTGOMERY AVE	19122	B	3
804561	905	306 W SUSQUEHANNA AVE	19122		5
804577	905	1317 N 06TH STREET	19122	A	3
804578	905	1317 N 06TH STREET	19122	B	4
804586	905	2329 N 06TH STREET	19133	A	3
804587	905	2329 N 06TH STREET	19133	B	2
804601	905	623 W CUMBERLAND ST	19133	A	4
804602	905	623 W CUMBERLAND ST	19133	B	4
804603	905	2019 N 03RD STREET	19122	A	3
804604	905	2019 N 03RD STREET	19122	B	2
804609	905	1551 N 06TH STREET	19122	A	2
804610	905	1551 N 06TH STREET	19122	B	3
804611	905	1551 N 06TH STREET	19122	C	1
804619	905	2632 N 05TH STREET	19133	A	3
804620	905	2632 N 05TH STREET	19133	B	3
804621	905	1523 N 06TH STREET	19122	A	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
804622	905	1523 N 06TH STREET	19122	B	5
804639	905	2442 N 06TH STREET	19133	A	2
804640	905	2442 N 06TH STREET	19133	B	4
804672	905	303 W SUSQUEHANNA AVE	19122		6
804673	905	305 W SUSQUEHANNA AVE	19122		6
804691	905	1945 MASCHER ST	19122	A	1
804695	905	2539 N HOWARD ST	19133		5
804699	905	933 N 06TH STREET	19123	A	4
804700	905	933 N 06TH STREET	19123	B	3
804703	905	139 W DAUPHIN ST	19133		3
804722	905	533 EDGLEY ST	19122		2
804723	905	535 EDGLEY ST	19122		2
804729	905	1439 N ORKNEY ST	19122		2
804731	905	1939 N 04TH STREET	19122		5
804770	905	1945 MASCHER ST	19122	B	3
818013	905	638 W HUNTINGDON ST	19133		5
818016	905	619 W CUMBERLAND ST	19133		5
818019	905	2424 N MARSHALL ST	19133		5
818023	905	527 W BERKS ST	19122		5
818037	905	2619 N 09TH STREET	19133		3
818060	905	733 W HUNTINGDON ST	19133		4
818080	905	2545 N 09TH STREET	19133		3
818087	905	2509 MASCHER ST	19133		5
818097	905	2029 N 03RD STREET	19122		5
818109	905	2544 N 05TH STREET	19133		5
818132	905	2551 N 07TH STREET	19133		5
818142	905	621 W CUMBERLAND ST	19133		5
818143	905	602 W HUNTINGDON ST	19133		5
818150	905	731 W CUMBERLAND ST	19133		6
818170	905	404 W HUNTINGDON ST	19133		5
818181	905	2013 N 05TH STREET	19122		5
818190	905	2554 N 04TH STREET	19133		5
818207	905	2535 N 05TH STREET	19133		3
818223	905	2556 N 08TH STREET	19133		6
818225	905	2037 N 03RD STREET	19122		5
818229	905	541 W BERKS ST	19122		5
818234	905	2413 N MARSHALL ST	19133		5
818235	905	2529 N 04TH STREET	19133		5
818252	905	2323 EMERALD ST	19125		2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
818261	905	2048 N 5TH ST	19122		5
818269	905	2353 N 03RD STREET	19133		5
818270	905	2416 N 04TH STREET	19133		3
818280	905	2316 N 03RD STREET	19133		3
818287	905	504 W YORK ST	19133		4
818290	905	2513 N 08TH STREET	19133		3
818313	905	35 E SOMERSET ST	19134		5
818323	905	529 W YORK ST	19133		5
818335	905	550 W HUNTINGDON ST	19133		5
818336	905	428 W NORRIS ST	19122		5
818341	905	527 W YORK ST	19133		5
818344	905	2046 N 04TH STREET	19122		4
818360	905	2262 N HANCOCK ST	19133		6
818394	905	314 W HUNTINGDON ST	19133	A	1
818400	905	531 W YORK ST	19133		5
818425	905	2630 N 08TH STREET	19133		3
818437	905	2305 N 07TH STREET	19133		6
818439	905	2209 N HOWARD ST	19133		5
818442	905	935 N 06TH STREET	19123		5
818455	905	114 E HUNTINGDON ST	19125		5
818479	905	2546 N MARSHALL ST	19133		3
818514	905	1824 N 04TH STREET	19122		5
818554	905	314 W HUNTINGDON ST	19133	B	3
857283	905	2558 N 08TH STREET	19133		5
857293	905	2560 N 08TH STREET	19133		5
888739	905	2030 E HUNTINGDON ST	19125		4
926744	905	526 W DAUPHIN ST	19133		4
926749	905	612 W HAROLD ST	19133		3
926751	905	320 W HUNTINGDON ST	19133		3
926752	905	1535 N LAWRENCE ST	19122		5
926753	905	2217 N LAWRENCE ST	19133		2
926755	905	2545 N LAWRENCE ST	19133		2
926757	905	2324 MUTTER ST	19133		2
926769	905	2046 N ORKNEY ST	19122		2
926771	905	2133 N PHILLIP ST	19122		2
926784	905	1915 N 02ND STREET	19122		5
926785	905	1922 N 02ND STREET	19122		5
926786	905	2507 N 02ND STREET	19133		3
926787	905	2636 N 03RD STREET	19133		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
926789	905	2008 N 04TH STREET	19122		4
926790	905	2407 N 04TH STREET	19133		5
926793	905	2543 N 05TH STREET	19133		3
926794	905	2632 N 08TH STREET	19133		3
41505	906	1817 VINEYARD ST	19130		5
41515	906	1513 N GRATZ ST	19121	A	3
41516	906	1513 N GRATZ ST	19121	B	3
41532	906	1626 PARRISH ST	19130		5
41543	906	869 N 26TH STREET	19130	A	4
41544	906	869 N 26TH STREET	19130	B	4
41546	906	1610 N 17TH STREET	19121		6
41555	906	1612 N 17TH STREET	19121		6
41586	906	837 N 26TH STREET	19130	A	4
41587	906	837 N 26TH STREET	19130	B	4
41590	906	1608 N 17TH STREET	19121	A	3
41591	906	1608 N 17TH STREET	19121	B	6
41592	906	1501 N GRATZ ST	19121	A	4
41593	906	1501 N GRATZ ST	19121	B	3
41628	906	1733 FRANCIS ST	19130	A	2
41629	906	1733 FRANCIS ST	19130	B	3
41630	906	1733 FRANCIS ST	19130	C	3
41704	906	1731 W OXFORD ST	19121	A	4
41705	906	1731 W OXFORD ST	19121	B	4
41740	906	806 N 16TH STREET	19130	A	2
41741	906	806 N 16TH STREET	19130	B	6
41760	906	868 N 20TH STREET	19130		5
041768	906	845 N 20TH STREET	19130	A	1
41769	906	845 N 20TH STREET	19130	B	6
41798	906	1426 W MASTER ST	19121	A	3
41799	906	1426 W MASTER ST	19121	B	3
41800	906	1426 W MASTER ST	19121	C	3
41871	906	1508 N GRATZ ST	19121	A	4
41872	906	1508 N GRATZ ST	19121	B	2
41880	906	1618 PARRISH ST	19130		5
41890	906	1524 BROWN ST	19130	A	1
41891	906	1524 BROWN ST	19130	B	6
41916	906	1432 N 17TH STREET	19121	A	2
41917	906	1432 N 17TH STREET	19121	B	6
41926	906	1935 BROWN ST	19130		5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
41991	906	1625 W STILES ST	19121		5
42118	906	1716 N 16TH STREET	19121	A	3
42119	906	1716 N 16TH STREET	19121	B	3
42124	906	835 N 26TH STREET	19130	A	1
42125	906	835 N 26TH STREET	19130	B	1
42126	906	835 N 26TH STREET	19130	C	1
42141	906	1713 FRANCIS ST	19130		5
42150	906	1704 N GRATZ ST	19121		6
42183	906	909 N 16TH STREET	19130	A	3
42184	906	909 N 16TH STREET	19130	B	3
42185	906	909 N 16TH STREET	19130	C	3
42186	906	1734 N 16TH STREET	19121	A	3
42187	906	1734 N 16TH STREET	19121	B	3
42215	906	1620 W OXFORD ST	19121	A	3
42216	906	1620 W OXFORD ST	19121	B	3
42217	906	1620 W OXFORD ST	19121	C	3
42237	906	731 N 17TH STREET	19130	A	2
42238	906	731 N 17TH ST	19130	B	5
42244	906	840 N 16TH STREET	19130		5
42245	906	842 N 16TH STREET	19130		4
42251	906	907 N 16TH STREET	19130	A	3
42252	906	907 N 16TH STREET	19130	B	3
42253	906	907 N 16TH STREET	19130	C	3
42254	906	1722 N 16TH STREET	19121	A	2
42255	906	1722 N 16TH STREET	19121	B	2
42301	906	1724 N 16TH STREET	19121	A	2
42302	906	1724 N 16TH STREET	19121	B	2
42336	906	1304 N 18TH STREET	19121	A	3
42337	906	1304 N 18TH STREET	19121	B	3
42338	906	1509 N GRATZ ST	19121	A	4
42339	906	1509 N GRATZ ST	19121	B	2
42367	906	850 N 20TH STREET	19130	A	2
42368	906	850 N 20TH STREET	19130	B	4
42385	906	843 N 20TH STREET	19130	A	1
42386	906	843 N 20TH STREET	19130	B	6
42413	906	1703 W OXFORD ST	19121	A	2
42414	906	1703 W OXFORD ST	19121	B	3
42415	906	1703 W OXFORD ST	19121	C	3
42454	906	1823 VINEYARD ST	19130		5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42455	906	1810 W MONTGOMERY AVE	19121		5
42464	906	1507 BROWN ST	19130		4
42470	906	1420 N 17TH STREET	19121	A	1
42471	906	1420 N 17TH STREET	19121	B	3
42472	906	1420 N 17TH STREET	19121	C	3
42481	906	1445 N 17TH STREET	19121	A	2
42482	906	1445 N 17TH STREET	19121	B	3
42483	906	1445 N 17TH STREET	19121	C	3
42502	906	1246 N 18TH STREET	19121		5
42514	906	1426 N 17TH STREET	19121	A	2
42515	906	1426 N 17TH STREET	19121	B	3
42516	906	1426 N 17TH STREET	19121	C	3
42593	906	1437 N 17TH STREET	19121	A	2
42594	906	1437 N 17TH STREET	19121	B	3
42595	906	1437 N 17TH STREET	19121	C	3
42596	906	1434 N 17TH STREET	19121	A	2
42597	906	1434 N 17TH STREET	19121	B	3
42598	906	1434 N 17TH STREET	19121	C	3
42618	906	1112 NORTH ST	19123		3
42624	906	1414 N 17TH STREET	19121	A	2
42625	906	1414 N 17TH STREET	19121	B	3
42626	906	1414 N 17TH STREET	19121	C	3
42642	906	863 N 20TH STREET	19130	A	2
42643	906	863 N 20TH STREET	19130	B	6
42733	906	1520 MT VERNON ST	19130	A	2
42734	906	1520 MT VERNON ST	19130	B	6
42735	906	1255 N 15TH STREET	19121	A	1
42736	906	1255 N 15TH STREET	19121	B	4
42737	906	1257 N 15TH STREET	19121	A	1
42738	906	1257 N 15TH STREET	19121	B	4
42739	906	1259 N 15TH STREET	19121	A	1
42740	906	1259 N 15TH STREET	19121	B	4
42772	906	844 N 16TH STREET	19130		4
42773	906	1740 VINEYARD ST	19130		5
42784	906	660 N 15TH STREET	19130	A	2
42785	906	660 N 15TH STREET	19130	B	3
42786	906	660 N 15TH STREET	19130	C	3
42787	906	1500 N 18TH STREET	19121	A	3
42788	906	1500 N 18TH STREET	19121	B	5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42789	906	1500 N 18TH STREET	19121	C	2
42853	906	1617 WALLACE ST	19130	A	3
42854	906	1617 WALLACE ST	19130	B	3
42855	906	1617 WALLACE ST	19130	C	1
42869	906	1523 SEYBERT ST	19121		4
42940	906	1546 N GRATZ ST	19121	A	4
42941	906	1546 N GRATZ ST	19121	B	3
42998	906	1215 MT VERNON ST	19123	A	3
42999	906	1215 MT VERNON ST	19123	B	4
43000	906	1215 MT VERNON ST	19123	C	3
43034	906	1812 FRANCIS ST	19130		3
43036	906	1537 N GRATZ ST	19121	A	3
43037	906	1537 N GRATZ ST	19121	B	3
43046	906	1922 BROWN ST	19130		5
43078	906	834 LELAND ST	19130		5
43080	906	1748 VINEYARD ST	19130		4
43102	906	1746 VINEYARD ST	19130		5
43121	906	1620 WILLINGTON ST	19121	A	1
43122	906	1620 WILLINGTON ST	19121	B	5
43143	906	1429 N 18TH STREET	19121	A	2
43144	906	1429 N 18TH STREET	19121	B	3
43145	906	1429 N 18TH STREET	19121	C	3
43170	906	1632 W OXFORD ST	19121	A	4
43171	906	1632 W OXFORD ST	19121	B	3
43172	906	1632 W OXFORD ST	19121	C	3
43184	906	857 N UBER ST	19130		5
43190	906	872 N 19TH STREET	19130	A	1
43191	906	872 N 19TH STREET	19130	B	5
43231	906	1411 W JEFFERSON ST	19121	A	3
43232	906	1411 W JEFFERSON ST	19121	B	4
43262	906	1649 FRANCIS ST	19130		5
43291	906	728 N 16TH STREET	19130	A	5
43292	906	728 N 16TH STREET	19130	B	4
43310	906	1612 W STILES ST	19121		4
43345	906	914 N 17TH STREET	19130	A	2
43346	906	914 N 17TH STREET	19130	B	3
43347	906	914 N 17TH STREET	19130	C	3
43348	906	916 N 17TH STREET	19130	A	2
43349	906	916 N 17TH STREET	19130	B	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43350	906	916 N 17TH STREET	19130	C	3
43351	906	918 N 17TH STREET	19130	A	3
43352	906	918 N 17TH STREET	19130	B	3
43353	906	918 N 17TH STREET	19130	C	4
43370	906	707 N 18TH STREET	19130	A	1
43371	906	707 N 18TH STREET	19130	B	3
43381	906	1613 WALLACE ST	19130	A	3
43382	906	1613 WALLACE ST	19130	B	3
43383	906	1613 WALLACE ST	19130	C	3
43399	906	1732 N 16TH STREET	19121	A	3
43400	906	1732 N 16TH STREET	19121	B	3
43428	906	713 N 19TH STREET	19130		3
43444	906	723 N 20TH STREET	19130	A	1
43445	906	723 N 20TH STREET	19130	B	3
43446	906	723 N 20TH STREET	19130	C	3
43461	906	863 PERKIOMEN ST	19130	A	3
43462	906	863 PERKIOMEN ST	19130	B	4
43523	906	1433 N 18TH STREET	19121	A	2
43524	906	1433 N 18TH ST	19121	B	4
43525	906	761 N CORINTHIAN AVE	19130	A	3
43526	906	761 N CORINTHIAN AVE	19130	B	3
43527	906	761 N CORINTHIAN AVE	19130	C	3
43537	906	1508 N 18TH STREET	19121	A	3
43538	906	1508 N 18TH STREET	19121	B	3
43539	906	1508 N 18TH STREET	19121	C	3
43622	906	1517 N GRATZ ST	19121	A	4
43623	906	1517 N GRATZ ST	19121	B	2
43631	906	1628 N 17TH STREET	19121	A	4
43632	906	1628 N 17TH STREET	19121	B	4
43633	906	1628 N 17TH STREET	19121	C	4
43648	906	1702 INGERSOLL ST	19121		5
43653	906	1527 N GRATZ ST	19121	A	3
43654	906	1527 N GRATZ ST	19121	B	3
43666	906	763 N CORINTHIAN AVE	19130	A	3
43667	906	763 N CORINTHIAN AVE	19130	B	3
43668	906	763 N CORINTHIAN AVE	19130	C	3
43670	906	1513 W OXFORD ST	19121	A	3
43671	906	1513 W OXFORD ST	19121	B	3
43672	906	1513 W OXFORD ST	19121	C	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43683	906	1027 MT VERNON ST	19123	A	4
43684	906	1027 MT VERNON ST	19123	B	5
43685	906	1515 N GRATZ ST	19121	A	3
43686	906	1515 N GRATZ ST	19121	B	3
43739	906	1925 BROWN ST	19130		4
43791	906	1714 FOLSOM ST	19130		5
43810	906	1527 POPLAR ST	19130	A	3
43811	906	1527 POPLAR ST	19130	B	3
43812	906	1527 POPLAR ST	19130	C	3
43813	906	1529 POPLAR ST	19130	A	2
43814	906	1529 POPLAR ST	19130	B	3
43815	906	1529 POPLAR ST	19130	C	3
43816	906	748 N 19TH STREET	19130	A	2
43817	906	748 N 19TH STREET	19130	B	3
43818	906	748 N 19TH STREET	19130	C	3
43821	906	2023 OGDEN ST	19130		5
43822	906	737 N CORINTHIAN AVE	19130	A	3
43823	906	737 N CORINTHIAN AVE	19130	B	3
43824	906	737 N CORINTHIAN AVE	19130	C	3
43848	906	1407 N 18TH STREET	19121	A	2
43849	906	1407 N 18TH STREET	19121	B	3
43850	906	1407 N 18TH STREET	19121	C	3
43851	906	730 N 19TH STREET	19130	A	2
43852	906	730 N 19TH STREET	19130	B	4
43890	906	1413 N 18TH STREET	19121	A	2
43891	906	1413 N 18TH STREET	19121	B	3
43892	906	1413 N 18TH STREET	19121	C	3
43896	906	867 N TANEY ST	19130		2
43924	906	1405 N 18TH STREET	19121	A	2
43925	906	1405 N 18TH STREET	19121	B	3
43926	906	1405 N 18TH STREET	19121	C	3
43927	906	1411 N 18TH STREET	19121	A	3
43928	906	1411 N 18TH STREET	19121	B	3
43929	906	1411 N 18TH STREET	19121	C	3
43933	906	1609 N 16TH STREET	19121	A	3
43934	906	1609 N 16TH STREET	19121	B	3
43935	906	1609 N 16TH STREET	19121	C	3
43959	906	626 N 10TH STREET	19123	A	3
43960	906	626 N 10TH STREET	19123	B	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43961	906	626 N 10TH STREET	19123	C	3
43976	906	1538 W MASTER ST	19121	A	4
43977	906	1538 W MASTER ST	19121	B	4
43978	906	1538 W MASTER ST	19121	C	4
43980	906	1423 N 17TH STREET	19121	A	3
43981	906	1423 N 17TH STREET	19121	B	3
43982	906	1423 N 17TH STREET	19121	C	3
43983	906	1425 N 17TH STREET	19121	A	3
43984	906	1425 N 17TH STREET	19121	B	3
43985	906	1425 N 17TH STREET	19121	C	3
43989	906	1722 N 16TH STREET	19121	C	2
43990	906	1724 N 16TH STREET	19121	C	2
124882	906	823 LELAND ST	19130		5
124885	906	2934 OGDEN ST	19130		4
124887	906	1605 W STILES ST	19121		5
124891	906	1625 N BOUVIER ST	19121		5
124897	906	1615 N 18TH STREET	19121	A	1
124898	906	1615 N 18TH STREET	19121	B	4
124910	906	1933 BROWN ST	19130		5
124912	906	1418 N 17TH STREET	19121	A	4
124913	906	1418 N 17TH STREET	19121	B	4
124927	906	1720 N GRATZ ST	19121		5
124933	906	1512 N GRATZ ST	19121	A	3
124948	906	1606 N SYDENHAM ST	19121		5
124957	906	820 LELAND ST	19130		5
124959	906	863 N CORINTHIAN AVE	19130		5
125000	906	1918 NORTH ST	19130		5
125038	906	845 PERKIOMEN ST	19130		5
125040	906	1808 INGERSOLL ST	19121		4
125063	906	1601 WILLINGTON ST	19121		4
125074	906	1619 W FLORA ST	19121		4
125137	906	1639 W STILES ST	19121		4
125150	906	1521 SWAIN ST	19130		5
125156	906	1630 PARRISH ST	19130		5
125175	906	1716 INGERSOLL ST	19121		4
125185	906	1835 INGERSOLL ST	19121		3
125231	906	1515 SWAIN ST	19130		5
125243	906	822 LELAND ST	19130		4
125292	906	1617 W FLORA ST	19121		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125310	906	1723 SEYBERT ST	19121		2
125333	906	1827 POPLAR ST	19130		3
125336	906	1737 W THOMPSON ST	19121		4
125344	906	816 PERKIOMEN ST	19130		4
125369	906	1824 W THOMPSON ST	19121		5
125378	906	874 N 20TH STREET	19130		5
125415	906	812 N TANEY ST	19130		5
125417	906	1727 W THOMPSON ST	19121		5
125420	906	814 N TANEY ST	19130		5
125432	906	816 N TANEY ST	19130		5
125468	906	806 N TANEY ST	19130		4
125495	906	1748 WYLIE ST	19130		5
125518	906	1920 BROWN ST	19130		5
125718	906	1625 SWAIN ST	19130		6
125744	906	2032 POPLAR ST	19130		4
125762	906	1721 N 16TH STREET	19121	A	2
125801	906	826 N 20TH STREET	19130		6
125847	906	1634 FRANCIS ST	19130		5
125855	906	1830 W THOMPSON ST	19121		5
125858	906	806 N CORINTHIAN AVE	19130		6
125905	906	1820 POPLAR ST	19130		3
125945	906	1721 N 16TH STREET	19121	B	3
168001	906	1405 N 17TH STREET	19121	A	0
168002	906	1405 N 17TH STREET	19121	B	0
168003	906	1405 N 17TH STREET	19121	C	0
168004	906	1405 N 17TH STREET	19121	D	0
168005	906	1622 W OXFORD STREET	19121	A	0
168006	906	1622 W OXFORD STREET	19121	B	0
168007	906	1622 W OXFORD STREET	19121	C	0
168008	906	1622 W OXFORD STREET	19121	D	0
168009	906	719 N 17TH STREET	19130	A	0
168010	906	719 N 17TH STREET	19130	B	0
168011	906	719 N 17TH STREET	19130	C	0
168012	906	719 N 17TH STREET	19130	D	0
168013	906	1241 N 15TH STREET	19121	A	0
168014	906	1241 N 15TH STREET	19121	B	0
168015	906	1241 N 15TH STREET	19121	C	0
168016	906	1241 N 15TH STREET	19121	D	0
168017	906	1424 POPLAR ST	19130	A	0

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
168018	906	1424 POPLAR ST	19130	B	0
168019	906	1424 POPLAR ST	19130	C	0
168020	906	1424 POPLAR ST	19130	D	0
255970	906	1725 N 16TH STREET	19121	A	2
255975	906	1743 N GRATZ ST	19121		5
255984	906	1923 BROWN ST	19130		4
255995	906	1725 N 16TH STREET	19121	B	3
690045	906	856 N 27TH STREET	19130		3
690147	906	1620 N 17TH STREET	19121		6
690151	906	1743 W THOMPSON ST	19121		5
690156	906	1725 W MASTER ST	19121	A	2
690157	906	1725 W MASTER ST	19121	B	5
690196	906	1404 WILLINGTON ST	19121		5
690224	906	723 N 17TH STREET	19130	A	3
690225	906	723 N 17TH STREET	19130	B	4
690273	906	617 N 17TH STREET	19130	A	4
690274	906	617 N 17TH ST	19130	B	4
690289	906	1424 N 17TH STREET	19121	A	3
690290	906	1424 N 17TH STREET	19121	B	3
690291	906	1424 N 17TH STREET	19121	C	3
690294	906	1427 N 17TH STREET	19121	A	3
690295	906	1427 N 17TH STREET	19121	B	3
690296	906	1427 N 17TH STREET	19121	C	3
690297	906	1430 N 17TH STREET	19121	A	3
690298	906	1430 N 17TH STREET	19121	B	3
690299	906	1430 N 17TH STREET	19121	C	2
690300	906	1523 N 19TH STREET	19121	A	2
690301	906	1523 N 19TH STREET	19121	B	3
690302	906	1523 N 19TH STREET	19121	C	3
690306	906	1443 N 17TH STREET	19121	A	3
690307	906	1443 N 17TH STREET	19121	B	3
690308	906	1443 N 17TH STREET	19121	C	3
690330	906	1411 N 17TH STREET	19121	A	3
690331	906	1411 N 17TH STREET	19121	B	3
690332	906	1411 N 17TH STREET	19121	C	3
690347	906	1708 W OXFORD ST	19121	A	2
690348	906	1708 W OXFORD ST	19121	B	3
690349	906	1708 W OXFORD ST	19121	C	3
690353	906	1624 WALLACE ST	19130	A	4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690354	906	1624 WALLACE ST	19130	B	3
690355	906	1624 WALLACE ST	19130	C	4
690361	906	1614 WALLACE ST	19130	A	4
690362	906	1614 WALLACE ST	19130	B	3
690363	906	1614 WALLACE ST	19130	C	4
690379	906	1517 N 19TH STREET	19121	A	2
690380	906	1517 N 19TH STREET	19121	B	3
690381	906	1517 N 19TH STREET	19121	C	3
690393	906	603 N 18TH STREET	19130	A	2
690394	906	603 N 18TH STREET	19130	B	5
690398	906	727 N CORINTHIAN AVE	19130	A	2
690399	906	727 N CORINTHIAN AVE	19130	B	2
690400	906	727 N CORINTHIAN AVE	19130	C	2
690425	906	1730 WALLACE ST	19130	A	3
690426	906	1730 WALLACE ST	19130	B	3
690427	906	1730 WALLACE ST	19130	C	3
690436	906	1834 GREEN ST	19130	A	4
690437	906	1834 GREEN ST	19130	B	4
690439	906	634 N 17TH STREET	19130	A	4
690440	906	634 N 17TH STREET	19130	B	5
690458	906	1622 WALLACE ST	19130	A	4
690459	906	1622 WALLACE ST	19130	B	3
690460	906	1622 WALLACE ST	19130	C	4
690921	906	1623 WALLACE ST	19130	A	3
690922	906	1623 WALLACE ST	19130	B	3
690923	906	1623 WALLACE ST	19130	C	3
690945	906	1608 BROWN ST	19130	A	1
690946	906	1610 BROWN ST	19130		6
690947	906	1612 BROWN ST	19130		6
690979	906	1610 PARRISH ST	19130		4
691007	906	1628 WALLACE ST	19130	A	3
691008	906	1628 WALLACE ST	19130	B	3
691009	906	1628 WALLACE ST	19130	C	3
691022	906	1630 WALLACE ST	19130	A	3
691023	906	1630 WALLACE ST	19130	B	3
691024	906	1630 WALLACE ST	19130	C	3
691043	906	1626 WALLACE ST	19130	A	3
691044	906	1626 WALLACE ST	19130	B	3
691045	906	1626 WALLACE ST	19130	C	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
691279	906	1726 WYLIE ST	19130		5
691287	906	812 N 20TH STREET	19130		6
691327	906	1705 MT VERNON ST	19130	A	2
691328	906	1705 MT VERNON ST	19130	B	3
691329	906	1705 MT VERNON ST	19130	C	3
691374	906	1718 WALLACE ST	19130	A	2
691375	906	1718 WALLACE ST	19130	B	3
691376	906	1718 WALLACE ST	19130	C	3
691386	906	869 N 23RD STREET	19130	A	3
691387	906	869 N 23RD STREET	19130	B	4
691399	906	852 N 23RD STREET	19130	A	4
691400	906	852 N 23RD STREET	19130	B	3
691401	906	1932 GREEN ST	19130	A	3
691402	906	1932 GREEN ST	19130	B	3
691403	906	1932 GREEN ST	19130	C	3
691440	906	1614 N 17TH STREET	19121		6
691506	906	1608 BROWN ST	19130	B	4
803994	906	622 N 10TH STREET	19123	A	4
803995	906	622 N 10TH STREET	19123	B	4
804022	906	1401 N 18TH STREET	19121	A	3
804023	906	1401 N 18TH STREET	19121	B	3
804024	906	1401 N 18TH STREET	19121	C	3
804045	906	859 N 26TH STREET	19130	A	1
804046	906	859 N 26TH STREET	19130	B	1
804047	906	859 N 26TH STREET	19130	C	1
804049	906	1545 N GRATZ ST	19121	A	4
804050	906	1545 N GRATZ ST	19121	B	2
804062	906	1536 W MASTER ST	19121	A	3
804063	906	1536 W MASTER ST	19121	B	3
804064	906	1536 W MASTER ST	19121	C	3
804101	906	1712 N 16TH STREET	19121	A	2
804102	906	1712 N 16TH STREET	19121	B	2
804103	906	1712 N 16TH STREET	19121	C	2
804104	906	846 N 20TH STREET	19130	A	1
804105	906	846 N 20TH ST	19130	B	4
804124	906	853 PERKIOMEN ST	19130	A	2
804125	906	853 PERKIOMEN ST	19130	B	3
804153	906	1533 N 17TH STREET	19121	A	3
804154	906	1533 N 17TH STREET	19121	B	4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
804155	906	1533 N 17TH STREET	19121	C	3
804238	906	1722 N GRATZ ST	19121		5
804243	906	1603 WALLACE ST	19130	A	3
804244	906	1603 WALLACE ST	19130	B	3
804245	906	1603 WALLACE ST	19130	C	3
804251	906	737 N 20TH STREET	19130	A	1
804252	906	737 N 20TH STREET	19130	B	3
804253	906	737 N 20TH STREET	19130	C	3
804279	906	1524 N 18TH STREET	19121	A	3
804280	906	1524 N 18TH STREET	19121	B	3
804281	906	1524 N 18TH STREET	19121	C	3
804291	906	858 N 19TH STREET	19130	A	3
804292	906	858 N 19TH STREET	19130	B	3
804293	906	844 N 20TH STREET	19130	A	1
804294	906	844 N 20TH STREET	19130	B	2
804336	906	1830 W GIRARD AVE	19130	A	4
804337	906	1830 W GIRARD AVE	19130	B	5
804338	906	1705 N 18TH STREET	19121	A	4
804339	906	1705 N 18TH STREET	19121	B	4
804362	906	723 N CORINTHIAN AVE	19130	A	2
804363	906	723 N CORINTHIAN AVE	19130	B	3
804364	906	723 N CORINTHIAN AVE	19130	C	3
804365	906	826 N CORINTHIAN AVE	19130	A	4
804366	906	826 N CORINTHIAN AVE	19130	B	4
804371	906	1502 N 18TH STREET	19121	A	2
804372	906	1502 N 18TH STREET	19121	B	6
804388	906	1422 N 17TH STREET	19121	A	4
804389	906	1422 N 17TH STREET	19121	B	4
804390	906	1713 W MASTER ST	19121	A	3
804391	906	1713 W MASTER ST	19121	B	3
804392	906	1713 W MASTER ST	19121	C	3
804393	906	841 N 20TH STREET	19130	A	3
804394	906	841 N 20TH STREET	19130	B	4
804401	906	1433 N 17TH STREET	19121	A	3
804402	906	1433 N 17TH STREET	19121	B	3
804403	906	1433 N 17TH STREET	19121	C	3
804423	906	849 N 20TH STREET	19130	A	1
804424	906	849 N 20TH STREET	19130	B	4
804466	906	1629 FRANCIS ST	19130		6

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
804509	906	1503 N GRATZ ST	19121	A	4
804510	906	1503 N GRATZ ST	19121	B	2
804521	906	1527 N 17TH STREET	19121	A	3
804522	906	1527 N 17TH STREET	19121	B	3
804523	906	1527 N 17TH STREET	19121	C	3
804540	906	1726 N 16TH STREET	19121	A	1
804541	906	1726 N 16TH STREET	19121	B	2
804542	906	1726 N 16TH STREET	19121	C	2
804552	906	925 N 19TH STREET	19130	A	2
804553	906	925 N 19TH STREET	19130	B	3
804554	906	925 N 19TH STREET	19130	C	3
804598	906	1518 GREEN ST	19130	A	4
804599	906	1518 GREEN ST	19130	B	4
804600	906	1518 GREEN ST	19130	C	4
804623	906	1432 POPLAR ST	19130	A	3
804624	906	1432 POPLAR ST	19130	B	3
804625	906	1432 POPLAR ST	19130	C	3
804626	906	1724 WALLACE ST	19130	A	3
804627	906	1724 WALLACE ST	19130	B	3
804628	906	1724 WALLACE ST	19130	C	3
804637	906	847 N 20TH STREET	19130	A	3
804638	906	847 N 20TH STREET	19130	B	4
804651	906	1616 W OXFORD ST	19121	A	3
804652	906	1616 W OXFORD ST	19121	B	2
804653	906	1616 W OXFORD ST	19121	C	3
804662	906	1513 N 19TH STREET	19121	A	2
804663	906	1513 N 19TH STREET	19121	B	3
804664	906	1513 N 19TH STREET	19121	C	3
804680	906	1107 WALLACE ST	19123	A	4
804681	906	1107 WALLACE ST	19123	B	4
804682	906	1427 N 18TH STREET	19121	A	4
804683	906	1427 N 18TH STREET	19121	B	4
804714	906	1618 N 17TH STREET	19121	A	4
804715	906	1618 N 17TH STREET	19121	B	5
804728	906	1633 N BOUVIER ST	19121		5
804744	906	1821 VINEYARD ST	19130		5
804750	906	1511 N 19TH STREET	19121	A	3
804751	906	1511 N 19TH STREET	19121	B	2
804752	906	1511 N 19TH STREET	19121	C	2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
804761	906	1531 N GRATZ ST	19121	A	3
804762	906	1531 N GRATZ ST	19121	B	3
818044	906	868 N UBER ST	19130		4
818045	906	870 N UBER ST	19130		4
818075	906	1632 PARRISH ST	19130		5
818088	906	1651 FRANCIS ST	19130		6
818146	906	1620 W STILES ST	19121		5
818210	906	851 N CORINTHIAN AVE	19130		5
818271	906	872 N UBER ST	19130		4
818304	906	2029 PARRISH ST	19130		4
818309	906	1730 N GRATZ ST	19121		4
818359	906	861 N UBER ST	19130		5
818367	906	864 N UBER ST	19130		4
818440	906	1707 W THOMPSON ST	19121		5
857284	906	810 N 23RD STREET	19130		5
888584	906	1723 W THOMPSON ST	19121		5
41519	907	1717 N MARSHALL ST	19122		4
41534	907	2123 N 08TH STREET	19122		5
41535	907	2530 N JESSUP ST	19133		3
41541	907	1951 N MARSHALL ST	19122		5
41564	907	2542 N JESSUP ST	19133		3
41583	907	1439 N 08TH STREET	19122	A	3
41584	907	1439 N 08TH STREET	19122	B	2
41585	907	1439 N 08TH STREET	19122	C	2
41599	907	1955 N 07TH STREET	19122	A	2
41600	907	1955 N 07TH STREET	19122	B	6
41610	907	1400 N FRANKLIN ST	19122	A	4
41611	907	1400 N FRANKLIN ST	19122	B	4
41627	907	2536 N 12TH ST	19133		4
41662	907	1418 N FRANKLIN ST	19122		6
41674	907	2518 N 11TH ST	19133	A	2
41675	907	2518 N 11TH ST	19133	B	2
41703	907	2042 N DARIEN ST	19122		2
41717	907	605 W MONTGOMERY AVE	19122		5
41728	907	2113 N 7TH ST	19122		6
41736	907	1331 N 07TH STREET	19122	A	3
41737	907	1331 N 07TH STREET	19122	B	3
41738	907	1331 N 07TH STREET	19122	C	2
41739	907	2149 N 08TH STREET	19122		5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
41753	907	1610 N MARSHALL ST	19122		6
41773	907	1609 N 8TH ST	19122		4
41776	907	1504 N 07TH STREET	19122		5
41777	907	2007 N MARSHALL ST	19122		5
41779	907	2142 N MARSHALL ST	19122		4
41811	907	1746 N MARSHALL ST	19122		4
41815	907	928 W YORK ST	19133		4
41829	907	1754 N 6TH ST	19122		4
41878	907	1542 N 07TH STREET	19122	A	2
41879	907	1542 N 07TH STREET	19122	B	6
41899	907	2004 N DARIEN ST	19122		2
41900	907	2008 N DARIEN ST	19122		2
41901	907	2024 N DARIEN ST	19122		2
41929	907	1521 N 7TH ST	19122	A	3
41930	907	1521 N 7TH ST	19122	B	3
41931	907	1521 N 07TH STREET	19122	C	2
41950	907	2137 N 09TH STREET	19122		5
41951	907	1756 N MARSHALL ST	19122		5
41952	907	2035 N 08TH STREET	19122	A	1
41967	907	1516 N 07TH STREET	19122	A	2
41968	907	1516 N 07TH STREET	19122	B	6
41972	907	1808 N FRANKLIN ST	19122	A	3
41973	907	1808 N FRANKLIN ST	19122	B	2
41974	907	1808 N FRANKLIN ST	19122	C	3
41975	907	2122 N FRANKLIN ST	19122		4
41976	907	2228 N FRANKLIN ST	19133		3
42023	907	1514 N 07TH STREET	19122	A	2
42024	907	1514 N 07TH STREET	19122	B	6
42056	907	715 W MONTGOMERY AVE	19122		5
42058	907	1339 N 08TH STREET	19122		6
42059	907	2353 N 10TH STREET	19133		5
42060	907	2527 N 12TH STREET	19133		5
42072	907	2162 N FRANKLIN ST	19122		5
42134	907	1446 N MARSHALL ST	19122		6
42138	907	2351 N 10TH STREET	19133		5
42139	907	2547 N 11TH STREET	19133		5
42166	907	2411 N 10TH STREET	19133		5
42177	907	1444 N MARSHALL ST	19122	A	2
42178	907	1444 N MARSHALL ST	19122	B	6

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42193	907	1550 N DARIEN ST	19122		2
42198	907	2309 N 10TH STREET	19133	A	1
42199	907	2309 N 10TH STREET	19133	B	4
42210	907	1754 N MARSHALL ST	19122		4
42235	907	2311 N 10TH STREET	19133	A	1
42236	907	2311 N 10TH STREET	19133	B	4
42240	907	1416 N MARSHALL ST	19122	A	2
42241	907	1416 N MARSHALL ST	19122	B	6
42242	907	1218 W SERGEANT ST	19133		3
42300	907	2507 N 11TH STREET	19133		5
42350	907	2008 N 08TH STREET	19122	A	2
42351	907	2008 N 08TH STREET	19122	B	5
42355	907	2151 N 08TH STREET	19122		6
42382	907	1539 N 09TH STREET	19122		4
42383	907	1543 N 09TH STREET	19122		5
42384	907	2320 N 09TH STREET	19133		3
42404	907	1824 N 06TH STREET	19122		5
42408	907	611 W JEFFERSON ST	19122		3
42409	907	2425 N 10TH STREET	19133	A	1
42410	907	2425 N 10TH STREET	19133	B	4
42431	907	2006 N 08TH STREET	19122		6
42453	907	1939 N 09TH STREET	19122		4
42456	907	2148 N MARSHALL ST	19122		4
42457	907	1814 N FRANKLIN ST	19122	A	3
42458	907	1814 N FRANKLIN ST	19122	B	3
42459	907	1814 N FRANKLIN ST	19122	C	3
42460	907	1935 N 09TH STREET	19122		4
42490	907	1401 N PERTH ST	19122		4
42492	907	2230 N FRANKLIN ST	19133		2
42509	907	733 W MONTGOMERY AVE	19122		5
42510	907	741 W MONTGOMERY AVE	19122		5
42511	907	1806 N FRANKLIN ST	19122	A	3
42512	907	1806 N FRANKLIN ST	19122	B	2
42513	907	1806 N FRANKLIN ST	19122	C	3
42547	907	1713 N MARSHALL ST	19122		5
42561	907	1812 N FRANKLIN ST	19122	A	3
42562	907	1812 N FRANKLIN ST	19122	B	3
42563	907	1812 N FRANKLIN ST	19122	C	3
42564	907	1816 N FRANKLIN ST	19122	A	3
42565	907	1816 N FRANKLIN ST	19122	B	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42566	907	1816 N FRANKLIN ST	19122	C	3
42572	907	2500 N ALDER ST	19133		2
42609	907	1304 N MARSHALL ST	19122		5
42616	907	1810 N MARSHALL ST	19122		4
42667	907	2627 N 13TH STREET	19133		5
42716	907	1309 N 07TH STREET	19122	A	2
42717	907	1309 N 07TH STREET	19122	B	3
42718	907	1311 N 07TH STREET	19122	A	1
42719	907	1311 N 07TH STREET	19122	B	3
42757	907	2132 N MARSHALL ST	19122		4
42798	907	1412 N MARSHALL ST	19122	A	2
42799	907	1412 N MARSHALL ST	19122	B	6
42809	907	2510 N 11TH STREET	19133		6
42824	907	2107 N 08TH STREET	19122	A	1
42852	907	1727 N MARSHALL ST	19122		5
42879	907	2136 N 08TH STREET	19122		5
42898	907	1633 N MARSHALL ST	19122	A	2
42899	907	1633 N MARSHALL ST	19122	B	4
42911	907	1523 N 07TH STREET	19122	A	2
42912	907	1523 N 07TH STREET	19122	B	4
42934	907	603 W NORRIS ST	19122		6
42970	907	1015 W ARIZONA ST	19133		2
42971	907	1232 W YORK ST	19133		3
43033	907	1406 N 07TH STREET	19122		4
43100	907	2158 N 08TH STREET	19122		6
43158	907	1518 N DARIEN ST	19122		2
43192	907	625 W JEFFERSON ST	19122		6
43229	907	2346 N 09TH STREET	19133	A	2
43230	907	2346 N 09TH STREET	19133	B	3
43242	907	1545 N FRANKLIN ST	19122	A	3
43243	907	1545 N FRANKLIN ST	19122	B	4
43259	907	2306 N PARK AVE	19132	A	3
43260	907	2306 N PARK AVE	19132	B	2
43261	907	2306 N PARK AVE	19132	C	3
43269	907	1614 N MARSHALL ST	19122	A	3
43270	907	1614 N MARSHALL ST	19122	B	3
43273	907	2348 N 10TH STREET	19133	A	3
43274	907	2348 N 10TH STREET	19133	B	3
43275	907	2348 N 10TH STREET	19133	C	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43318	907	2052 N MARSHALL ST	19122		5
43375	907	1322 N 06TH STREET	19122	A	2
43376	907	1322 N 06TH STREET	19122	B	5
43419	907	2513 N ALDER ST	19133		2
43442	907	2438 N PARK AVE	19132		6
43476	907	1614 N 06TH STREET	19122	A	1
43477	907	1614 N 06TH STREET	19122	B	4
43480	907	929 W YORK ST	19133		5
43492	907	2504 N 10TH STREET	19133		5
43493	907	2621 N JESSUP ST	19133		5
43521	907	1651 N MARSHALL ST	19122		4
43550	907	1234 W HUNTINGDON ST	19133	A	3
43551	907	1234 W HUNTINGDON ST	19133	B	3
43589	907	931 W DAUPHIN ST	19133		5
43630	907	906 W SUSQUEHANNA AVE	19122		5
43638	907	1705 N MARSHALL ST	19122		4
43640	907	1309 W SUSQUEHANNA AVE	19122	A	4
43641	907	1309 W SUSQUEHANNA AVE	19122	B	4
43707	907	1652 N MARSHALL ST	19122	A	4
43708	907	1652 N MARSHALL ST	19122	B	3
43709	907	1311 W SUSQUEHANNA AVE	19122	A	3
43710	907	1311 W SUSQUEHANNA AVE	19122	B	4
43735	907	713 W MONTGOMERY AVE	19122		5
43749	907	1939 N 07TH STREET	19122	A	3
43750	907	1939 N 07TH STREET	19122	B	3
43751	907	1939 N 07TH STREET	19122	C	3
43772	907	2062 N FRANKLIN ST	19122		5
43783	907	1913 N 09TH STREET	19122		5
43809	907	618 DIAMOND ST	19122		5
43830	907	1654 N MARSHALL ST	19122	A	3
43831	907	1654 N MARSHALL ST	19122	B	3
43866	907	1834 N MARSHALL ST	19122		2
43867	907	735 W MONTGOMERY AVE	19122		5
43901	907	1612 N MARSHALL ST	19122	A	3
43902	907	1612 N MARSHALL ST	19122	B	3
43903	907	1616 N MARSHALL ST	19122	A	3
43904	907	1616 N MARSHALL ST	19122	B	3
43942	907	617 W JEFFERSON ST	19122		4
43943	907	619 W JEFFERSON ST	19122		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43994	907	2035 N 08TH STREET	19122	B	3
43995	907	2107 N 08TH STREET	19122	B	3
56505	907	2143 N 08TH STREET	19122		4
56506	907	2145 N 08TH STREET	19122		4
56507	907	2139 N 08TH STREET	19122		4
56508	907	2141 N 08TH STREET	19122		4
56509	907	1215 W OXFORD ST	19122		4
56510	907	1217 W OXFORD ST	19122		4
56512	907	1221 W OXFORD ST	19122		4
124804	907	2171 N FRANKLIN ST	19122		5
124805	907	817 DIAMOND ST	19122		5
124806	907	906 W YORK ST	19133		3
124820	907	1729 N MARSHALL ST	19122		5
124863	907	2614 N 12TH STREET	19133		6
124868	907	2025 N 08TH STREET	19122		5
124894	907	1517 N 07TH STREET	19122	A	4
124895	907	1517 N 07TH STREET	19122	B	4
124899	907	1250 W HAZZARD ST	19133		3
124932	907	2207 N 07TH STREET	19133		5
124951	907	921 W DAUPHIN ST	19133		6
124976	907	2208 N 10TH STREET	19133		4
124985	907	2537 N 11TH STREET	19133		5
124986	907	2539 N 11TH STREET	19133		5
124987	907	2541 N 11TH STREET	19133		5
125015	907	2229 N 10TH STREET	19133		4
125024	907	2111 N FRANKLIN ST	19122		4
125031	907	1210 N 07TH STREET	19122	A	5
125032	907	1210 N 07TH STREET	19122	B	5
125036	907	2165 N FRANKLIN ST	19122		4
125058	907	2622 N 12TH STREET	19133		4
125062	907	2257 N CAMAC ST	19133		4
125073	907	2439 N 10TH STREET	19133		6
125088	907	612 WESTMONT ST	19122		2
125089	907	613 WESTMONT ST	19122		2
125090	907	614 WESTMONT ST	19122		2
125091	907	615 WESTMONT ST	19122		2
125092	907	616 WESTMONT ST	19122		2
125093	907	617 WESTMONT ST	19122		2
125094	907	618 WESTMONT ST	19122		2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125095	907	619 WESTMONT ST	19122		2
125106	907	2315 N FAWN ST	19133		3
125112	907	2042 N FRANKLIN ST	19122		5
125128	907	2345 N FAWN ST	19133		3
125149	907	2606 N 12TH STREET	19133		6
125164	907	606 CECIL B MOORE AVE	19122		4
125165	907	608 CECIL B MOORE AVE	19122		4
125168	907	1715 N MARSHALL ST	19122		5
125170	907	1930 N 07TH STREET	19122	A	2
125171	907	1930 N 07TH STREET	19122	B	5
125182	907	1252 W HAZZARD ST	19133		3
125193	907	1928 N 07TH STREET	19122	A	5
125194	907	1928 N 07TH STREET	19122	B	5
125211	907	2203 N FRANKLIN ST	19133		3
125227	907	2229 N FRANKLIN ST	19133		5
125229	907	2448 N DELHI ST	19133		2
125265	907	2212 N FRANKLIN ST	19133		6
125280	907	2214 N FRANKLIN ST	19133		5
125281	907	2323 N FAWN ST	19133		3
125286	907	1820 N 06TH STREET	19122		5
125307	907	2523 N 11TH STREET	19133		5
125348	907	2538 N ALDER ST	19133		3
125365	907	2518 N SARTAIN ST	19133		3
125399	907	1222 W YORK ST	19133		3
125443	907	1732 N MARSHALL ST	19122		5
125449	907	2527 N 11TH STREET	19133		5
125462	907	2449 N PARK AVE	19132		5
125532	907	2328 N FAWN ST	19133		3
125565	907	908 W SUSQUEHANNA AVE	19122		5
125576	907	1848 N MARSHALL ST	19122		2
125595	907	2163 N 08TH STREET	19122		5
125604	907	2243 N FRANKLIN ST	19133		6
125614	907	1425 N 08TH STREET	19122		6
125617	907	2352 N CAMAC ST	19133		3
125626	907	1021 W DAKOTA ST	19133		3
125648	907	919 W ARIZONA ST	19133		3
125659	907	608 W NORRIS ST	19122		5
125668	907	1030 W ARIZONA ST	19133		2
125669	907	1436 N FRANKLIN ST	19122		6

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125680	907	2144 N FRANKLIN ST	19122		4
125694	907	1547 N 09TH STREET	19122		5
125703	907	2331 N FAWN ST	19133		3
125734	907	2108 N PERCY ST	19122		2
125742	907	1221 W SERGEANT ST	19133		3
125745	907	2330 N FAWN ST	19133		3
125751	907	2148 N 08TH STREET	19122		5
125765	907	2450 N DELHI ST	19133		2
125771	907	2303 N FAWN ST	19133		3
125813	907	2109 N 08TH STREET	19122		5
125814	907	822 W OXFORD ST	19122		5
125828	907	2512 N 10TH STREET	19133		5
125930	907	1648 N MARSHALL ST	19122		6
125937	907	636 DIAMOND ST	19122		5
125940	907	2337 N FAWN ST	19133		3
135028	907	1400 N MARSHALL ST	19122		3
135029	907	1402 N MARSHALL ST	19122		3
135030	907	1422 N MARSHALL ST	19122		3
135031	907	1424 N MARSHALL ST	19122		3
135032	907	1426 N MARSHALL ST	19122		3
135033	907	1428 N MARSHALL ST	19122		3
135038	907	1506 N MARSHALL ST	19122		4
135039	907	1508 N MARSHALL ST	19122		4
135040	907	1510 N MARSHALL	19122		4
135041	907	1512 N MARSHALL ST	19122		4
135042	907	1505 N MARSHALL ST	19122	A	3
135043	907	1505 N MARSHALL ST	19122	B	2
135044	907	1507 N MARSHALL ST	19122	A	3
135045	907	1507 N MARSHALL ST	19122	B	2
135046	907	1509 N MARSHALL ST	19122		3
135047	907	1511 N MARSHALL ST	19122		3
135048	907	1513 N MARSHALL ST	19122	A	3
135049	907	1513 N MARSHALL ST	19122	B	2
135050	907	1515 N MARSHALL ST	19122	A	3
135051	907	1515 N MARSHALL ST	19122	B	2
135052	907	1517 N MARSHALL ST	19122		3
135053	907	1519 N MARSHALL ST	19122		3
135054	907	1521 N MARSHALL ST	19122		3
135055	907	1523 N MARSHALL ST	19122		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
135056	907	627 W JEFFERSON ST	19122	A	3
135057	907	627 W JEFFERSON ST	19122	B	3
135058	907	629 W JEFFERSON ST	19122	A	3
135059	907	629 W JEFFERSON ST	19122	B	3
135064	907	1508 N 6TH ST	19122		3
135065	907	1510 N 6TH ST	19122		3
135066	907	1512 N 6TH ST	19122		3
135067	907	1514 N 6TH ST	19122		3
135068	907	1516 N 6TH ST	19122		3
135069	907	1518 N 6TH ST	19122		3
135070	907	1520 N 6TH ST	19122		3
135071	907	1522 N 6TH ST	19122		3
135072	907	1524 N 6TH ST	19122		3
135073	907	1526 N 6TH ST	19122		4
135074	907	2300 N 13TH STREET	19133		2
135075	907	2302 N 13TH STREET	19133		2
135076	907	2304 N 13TH STREET	19133		2
135077	907	2306 N 13TH STREET	19133		2
135078	907	2308 N 13TH ST	19133		2
135079	907	2310 N 13TH ST	19133		2
135080	907	2312 N 13TH ST	19133		2
135081	907	2314 N 13TH ST	19133		2
135082	907	2316 N 13TH ST	19133		2
135083	907	2318 N 13TH ST	19133		2
135084	907	2320 N 13TH ST	19133		2
135085	907	2322 N 13TH ST	19133		2
135086	907	2324 N 13TH ST	19133		2
135087	907	2326 N 13TH ST	19133		2
135088	907	2327 N 13TH ST	19133		2
135089	907	2328 N 13TH ST	19133		2
135090	907	2330 N 13TH ST	19133		2
135091	907	2332 N 13TH ST	19133		2
135092	907	2334 N 13TH ST	19133		2
135093	907	2336 N 13TH ST	19133		2
135094	907	2337 N 13TH ST	19133		2
135095	907	2338 N 13TH ST	19133		2
135096	907	2340 N 13TH ST	19133		2
135097	907	2342 N 13TH ST	19133		2
135098	907	2344 N 13TH ST	19133		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
135099	907	2301 N 13TH ST	19133		2
135100	907	2303 N 13TH ST	19133		2
135101	907	2305 N 13TH ST	19133		2
135102	907	2307 N 13TH ST	19133		2
135103	907	2309 N 13TH ST	19133		4
135104	907	2311 N 13TH ST	19133		4
135105	907	2313 N 13TH ST	19133		2
135106	907	2315 N 13TH ST	19133		2
135107	907	2317 N 13TH ST	19133		2
135108	907	2319 N 13TH ST	19133		2
135109	907	2321 N 13TH ST	19133		2
135110	907	2323 N 13TH ST	19133		2
135111	907	2325 N 13TH ST	19133		2
135112	907	2329 N 13TH ST	19133		2
135113	907	2331 N 13TH ST	19133		2
135114	907	2333 N 13TH ST	19133		2
135115	907	2335 N 13TH ST	19133		2
135116	907	2339 N 13TH ST	19133		2
135117	907	2341 N 13TH STREET	19133		3
154001	907	1502 N. 8TH STREET	19122	A	1
154002	907	1502 N.8TH STREET	19122	B	1
154003	907	1504 N. 8TH STREET	19122	A	1
154004	907	1504 N. 8TH STREET	19122	B	1
154005	907	1512 N 8TH ST	19122	A	1
154006	907	1512 N. 8TH STREET	19122	B	1
154007	907	1514 N. 8TH STREET	19122	A	1
154008	907	1514 N. 8TH STREET	19122	B	1
154009	907	1530 N. 8TH STREET	19122		2
154010	907	1536 N. 8TH STREET	19122		2
154011	907	1419 N. 8TH STREET	19122		2
154012	907	1421 N. 8TH STREET	19122		2
154013	907	1334 N. FRANKLIN STREET	19122		3
154014	907	1336 N. FRANKLIN STREET	19122		3
169001	907	2138 N 7TH STREET	19122	A	0
169002	907	2138 N 7TH STREET	19122	B	0
169003	907	2138 N 7TH STREET	19122	C	0
169004	907	2138 N 7TH STREET	19122	D	0
169005	907	2143 N 7TH STREET	19122	A	0
169006	907	2143 N 7TH STREET	19122	B	0

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
169007	907	2143 N 7TH STREET	19122	C	0
169008	907	2143 N 7TH STREET	19122	D	0
169009	907	2501 N 11TH STREET	19133	A	0
169010	907	2501 N 11TH STREET	19133	B	0
169011	907	2501 N 11TH STREET	19133	C	0
169012	907	2501 N 11TH STREET	19133	D	0
169013	907	1922 N 8TH STREET	19122	A	0
169014	907	1922 N 8TH STREET	19122	B	0
169015	907	1922 N 8TH STREET	19122	C	0
169016	907	1922 N 8TH STREET	19122	D	0
169017	907	2254 CAMAC STREET	19133	A	0
169018	907	2254 CAMAC STREET	19133	B	0
169019	907	2254 CAMAC STREET	19133	C	0
169020	907	2254 CAMAC STREET	19133	D	0
255958	907	1921 N MARSHALL ST	19122		5
690115	907	2106 N 08TH STREET	19122		6
690126	907	2023 N 09TH STREET	19122		4
690192	907	2154 N FRANKLIN ST	19122		5
690193	907	2164 N 07TH STREET	19122		4
690215	907	2511 N 11TH STREET	19133	A	2
690216	907	2511 N 11TH STREET	19133	B	3
690234	907	1735 N MARSHALL ST	19122		4
690259	907	2125 N 09TH STREET	19122		5
690303	907	2027 N 09TH STREET	19122		4
690310	907	2145 N 09TH STREET	19122		5
690311	907	2055 N 09TH STREET	19122		4
690320	907	1810 N FRANKLIN ST	19122	A	3
690321	907	1810 N FRANKLIN ST	19122	B	2
690322	907	1810 N FRANKLIN ST	19122	C	3
690356	907	2453 N 10TH STREET	19133	A	2
690357	907	2453 N 10TH STREET	19133	B	3
690543	907	2017 N 08TH STREET	19122		5
690583	907	2170 N 07TH STREET	19122		4
690610	907	2168 N 07TH STREET	19122		4
690618	907	2250 N DELHI ST	19133		3
690840	907	2621 N WARNOCK ST	19133		3
690898	907	2009 N 08TH STREET	19122		5
690964	907	2124 N 07TH STREET	19122		4
690983	907	2015 N 08TH STREET	19122		5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690984	907	2532 N JESSUP ST	19133		3
690985	907	1223 W HUNTINGDON ST	19133		4
691032	907	2152 N 07TH STREET	19122		4
691065	907	2003 N 08TH STREET	19122		5
691081	907	1224 W SERGEANT ST	19133		3
691111	907	2206 N 07TH STREET	19133		5
691264	907	2007 N 09TH STREET	19122		4
691265	907	2009 N 09TH STREET	19122		4
691267	907	2013 N 09TH STREET	19122		4
691268	907	2015 N 09TH STREET	19122		4
691291	907	2019 N 09TH STREET	19122		4
691292	907	2529 N 12TH STREET	19133		6
691293	907	2025 N 09TH STREET	19122		4
691317	907	2021 N 09TH STREET	19122		4
691361	907	2115 N 08TH STREET	19122		5
691362	907	2127 N 08TH STREET	19122		6
691382	907	2135 N 08TH STREET	19122	A	1
691385	907	2132 N 08TH STREET	19122		5
691392	907	2154 N 07TH STREET	19122		5
691446	907	2508 N 11TH STREET	19133		5
691502	907	2135 N 08TH STREET	19122	B	2
804006	907	1601 N MARSHALL ST	19122		5
804053	907	1649 N 08TH STREET	19122	A	3
804054	907	1649 N 08TH STREET	19122	B	3
804055	907	2142 N 08TH STREET	19122		5
804082	907	614 DIAMOND ST	19122		5
804114	907	1908 N 08TH STREET	19122		5
804115	907	2217 N 08TH STREET	19133		5
804133	907	1756 N 06TH STREET	19122		4
804173	907	1631 N MARSHALL ST	19122	A	3
804174	907	1631 N MARSHALL ST	19122	B	2
804196	907	2173 N FRANKLIN ST	19122	A	3
804197	907	2173 N FRANKLIN ST	19122	B	3
804309	907	1502 N 07TH STREET	19122	A	3
804310	907	1502 N 07TH STREET	19122	B	3
804322	907	1635 N MARSHALL ST	19122	A	2
804323	907	1635 N MARSHALL ST	19122	B	2
804324	907	1511 N FRANKLIN ST	19122	A	3
804325	907	1511 N FRANKLIN ST	19122	B	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
804326	907	1511 N FRANKLIN ST	19122	C	3
804335	907	2213 N 08TH STREET	19133		6
804360	907	1427 N 08TH STREET	19122	A	2
804361	907	1427 N 08TH STREET	19122	B	3
804409	907	1445 N FRANKLIN ST	19122		5
804413	907	1738 N MARSHALL ST	19122	A	3
804414	907	1738 N MARSHALL ST	19122	B	4
804428	907	1805 N 08TH STREET	19122		6
804501	907	2601 N JESSUP ST	19133	A	2
804502	907	2601 N JESSUP ST	19133	B	3
804519	907	1448 N MARSHALL ST	19122	A	2
804520	907	1448 N MARSHALL ST	19122	B	4
804574	907	1420 N MARSHALL ST	19122	A	3
804575	907	1420 N MARSHALL ST	19122	B	3
804594	907	1927 N 07TH STREET	19122	A	3
804595	907	1927 N 07TH STREET	19122	B	5
804646	907	1228 N MARSHALL ST	19122	A	3
804647	907	1228 N MARSHALL ST	19122	B	3
804648	907	1228 N MARSHALL ST	19122	C	3
804708	907	606 W NORRIS ST	19122		5
804712	907	2610 N 11TH STREET	19133	A	3
804713	907	2610 N 11TH STREET	19133	B	4
804719	907	2260 N 12TH STREET	19133		5
804724	907	2248 N CAMAC ST	19133		3
804732	907	905 W ARIZONA ST	19133		5
804734	907	2606 N JESSUP ST	19133		5
804737	907	2139 N FRANKLIN ST	19122		5
804738	907	2531 N 11TH STREET	19133		5
804739	907	2218 N CAMAC ST	19133		6
818003	907	2321 N FAWN ST	19133		3
818017	907	2125 N 08TH STREET	19122		5
818024	907	816 W OXFORD ST	19122		4
818025	907	731 W OXFORD ST	19122		5
818036	907	2110 N 08TH STREET	19122		6
818061	907	2534 N 12TH STREET	19133		4
818070	907	1824 N MARSHALL ST	19122		4
818091	907	1548 N 07TH STREET	19122		6
818092	907	1648 N 06TH STREET	19122		4
818112	907	633 W NORRIS ST	19122		2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
818134	907	1219 W FIRTH ST	19133		3
818164	907	631 DIAMOND ST	19122		6
818172	907	735 W OXFORD ST	19122		5
818173	907	1739 N MARSHALL ST	19122		4
818201	907	1637 N MARSHALL ST	19122		5
818260	907	2161 N 08TH STREET	19122		5
818285	907	1217 W DAUPHIN ST	19133		4
818312	907	2545 N SARTAIN ST	19133		3
818318	907	2214 N 09TH STREET	19133		5
818328	907	2528 N SARTAIN ST	19133		3
818329	907	2318 N CAMAC ST	19133		3
818373	907	2317 N FAWN ST	19133		3
818397	907	2239 N CAMAC ST	19133		6
818406	907	2326 N 12TH STREET	19133		3
818409	907	1242 W SERGEANT ST	19133		3
818493	907	624 DIAMOND ST	19122		5
818509	907	2451 N PARK AVE	19132		5
857254	907	2232 N DELHI ST	19133		3
857263	907	1220 W HUNTINGDON ST	19133		3
857272	907	2332 N CAMAC ST	19133		3
857277	907	1237 W FIRTH ST	19133		3
857278	907	1135 W CUMBERLAND ST	19133		3
888603	907	2253 N CAMAC ST	19133		4
888619	907	2541 N SARTAIN ST	19133		3
888629	907	2615 N 11TH STREET	19133		5
926766	907	622 W NORRIS ST	19122		5
926779	907	2623 N WARNOCK ST	19133		3
41524	908	3043 W SUSQUEHANNA AVE	19121		5
41556	908	2335 N 21ST STREET	19132		6
41562	908	2619 N 31ST STREET	19132		3
41569	908	2627 N NAPA ST	19132		3
41579	908	3128 W ARIZONA ST	19132		2
41601	908	2327 N 21ST STREET	19132		6
41608	908	2420 N 28TH STREET	19132		3
41609	908	2422 N 28TH STREET	19132		3
41621	908	1642 W YORK ST	19132		3
41637	908	3023 W SUSQUEHANNA AVE	19121		5
41649	908	2250 N 21ST STREET	19132	A	2
41650	908	2250 N 21ST STREET	19132	B	5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
41706	908	2344 N OPAL ST	19132		3
41804	908	2233 N 17TH STREET	19132		4
41831	908	2201 W SERGEANT ST	19132		2
41920	908	1426 W YORK ST	19132		6
41927	908	2503 N 17TH STREET	19132	A	2
41928	908	2503 N 17TH STREET	19132	B	4
41943	908	2638 N HOLLYWOOD ST	19132		3
41971	908	2233 N 19TH STREET	19132		5
41978	908	2349 N 21ST STREET	19132		5
41983	908	2463 N DOUGLAS ST	19132		3
41996	908	2648 N HOLLYWOOD ST	19132		3
42000	908	3040 W GORDON ST	19132		2
42012	908	2347 N 32ND STREET	19132		3
42093	908	3022 W DAUPHIN ST	19132	A	2
42094	908	3022 W DAUPHIN ST	19132	B	4
42120	908	2246 N 17TH STREET	19132	A	2
42121	908	2246 N 17TH STREET	19132	B	4
42127	908	2406 N MARSTON ST	19132		2
42154	908	2811 W HUNTINGDON ST	19132		3
42157	908	2453 N NAPA ST	19132		2
42164	908	2646 N 31ST STREET	19132		3
42354	908	2438 N 30TH STREET	19132		5
42465	908	2224 N 16TH STREET	19132	A	1
42466	908	2224 N 16TH STREET	19132	B	3
42480	908	2251 N MOLE ST	19132		2
42503	908	2240 N 20TH STREET	19132	A	2
42504	908	2240 N 20TH STREET	19132	B	5
42521	908	2321 N CROSKEY ST	19132		2
42578	908	2309 N CROSKEY ST	19132		3
42633	908	2239 N 22ND STREET	19132	A	1
42634	908	2239 N 22ND STREET	19132	B	4
42635	908	2253 N 22ND STREET	19132	A	1
42636	908	2253 N 22ND ST	19132	B	4
42656	908	2320 N 21ST STREET	19132	A	2
42657	908	2320 N 21ST STREET	19132	B	4
42673	908	2319 N 16TH STREET	19132	A	2
42674	908	2319 N 16TH STREET	19132	B	5
42680	908	2328 N 26TH STREET	19132		4
42681	908	2946 W YORK ST	19132		2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42711	908	2408 N BOUVIER ST	19132		3
42721	908	2244 N 17TH STREET	19132	A	1
42722	908	2244 N 17TH STREET	19132	B	4
42749	908	2449 N DOUGLAS ST	19132		3
42774	908	1913 W DAUPHIN ST	19132	A	1
42775	908	1913 W DAUPHIN ST	19132	B	5
42796	908	2939 W GORDON ST	19132		3
42804	908	2616 N STANLEY ST	19132		3
42805	908	2339 N 26TH STREET	19132		3
42833	908	2911 W OAKDALE ST	19132		2
42885	908	2404 N BOUVIER ST	19132		3
42886	908	2931 W ARIZONA ST	19132		2
42907	908	2218 N 16TH STREET	19132	A	3
42908	908	2218 N 16TH STREET	19132	B	2
42946	908	2339 N 21ST STREET	19132	A	2
42947	908	2339 N 21ST STREET	19132	B	4
42956	908	2220 N 17TH STREET	19132	A	2
42957	908	2220 N 17TH STREET	19132	B	5
42960	908	2943 W ARIZONA ST	19132		2
42994	908	2266 N VAN PELT ST	19132		3
43008	908	2301 N BOUVIER ST	19132	A	1
43009	908	2301 N BOUVIER ST	19132	B	5
43012	908	2541 W DAUPHIN ST	19132		2
43018	908	2537 W DAUPHIN ST	19132		2
43066	908	2329 N 16TH STREET	19132	A	1
43067	908	2329 N 16TH STREET	19132	B	5
43068	908	2262 N 17TH STREET	19132		6
43090	908	2426 N 28TH STREET	19132		3
43222	908	2423 N DOUGLAS ST	19132		3
43282	908	2273 N BOUVIER ST	19132	A	2
43283	908	2273 N BOUVIER ST	19132	B	3
43298	908	2342 N 20TH STREET	19132	A	3
43299	908	2342 N 20TH STREET	19132	B	3
43330	908	1940 W YORK ST	19132		6
43517	908	2332 N 21ST STREET	19132	A	3
43518	908	2332 N 21ST STREET	19132	B	3
43545	908	2350 N 21ST STREET	19132	A	3
43546	908	2350 N 21ST STREET	19132	B	3
43563	908	2630 N STANLEY ST	19132		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43569	908	2555 W OAKDALE ST	19132		3
43581	908	2458 N CORLIES ST	19132		2
43598	908	2203 N 19TH STREET	19132	A	3
43599	908	2203 N 19TH STREET	19132	B	4
43659	908	2636 N STANLEY ST	19132		3
43676	908	2262 N 21ST STREET	19132	A	3
43677	908	2262 N 21ST STREET	19132	B	4
43719	908	2350 N VAN PELT ST	19132		3
43720	908	2552 W OAKDALE ST	19132	A	3
43721	908	2552 W OAKDALE ST	19132	B	3
43767	908	2601 W OAKDALE ST	19132	A	3
43768	908	2601 W OAKDALE ST	19132	B	5
43796	908	2523 W OAKDALE ST	19132		3
43801	908	2638 N 29TH STREET	19132	A	2
43802	908	2638 N 29TH STREET	19132	B	4
43833	908	2311 N 20TH STREET	19132	A	3
43834	908	2311 N 20TH STREET	19132	B	3
43897	908	2563 N 28TH STREET	19132	A	3
43898	908	2563 N 28TH STREET	19132	B	3
43899	908	2563 N 28TH STREET	19132	C	3
43948	908	2231 N 22ND STREET	19132	A	3
43949	908	2231 N 22ND STREET	19132	B	4
124870	908	1639 W DAUPHIN ST	19132		6
124873	908	2566 N GRATZ ST	19132		3
124909	908	2210 N 19TH STREET	19132		5
124925	908	2615 N NAPA ST	19132		3
124935	908	2416 N GRATZ ST	19132		3
124962	908	2332 N 19TH STREET	19132		6
124974	908	2236 N 19TH STREET	19132		5
124975	908	2643 N HOLLYWOOD ST	19132		3
124995	908	2550 N COLORADO ST	19132		3
125002	908	2230 N 19TH STREET	19132		6
125016	908	1616 W CUMBERLAND ST	19132		5
125047	908	2359 N BOUVIER ST	19132		3
125050	908	2323 N WOODSTOCK ST	19132		3
125056	908	2343 N 20TH STREET	19132		6
125065	908	2245 N BOUVIER ST	19132		3
125079	908	2500 N OPAL ST	19132		3
125085	908	2830 W HUNTINGDON ST	19132		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125086	908	2629 N NAPA ST	19132		3
125087	908	2431 N DOUGLAS ST	19132		3
125102	908	2345 N 22ND STREET	19132		6
125111	908	2411 N 31ST STREET	19132		4
125115	908	2436 N NAPA ST	19132		3
125117	908	2665 N NAPA ST	19132		3
125131	908	2367 N COLORADO ST	19132		3
125133	908	2510 N 28TH STREET	19132		3
125190	908	2549 N GARNET ST	19132		4
125206	908	2353 N 20TH STREET	19132		5
125208	908	2433 N 30TH STREET	19132		4
125216	908	2632 N CHADWICK ST	19132		3
125219	908	2501 N MYRTLEWOOD ST	19132		2
125244	908	2421 N NATRONA ST	19132		2
125245	908	1523 W FIRTH ST	19132		3
125246	908	2453 N NEWKIRK ST	19132		2
125249	908	1641 W DAUPHIN ST	19132	A	1
125261	908	2245 N UBER ST	19132		6
125278	908	2459 N 28TH STREET	19132		3
125287	908	2313 N 31ST STREET	19132		3
125288	908	2432 N NATRONA ST	19132		2
125302	908	2553 N 33RD STREET	19132		4
125304	908	2623 N DOUGLAS ST	19132		2
125315	908	2512 N PATTON ST	19132		2
125323	908	2229 N 22ND STREET	19132		6
125325	908	1601 W YORK ST	19132		4
125326	908	2239 N 17TH STREET	19132		6
125354	908	2515 N 33RD STREET	19132		4
125356	908	2336 N VAN PELT ST	19132		3
125360	908	2628 N 31ST STREET	19132		4
125364	908	2923 W OAKDALE ST	19132		2
125367	908	2454 N NEWKIRK ST	19132		2
125395	908	2649 N HOLLYWOOD ST	19132		3
125400	908	2436 N NEWKIRK ST	19132		2
125404	908	2438 N MYRTLEWOOD ST	19132		3
125405	908	2335 N VAN PELT ST	19132		3
125421	908	2219 N 22ND STREET	19132		6
125436	908	2548 N 17TH STREET	19132		4
125438	908	2328 N 16TH STREET	19132		6

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125442	908	2355 N OPAL ST	19132		2
125447	908	2515 N DOVER ST	19132		2
125454	908	2431 N DOVER ST	19132		2
125459	908	3139 W ARIZONA ST	19132		2
125460	908	2649 N 31ST STREET	19132		3
125464	908	2419 W HAROLD ST	19132		3
125465	908	2531 N NEWKIRK ST	19132		2
125466	908	3137 W ARIZONA ST	19132		2
125472	908	2454 N DOVER ST	19132		2
125473	908	2414 N DOUGLAS ST	19132		3
125481	908	2507 N MYRTLEWOOD ST	19132		3
125501	908	2569 N CORLIES ST	19132		3
125505	908	1516 W FIRTH ST	19132		3
125519	908	2319 N 17TH STREET	19132		5
125531	908	2224 N 19TH STREET	19132		6
125538	908	2527 N CORLIES ST	19132		3
125540	908	2420 N NATRONA ST	19132		2
125546	908	2244 N 19TH STREET	19132		5
125577	908	3147 W ARIZONA ST	19132		2
125592	908	2247 N 17TH STREET	19132		6
125596	908	2240 N 19TH STREET	19132		5
125597	908	2227 N 16TH STREET	19132		6
125601	908	2929 W ARIZONA ST	19132		2
125602	908	2308 N GRATZ ST	19132		3
125612	908	2521 W ARIZONA ST	19132		2
125623	908	2402 N CLEVELAND ST	19132		3
125631	908	2524 W ARIZONA ST	19132		2
125645	908	3026 W GORDON ST	19132		2
125653	908	2449 N DOVER ST	19132		2
125666	908	2312 W SERGEANT ST	19132		2
125676	908	2609 W OAKDALE ST	19132		2
125702	908	2212 W LEHIGH AVE	19132		6
125724	908	2308 N 25TH STREET	19132		3
125730	908	2433 N STANLEY ST	19132		2
125749	908	2842 W HAROLD ST	19132		3
125766	908	2326 W SERGEANT ST	19132		2
125775	908	2326 N 21ST STREET	19132		6
125791	908	2435 N 29TH STREET	19132		5
125797	908	1708 W HUNTINGDON ST	19132		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125800	908	2512 N NATRONA ST	19132		3
125836	908	2216 N 19TH STREET	19132		6
125838	908	2209 N 16TH STREET	19132		6
125859	908	2243 N 21ST STREET	19132		6
125876	908	2459 N NATRONA ST	19132		2
125881	908	2341 N 21ST STREET	19132		6
125907	908	2634 N 29TH STREET	19132		6
125908	908	2365 N CLEVELAND ST	19132		3
125911	908	3003 W DAKOTA ST	19132		3
125913	908	2457 N 28TH STREET	19132		3
125922	908	2936 W ARIZONA ST	19132		3
125946	908	1641 W DAUPHIN ST	19132	B	3
170001	908	2642 N 26TH STREET	19132	A	0
170002	908	2642 N 26TH STREET	19132	B	0
170003	908	2642 N 26TH STREET	19132	C	0
170004	908	2642 N 26TH STREET	19132	D	0
255953	908	2446 N DOVER ST	19132		2
255959	908	2408 N BANCROFT ST	19132		2
255968	908	2411 N CORLIES ST	19132		2
255969	908	2459 N CARLISLE ST	19132		3
255971	908	2258 N 17TH STREET	19132		6
255988	908	3033 W OAKDALE ST	19132		2
690006	908	1520 W SERGEANT ST	19132		3
690007	908	2524 N 16TH STREET	19132		4
690008	908	2504 N 16TH STREET	19132	A	1
690033	908	2447 N BANCROFT ST	19132		3
690041	908	2625 N 18TH STREET	19132		4
690055	908	2227 N 19TH STREET	19132		5
690078	908	2608 N 18TH STREET	19132		3
690080	908	2649 N BANCROFT ST	19132		3
690082	908	2433 N CHADWICK ST	19132		3
690120	908	2345 N CLEVELAND ST	19132		3
690121	908	2330 N 21ST STREET	19132		6
690122	908	2328 N 21ST STREET	19132		6
690128	908	2319 N BOUVIER ST	19132		3
690130	908	2456 N 28TH STREET	19132		3
690134	908	2340 N 16TH STREET	19132		6
690165	908	2242 N 17TH STREET	19132		6
690177	908	2224 N 17TH STREET	19132		6

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690201	908	2565 N MYRTLEWOOD ST	19132		4
690219	908	2252 N 19TH STREET	19132		5
690405	908	2553 N 16TH STREET	19132		6
690409	908	1544 W OAKDALE ST	19132		3
690418	908	2412 N 28TH STREET	19132		3
690430	908	2443 N 29TH STREET	19132		5
690522	908	2412 N PATTON ST	19132		3
690537	908	2843 W HAROLD ST	19132		3
690539	908	2648 N CHADWICK ST	19132		3
690568	908	2441 N 33RD STREET	19132		4
690594	908	2504 N 33RD STREET	19132		5
690604	908	2536 N NATRONA ST	19132		3
690607	908	2642 N COLORADO ST	19132		3
690629	908	2640 N COLORADO ST	19132		3
690647	908	2555 N BANCROFT ST	19132		3
690650	908	2036 W HAGERT ST	19132		3
690660	908	2210 N WOODSTOCK ST	19132		3
690670	908	2419 W FIRTH ST	19132		3
690672	908	2524 N NATRONA ST	19132		3
690678	908	2425 N BANCROFT ST	19132		3
690687	908	2210 N BOUVIER ST	19132		3
690701	908	2620 N CHADWICK ST	19132		3
690707	908	2508 N 18TH STREET	19132		3
690723	908	2430 N 28TH STREET	19132		3
690725	908	2552 N COLORADO ST	19132		3
690726	908	2313 N GRATZ ST	19132		3
690749	908	2250 N BOUVIER ST	19132		3
690757	908	2354 N BOUVIER ST	19132		3
690772	908	2224 W OAKDALE ST	19132		3
690793	908	2623 N BOUVIER ST	19132		3
690817	908	2644 N NAPA ST	19132		3
690841	908	2524 N SPANGLER ST	19132		3
690891	908	2437 N DOUGLAS ST	19132		2
690903	908	2529 N 18TH STREET	19132		4
690920	908	2556 N 28TH STREET	19132		3
690924	908	2341 N BOUVIER ST	19132		3
690955	908	2410 N GRATZ ST	19132		3
690957	908	2046 W GLENWOOD AVE	19132		4
690969	908	2452 N CHADWICK ST	19132		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690972	908	3211 W DAUPHIN ST	19132		4
690973	908	2356 N OPAL ST	19132		3
690975	908	2550 N NATRONA ST	19132		3
690980	908	2320 N COLORADO ST	19132		3
690988	908	2436 N MARSTON ST	19132		2
690989	908	2442 N MARSTON ST	19132		2
690991	908	2446 N MARSTON ST	19132		2
690992	908	2456 N MARSTON ST	19132		2
690993	908	2460 N MARSTON ST	19132		2
690994	908	2426 N 32ND STREET	19132		4
690998	908	2821 W ALBERT ST	19132		3
691013	908	2543 N BANCROFT ST	19132		3
691019	908	2506 N DOUGLAS ST	19132		3
691020	908	2519 N MARSTON ST	19132		3
691033	908	2528 N 17TH STREET	19132		3
691072	908	2425 N MARSTON ST	19132		2
691077	908	2424 N 28TH STREET	19132		3
691079	908	2452 N MARSTON ST	19132		2
691080	908	2454 N MARSTON ST	19132		2
691088	908	2632 N BOUVIER ST	19132		3
691089	908	2460 N GARNET ST	19132		3
691103	908	2437 N 32ND STREET	19132		4
691115	908	2439 N CARLISLE ST	19132		3
691140	908	2226 N NATRONA ST	19132	A	1
691141	908	2226 N NATRONA ST	19132	B	3
691149	908	2603 N 29TH STREET	19132	A	2
691150	908	2603 N 29TH STREET	19132	B	3
691169	908	2429 N MYRTLEWOOD ST	19132		3
691193	908	2525 N NATRONA ST	19132		3
691210	908	2536 N 18TH STREET	19132		4
691220	908	2448 N MARSTON ST	19132		2
691221	908	2458 N MARSTON ST	19132		2
691283	908	2536 N GARNET ST	19132		3
691294	908	2604 N CORLIES ST	19132		3
691296	908	2511 N NAPA ST	19132		3
691300	908	2335 N 32ND STREET	19132		3
691314	908	2438 N MARSTON ST	19132		2
691315	908	2523 N HOLLYWOOD ST	19132		2
691396	908	2443 W SERGEANT ST	19132		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
691404	908	2461 N DOUGLAS ST	19132		3
691426	908	2204 N NATRONA ST	19132		5
691437	908	2809 W HUNTINGDON ST	19132		3
691439	908	2415 N MARSTON ST	19132		2
691442	908	2402 N BOUVIER ST	19132		3
691453	908	2528 N STANLEY ST	19132		2
691499	908	2457 N CORLIES ST	19132		2
691504	908	2504 N 16TH STREET	19132	B	2
804031	908	2626 N 28TH STREET	19132		6
804067	908	2334 N 20TH STREET	19132	A	3
804068	908	2334 N 20TH STREET	19132	B	3
804222	908	2339 N 30TH STREET	19132		5
804254	908	2320 N 22ND STREET	19132	A	3
804255	908	2320 N 22ND STREET	19132	B	3
804373	908	2336 N 22ND STREET	19132	A	3
804374	908	2336 N 22ND STREET	19132	B	3
804375	908	2340 N 22ND STREET	19132	A	3
804376	908	2340 N 22ND STREET	19132	B	3
804410	908	2344 N 16TH STREET	19132	A	3
804411	908	2344 N 16TH STREET	19132	B	3
804417	908	2345 N 20TH STREET	19132		4
804458	908	2240 N 17TH STREET	19132	A	2
804459	908	2240 N 17TH STREET	19132	B	4
804463	908	2229 N 16TH STREET	19132	A	3
804464	908	2229 N 16TH STREET	19132	B	3
804474	908	2504 N 19TH STREET	19132	A	3
804475	908	2504 N 19TH STREET	19132	B	3
804534	908	2213 N 22ND STREET	19132	A	3
804535	908	2213 N 22ND STREET	19132	B	4
804567	908	2328 N 22ND STREET	19132	A	4
804568	908	2328 N 22ND STREET	19132	B	3
804569	908	2328 N 22ND STREET	19132	C	3
804678	908	2314 N 22ND STREET	19132	A	2
804679	908	2314 N 22ND STREET	19132	B	3
804716	908	2218 N 21ST STREET	19132	A	3
804717	908	2218 N 21ST STREET	19132	B	4
804727	908	2927 W ARIZONA ST	19132		2
804753	908	1922 W YORK ST	19132		5
818006	908	3213 W DAUPHIN ST	19132		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
818021	908	2413 N NAPA ST	19132		2
818066	908	2218 N 15TH STREET	19132		5
818077	908	1514 W FIRTH ST	19132		3
818094	908	1522 W FIRTH ST	19132		3
818135	908	2314 N 30TH STREET	19132		6
818153	908	2414 N BANCROFT ST	19132		3
818159	908	2439 N 28TH STREET	19132		3
818189	908	2731 W ALBERT ST	19132		3
818198	908	2433 N 29TH STREET	19132		5
818200	908	2040 W HAGERT ST	19132		3
818228	908	2214 W LEHIGH AVE	19132		6
818233	908	2639 N HOLLYWOOD ST	19132		3
818242	908	2420 N 31ST STREET	19132		4
818246	908	2428 N 28TH STREET	19132		3
818253	908	2325 N 31ST STREET	19132		4
818254	908	2531 N 29TH STREET	19132		5
818256	908	2722 W HUNTINGDON ST	19132		3
818266	908	2240 N BANCROFT ST	19132		3
818277	908	2404 N 28TH STREET	19132		3
818281	908	2500 N MARSTON ST	19132		4
818284	908	2528 N 15TH STREET	19132		6
818286	908	2622 N 31ST STREET	19132		3
818291	908	2227 N CARLISLE ST	19132		3
818296	908	3016 W LEHIGH AVE	19132		6
818300	908	1513 W CUMBERLAND ST	19132		5
818305	908	2569 N HOLLYWOOD ST	19132		4
818310	908	2568 N HOLLYWOOD ST	19132		4
818354	908	2733 W ALBERT ST	19132		3
818375	908	2225 N LAMBERT ST	19132		3
818376	908	2431 N 25TH STREET	19132		5
818383	908	2651 N 28TH STREET	19132		3
818407	908	2440 N MYRTLEWOOD ST	19132		3
818415	908	2543 N CLEVELAND ST	19132		3
818421	908	2844 W HAROLD ST	19132		3
818428	908	2426 N BANCROFT ST	19132		3
818429	908	2616 N BOUVIER ST	19132		3
818459	908	2546 N 25TH STREET	19132		3
818467	908	2550 N 25TH STREET	19132		3
818482	908	2218 N 19TH STREET	19132		6

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
818484	908	2225 N 19TH STREET	19132		5
818485	908	2614 N BOUVIER ST	19132		3
818486	908	2254 N 19TH STREET	19132		6
818487	908	2115 W DAUPHIN ST	19132		3
818491	908	2232 N 19TH STREET	19132		6
818492	908	2448 N 15TH STREET	19132		6
818495	908	1918 W YORK ST	19132		6
818499	908	2417 N DOUGLAS ST	19132		3
818500	908	2346 N VAN PELT ST	19132		3
818539	908	2536 N BANCROFT ST	19132		3
857227	908	2610 N 31ST STREET	19132		3
857231	908	2467 N PATTON ST	19132		3
857248	908	2521 N BANCROFT ST	19132		3
857251	908	2417 N COLORADO ST	19132		3
857276	908	2442 N DOUGLAS ST	19132		3
857286	908	2311 N 25TH STREET	19132		3
888555	908	2306 N GRATZ ST	19132		3
888558	908	1626 W YORK ST	19132		6
888608	908	2314 N BEECHWOOD ST	19132		3
888616	908	2618 N HOLLYWOOD ST	19132		3
888627	908	2531 N OPAL ST	19132		3
888651	908	2544 N CLEVELAND ST	19132		3
888655	908	2404 N GRATZ ST	19132		3
888674	908	2658 N 17TH STREET	19132		6
888705	908	2619 N 17TH STREET	19132		5
888733	908	2326 N GRATZ ST	19132		3
888744	908	2356 N GRATZ ST	19132		3
888752	908	2524 N 30TH STREET	19132		3
888884	908	2529 N OPAL ST	19132		3
916122	908	2810 N VANPELT ST	19132		3
926739	908	2226 N BOUVIER ST	19132		3
926742	908	2320 N CLEVELAND ST	19132		3
926760	908	2456 N NAPA ST	19132		3
926761	908	2523 N NAPA ST	19132		2
926763	908	2502 N NATRONA ST	19132		3
926767	908	2403 W OAKDALE ST	19132		4
41504	909	1938 N TAYLOR ST	19121		3
41507	909	2010 W NORRIS ST	19121		5
41508	909	2016 W NORRIS ST	19121		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
41523	909	1830 N 26TH STREET	19121		5
41529	909	1940 N TAYLOR ST	19121		2
41539	909	1812 N 22ND STREET	19121	A	3
41540	909	1812 N 22ND STREET	19121	B	4
41557	909	2940 PAGE ST	19121		3
41573	909	1936 N TAYLOR ST	19121		3
41581	909	2122 N 20TH STREET	19121		6
41594	909	2014 N 19TH STREET	19121		6
41598	909	2101 N WOODSTOCK ST	19121		5
41632	909	2026 N 18TH STREET	19121		5
41642	909	1903 N 32ND STREET	19121		5
41643	909	3130 W WILT ST	19121		3
41651	909	2947 FRENCH ST	19121		2
41652	909	1840 N JUDSON ST	19121		3
41715	909	2017 N BAMBREY ST	19121		3
41720	909	2014 N WOODSTOCK ST	19121		5
41721	909	1835 N VAN PELT ST	19121		6
41731	909	2110 N 20TH ST	19121		6
41755	909	2010 N WOODSTOCK ST	19121		5
41758	909	2156 N MARSTON ST	19121		3
41775	909	2919 FRENCH ST	19121		2
41793	909	2031 DIAMOND ST	19121	A	3
41794	909	2031 DIAMOND ST	19121	B	3
41795	909	2031 DIAMOND ST	19121	C	3
41806	909	2123 N 15TH STREET	19121	A	1
41807	909	2123 N 15TH STREET	19121	B	6
41824	909	2037 N 19TH STREET	19121	A	2
41825	909	2037 N 19TH STREET	19121	B	6
41863	909	1810 N 23RD STREET	19121	A	2
41864	909	1810 N 23RD STREET	19121	B	5
41867	909	2927 WESTMONT ST	19121		2
41904	909	2031 N 22ND STREET	19121	A	4
41905	909	2031 N 22ND STREET	19121	B	5
41906	909	2031 N 22ND STREET	19121	C	5
41919	909	2123 N MARSTON ST	19121		3
41921	909	1923 N 19TH STREET	19121	A	2
41922	909	1923 N 19TH STREET	19121	B	4
41923	909	3230 PAGE ST	19121		3
41986	909	2120 N 19TH STREET	19121		6

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
41997	909	2918 WESTMONT ST	19121		2
41998	909	2956 WESTMONT ST	19121		3
42030	909	2104 N 16TH STREET	19121	A	3
42031	909	2104 N 16TH STREET	19121	B	3
42032	909	2104 N 16TH STREET	19121	C	1
42037	909	3012 PAGE ST	19121		3
42049	909	1908 N 18TH STREET	19121	A	2
42050	909	1908 N 18TH STREET	19121	B	6
42066	909	1801 N 17TH STREET	19121	A	1
42067	909	1801 N 17TH STREET	19121	B	5
42151	909	2042 N LAMBERT ST	19121		5
42161	909	2021 N 22ND STREET	19121	A	2
42162	909	2021 N 22ND STREET	19121	B	5
42163	909	2021 N 22ND STREET	19121	C	5
42167	909	2027 N 17TH STREET	19121	A	3
42168	909	2027 N 17TH STREET	19121	B	3
42169	909	2027 N 17TH STREET	19121	C	3
42189	909	1808 N 23RD STREET	19121	A	2
42190	909	1808 N 23RD STREET	19121	B	4
42223	909	2019 N 22ND STREET	19121	A	4
42224	909	2019 N 22ND STREET	19121	C	4
42225	909	2019 N 22ND STREET	19121	B	5
42262	909	1611 DIAMOND ST	19121	A	3
42263	909	1611 DIAMOND ST	19121	B	3
42264	909	1611 DIAMOND ST	19121	C	3
42280	909	1833 N 22ND STREET	19121	A	2
42281	909	1833 N 22ND STREET	19121	B	6
42294	909	1904 MONUMENT AVE	19121		3
42304	909	1823 N 21ST STREET	19121		5
42306	909	2235 W NORRIS ST	19121	A	3
42307	909	2235 W NORRIS ST	19121	B	5
42310	909	2129 N 22ND STREET	19121	A	2
42311	909	2129 N 22ND STREET	19121	B	5
42320	909	2036 N 15TH STREET	19121	A	2
42321	909	2036 N 15TH STREET	19121	B	3
42322	909	2036 N 15TH STREET	19121	C	3
42323	909	1524 DIAMOND ST	19121	A	3
42324	909	1524 DIAMOND ST	19121	B	3
42325	909	1524 DIAMOND ST	19121	C	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42341	909	2003 N ETTING ST	19121		3
42357	909	1526 DIAMOND ST	19121	A	3
42358	909	1526 DIAMOND ST	19121	B	3
42359	909	1526 DIAMOND ST	19121	C	3
42360	909	1528 DIAMOND ST	19121	A	3
42361	909	1528 DIAMOND ST	19121	B	3
42362	909	1528 DIAMOND ST	19121	C	3
42373	909	2030 DIAMOND ST	19121	A	2
42374	909	2030 DIAMOND ST	19121	B	3
42375	909	2030 DIAMOND ST	19121	C	3
42432	909	1530 DIAMOND ST	19121	A	3
42433	909	1530 DIAMOND ST	19121	B	4
42434	909	1530 DIAMOND ST	19121	C	2
42441	909	2043 DIAMOND ST	19121	A	3
42442	909	2043 DIAMOND ST	19121	B	4
42443	909	2043 DIAMOND ST	19121	C	2
42467	909	1534 DIAMOND ST	19121	A	3
42468	909	1534 DIAMOND ST	19121	B	3
42469	909	1534 DIAMOND ST	19121	C	3
42475	909	3136 W BERKS ST	19121	A	6
42477	909	2029 N 17TH STREET	19121	A	4
42478	909	2029 N 17TH STREET	19121	B	4
42485	909	1835 N 22ND STREET	19121	A	5
42486	909	1835 N 22ND STREET	19121	B	4
42517	909	1937 N 18TH STREET	19121	A	2
42518	909	1937 N 18TH STREET	19121	B	5
42519	909	1914 DIAMOND ST	19121	A	3
42520	909	1914 DIAMOND ST	19121	B	6
42522	909	3144 W BERKS ST	19121	A	3
42536	909	1832 N 17TH STREET	19121	A	2
42537	909	1832 N 17TH STREET	19121	B	3
42538	909	1832 N 17TH STREET	19121	C	3
42539	909	1951 N 18TH STREET	19121		5
42573	909	1718 DIAMOND ST	19121	A	2
42574	909	1718 DIAMOND ST	19121	B	3
42575	909	1718 DIAMOND ST	19121	C	3
42599	909	1904 W NORRIS ST	19121	A	1
42600	909	1904 W NORRIS ST	19121	B	3
42602	909	1844 N 22ND STREET	19121	A	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42603	909	1844 N 22ND STREET	19121	B	3
42604	909	1844 N 22ND STREET	19121	C	2
42631	909	1808 N 22ND STREET	19121	A	2
42632	909	1808 N 22ND STREET	19121	B	6
42639	909	1847 N 22ND STREET	19121	A	2
42640	909	1847 N 22ND STREET	19121	B	6
42653	909	1840 N 18TH STREET	19121	A	2
42654	909	1840 N 18TH STREET	19121	B	3
42655	909	1840 N 18TH STREET	19121	C	3
42661	909	2015 N 22ND STREET	19121	A	4
42662	909	2015 N 22ND STREET	19121	B	4
42663	909	2015 N 22ND STREET	19121	C	4
42664	909	3122 PAGE ST	19121		3
42670	909	1520 DIAMOND ST	19121	A	3
42671	909	1520 DIAMOND ST	19121	B	3
42672	909	1520 DIAMOND ST	19121	C	3
42675	909	1911 N 18TH STREET	19121	A	2
42676	909	1911 N 18TH STREET	19121	B	6
42703	909	1943 N 19TH STREET	19121	A	2
42704	909	1943 N 19TH STREET	19121	B	4
42705	909	2005 N 22ND STREET	19121	A	3
42706	909	2005 N 22ND STREET	19121	B	4
42707	909	2005 N 22ND STREET	19121	C	4
42708	909	2007 N 22ND STREET	19121	A	3
42709	909	2007 N 22ND STREET	19121	B	4
42710	909	2007 N 22ND STREET	19121	C	4
42723	909	1904 N 21ST STREET	19121	A	2
42724	909	1904 N 21ST STREET	19121	B	4
42742	909	2127 N GRATZ ST	19121	A	2
42743	909	2127 N GRATZ ST	19121	B	4
42744	909	2127 N GRATZ ST	19121	C	1
42761	909	1846 N 22ND STREET	19121	A	4
42762	909	1846 N 22ND STREET	19121	B	4
42763	909	3032 W SUSQUEHANNA AVE	19121		5
42790	909	1909 N 19TH STREET	19121	A	4
42791	909	1909 N 19TH STREET	19121	B	4
42792	909	2033 N 22ND STREET	19121	A	4
42793	909	2033 N 22ND STREET	19121	B	4
42794	909	2033 N 22ND STREET	19121	C	4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42795	909	1917 N 24TH STREET	19121		5
42806	909	2132 N 30TH STREET	19121	A	1
42807	909	2132 N 30TH STREET	19121	B	4
42813	909	2135 N 15TH STREET	19121	A	2
42814	909	2135 N 15TH STREET	19121	B	3
42815	909	2135 N 15TH STREET	19121	C	3
42839	909	2006 N 32ND STREET	19121	A	2
42840	909	2006 N 32ND STREET	19121	B	5
42856	909	2112 N UBER ST	19121	A	2
42857	909	2112 N UBER ST	19121	B	6
42865	909	3044 W SUSQUEHANNA AVE	19121	A	1
42866	909	3044 W SUSQUEHANNA AVE	19121	B	4
42870	909	1901 W BERKS ST	19121		6
42880	909	1850 N 17TH STREET	19121	A	2
42881	909	1850 N 17TH STREET	19121	B	6
42882	909	2124 N 21ST STREET	19121	A	2
42883	909	2124 N 21ST STREET	19121	C	4
42900	909	1928 N 19TH STREET	19121	A	3
42901	909	1928 N 19TH STREET	19121	B	4
42902	909	2008 N 19TH STREET	19121	A	3
42903	909	2008 N 19TH STREET	19121	B	3
42904	909	3015 W SEDGLEY ST	19121		3
42974	909	2172 N DOVER ST	19121		2
42996	909	1839 N 31ST STREET	19121		5
43001	909	2108 N 16TH STREET	19121	A	2
43002	909	2108 N 16TH STREET	19121	B	5
43003	909	1909 N 18TH STREET	19121	A	2
43004	909	1909 N 18TH STREET	19121	B	6
43013	909	2130 N 32ND STREET	19121		4
43040	909	1920 N 22ND STREET	19121	A	1
43069	909	1936 N GRATZ ST	19121	A	1
43070	909	1936 N GRATZ ST	19121	B	4
43103	909	2004 N 22ND STREET	19121	A	3
43104	909	2004 N 22ND STREET	19121	B	3
43105	909	2004 N 22ND STREET	19121	C	3
43109	909	2118 N 20TH STREET	19121	A	1
43110	909	2118 N 20TH STREET	19121	B	3
43146	909	1913 N 18TH STREET	19121	A	2
43147	909	1913 N 18TH STREET	19121	B	6

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43151	909	2142 N NATRONA ST	19121		4
43204	909	1944 N 22ND STREET	19121	A	3
43205	909	1944 N 22ND STREET	19121	B	4
43278	909	2009 N VAN PELT ST	19121		3
43279	909	1927 N NEWKIRK ST	19121		3
43296	909	2110 N 17TH STREET	19121	A	3
43297	909	2110 N 17TH STREET	19121	B	5
43322	909	1903 N 18TH STREET	19121	A	3
43323	909	1903 N 18TH STREET	19121	B	6
43324	909	2215 W MONTGOMERY AVE	19121		5
43339	909	2131 N 15TH STREET	19121	A	2
43340	909	2131 N 15TH STREET	19121	B	3
43341	909	2131 N 15TH STREET	19121	C	3
43342	909	2133 N 15TH STREET	19121	A	1
43343	909	2133 N 15TH STREET	19121	B	3
43344	909	2133 N 15TH STREET	19121	C	3
43384	909	1737 W BERKS ST	19121	A	3
43385	909	1737 W BERKS ST	19121	B	4
43387	909	2110 N 16TH STREET	19121	A	4
43388	909	2110 N 16TH STREET	19121	B	4
43393	909	2129 N 15TH STREET	19121	A	2
43394	909	2129 N 15TH STREET	19121	B	3
43395	909	2129 N 15TH STREET	19121	C	3
43402	909	2112 N 16TH STREET	19121	A	4
43403	909	2112 N 16TH STREET	19121	B	5
43407	909	1814 N 23RD STREET	19121	A	3
43408	909	1814 N 23RD STREET	19121	B	2
43449	909	3014 W BERKS ST	19121	A	1
43450	909	3014 W BERKS ST	19121	B	3
43454	909	1904 N 18TH STREET	19121	A	2
43455	909	1904 N 18TH STREET	19121	B	6
43465	909	2034 N 20TH STREET	19121	A	3
43466	909	2034 N 20TH STREET	19121	B	4
43501	909	1810 N 22ND STREET	19121		6
43516	909	1833 N 21ST STREET	19121		5
43554	909	1847 N 17TH STREET	19121	A	3
43555	909	1847 N 17TH STREET	19121	B	1
43556	909	1847 N 17TH STREET	19121	C	4
43560	909	2127 N 18TH STREET	19121	A	4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43561	909	2127 N 18TH STREET	19121	B	4
43576	909	2127 N 20TH STREET	19121	A	3
43577	909	2127 N 20TH STREET	19121	B	3
43593	909	1727 DIAMOND ST	19121	A	2
43594	909	1727 DIAMOND ST	19121	B	6
43600	909	1928 W SUSQUEHANNA AVE	19121		4
43619	909	1540 DIAMOND ST	19121	A	4
43620	909	1540 DIAMOND ST	19121	B	3
43621	909	1540 DIAMOND ST	19121	C	4
43642	909	2001 N 17TH STREET	19121	A	3
43643	909	2001 N 17TH STREET	19121	B	3
43644	909	2001 N 17TH STREET	19121	C	3
43645	909	2112 N 17TH STREET	19121	A	3
43646	909	2112 N 17TH STREET	19121	B	3
43647	909	2112 N 17TH STREET	19121	C	3
43650	909	1720 DIAMOND ST	19121	A	3
43651	909	1720 DIAMOND ST	19121	B	2
43652	909	1720 DIAMOND ST	19121	C	2
43679	909	3101 EUCLID ST	19121	A	4
43680	909	3101 EUCLID ST	19121	B	4
43760	909	1836 N 18TH STREET	19121	A	2
43761	909	1836 N 18TH STREET	19121	B	3
43762	909	1836 N 18TH STREET	19121	C	3
43779	909	2029 N 21ST STREET	19121	A	3
43780	909	2029 N 21ST STREET	19121	B	3
43819	909	1851 N 19TH STREET	19121	A	3
43820	909	1851 N 19TH STREET	19121	B	3
43843	909	1942 N 22ND STREET	19121	A	3
43844	909	1942 N 22ND STREET	19121	B	4
43873	909	2002 N 17TH STREET	19121	A	3
43874	909	2002 N 17TH STREET	19121	B	4
43875	909	1901 N 18TH STREET	19121	A	3
43876	909	1901 N 18TH STREET	19121	B	3
43877	909	1901 N 18TH STREET	19121	C	3
43888	909	1800 N BOUVIER ST	19121	A	1
43889	909	1800 N BOUVIER ST	19121	B	5
43910	909	1941 N 19TH STREET	19121	A	3
43911	909	1941 N 19TH STREET	19121	B	3
43912	909	1941 N 19TH STREET	19121	C	3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43918	909	2121 N 15TH STREET	19121	A	1
43919	909	2121 N 15TH STREET	19121	B	6
43946	909	1923 W NORRIS ST	19121	A	2
43947	909	1923 W NORRIS ST	19121	B	3
43986	909	2504 DIAMOND ST	19121	A	4
43987	909	2504 DIAMOND ST	19121	B	4
43988	909	2731 W MONTGOMERY AVE	19121		4
43997	909	1920 N 22ND STREET	19121	B	3
124808	909	1926 N RINGGOLD ST	19121		3
124828	909	2023 W MONTGOMERY AVE	19121		5
124866	909	3102 W BERKS ST	19121	A	3
124871	909	2003 N 17TH STREET	19121	A	4
124872	909	2003 N 17TH STREET	19121	B	4
124893	909	2024 W NORRIS ST	19121		6
124950	909	3020 W SUSQUEHANNA AVE	19121		5
124977	909	1722 FONTAIN ST	19121		5
124978	909	1905 N NAPA ST	19121		3
124993	909	2007 N VAN PELT ST	19121		3
125011	909	2025 W MONTGOMERY AVE	19121		5
125028	909	1926 W NORRIS ST	19121		5
125067	909	1904 N RINGGOLD ST	19121		3
125101	909	2036 N WOODSTOCK ST	19121		5
125107	909	1729 W NORRIS ST	19121	A	3
125108	909	1729 W NORRIS ST	19121	B	4
125116	909	1912 N STANLEY ST	19121		3
125138	909	1847 N JUDSON ST	19121		3
125140	909	1906 W NORRIS ST	19121		5
125161	909	2701 W BERKS ST	19121		3
125186	909	3009 EUCLID ST	19121		3
125197	909	1918 W NORRIS ST	19121		2
125233	909	1935 W NORRIS ST	19121		5
125284	909	2027 W MONTGOMERY AVE	19121		5
125296	909	1828 N 18TH ST	19121	A	4
125297	909	1828 N 18TH STREET	19121	B	5
125329	909	2142 N CORLIES ST	19121		3
125339	909	1914 N 24TH STREET	19121		6
125345	909	3129 PAGE ST	19121		5
125357	909	3141 WESTMONT ST	19121		3
125368	909	1619 W MONTGOMERY AVE	19121		5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125370	909	3113 FONTAIN ST	19121		3
125374	909	2138 N 19TH STREET	19121		6
125383	909	2140 N 19TH STREET	19121		6
125390	909	1902 N 32ND STREET	19121		5
125397	909	3101 PAGE ST	19121		5
125419	909	1900 N NAPA ST	19121		4
125455	909	3117 PAGE ST	19121		5
125484	909	1840 N ETING ST	19121		2
125488	909	1866 N JUDSON ST	19121		5
125490	909	1602 FONTAIN ST	19121		5
125520	909	2023 N 18TH STREET	19121		6
125525	909	2152 N NEWKIRK ST	19121		3
125574	909	1919 N 24TH STREET	19121		5
125608	909	1938 N CROSKEY ST	19121		3
125611	909	2710 FRENCH ST	19121		3
125619	909	1835 N 24TH STREET	19121		3
125624	909	3031 W SEDGLEY ST	19121		3
125633	909	2161 N 29TH STREET	19121		5
125642	909	2117 N DOVER ST	19121		2
125655	909	1952 N TAYLOR ST	19121		3
125685	909	1966 N 31ST STREET	19121		3
125688	909	3151 FONTAIN ST	19121		3
125707	909	1902 N CROSKEY ST	19121		4
125750	909	2927 DIAMOND ST	19121		5
125809	909	2126 N VAN PELT ST	19121		4
125829	909	1802 N TANEY ST	19121		3
125831	909	1804 N TANEY ST	19121		3
125849	909	2703 W SEDGLEY ST	19121		5
125870	909	1846 N ETING ST	19121		2
125896	909	1933 W NORRIS ST	19121		6
125897	909	1853 N 27TH STREET	19121		4
125917	909	3119 PAGE ST	19121		5
135001	909	2000 W. DIAMOND STREET	19121		3
135002	909	2002 W. DIAMOND STREET	19121		3
135003	909	2004 W DIAMOND ST	19121		3
135004	909	2006 W DIAMOND ST	19121		3
135005	909	2008 W DIAMOND ST	19121		3
135006	909	2010 W. DIAMOND STREET	19121		3
135007	909	2012 W. DIAMOND STREET	19121		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
135008	909	2014 W. DIAMOND STREET	19121		3
135009	909	2016 W. DIAMOND STREET	19121		3
135010	909	2018 W DIAMOND ST	19121		3
135011	909	2020 W DIAMOND ST	19121		3
135012	909	2022 W. DIAMOND STREET	19121		3
135013	909	2024 W. DIAMOND STREET	19121		3
135014	909	2001 W. DIAMOND STREET	19121		3
135015	909	2003 W DIAMOND ST	19121		3
135016	909	2005 W DIAMOND ST	19121		4
135017	909	2007 W DIAMOND ST	19121		3
135018	909	2009 W DIAMOND ST	19121		3
135019	909	2011 W. DIAMOND STREET	19121		3
171001	909	1918 N 17TH STREET	19121	A	0
171002	909	1918 N 17TH STREET	19121	B	0
171003	909	1918 N 17TH STREET	19121	C	0
171004	909	1918 N 17TH STREET	19121	D	0
171005	909	1707 W NORRIS STREET	19121	A	0
171006	909	1707 W NORRIS STREET	19121	B	0
171007	909	1707 W NORRIS STREET	19121	C	0
171008	909	1707 W NORRIS STREET	19121	D	0
171009	909	1715 W NORRIS STREET	19121	A	0
171010	909	1715 W NORRIS STREET	19121	B	0
171011	909	1715 W NORRIS STREET	19121	C	0
171012	909	1715 W NORRIS STREET	19121	D	0
171013	909	2009 N 31ST ST	19121	A	0
171014	909	2009 N 31ST ST	19121	B	0
171015	909	2009 N 31ST ST	19121	C	0
171016	909	2009 N 31ST ST	19121	D	0
171017	909	3018 W BERKS ST	19121	A	0
171018	909	3018 W BERKS ST	19121	B	0
171019	909	3018 W BERKS ST	19121	C	0
171020	909	3018 W BERKS ST	19121	D	0
255948	909	1938 N 18TH STREET	19121	A	3
255949	909	1938 N 18TH STREET	19121	B	4
255965	909	2122 N NATRONA ST	19121		3
255967	909	1737 FONTAIN ST	19121		3
690009	909	2228 PAGE ST	19121		3
690013	909	1812 N 27TH STREET	19121		5
690035	909	1823 N 27TH STREET	19121		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690043	909	2210 W NORRIS ST	19121		3
690070	909	1816 N NEWKIRK ST	19121		3
690071	909	1822 N 26TH STREET	19121		5
690125	909	2120 N 30TH STREET	19121		5
690133	909	2943 W NORRIS ST	19121		3
690154	909	2706 RIDGE AVE	19121		5
690166	909	3039 FONTAIN ST	19121		3
690178	909	3128 W WILT ST	19121		3
690181	909	1932 N TAYLOR ST	19121		3
690212	909	2142 N STANLEY ST	19121		3
690217	909	1914 N 18TH STREET	19121		6
690221	909	1907 N PATTON ST	19121		3
690229	909	3148 W BERKS ST	19121	A	2
690230	909	3148 W BERKS ST	19121	B	6
690305	909	2123 N STANLEY ST	19121		3
690329	909	2952 WESTMONT ST	19121		2
690343	909	3138 W BERKS ST	19121	A	6
690402	909	1816 N CROSKEY ST	19121		3
690407	909	1818 N 28TH STREET	19121		5
690520	909	1806 N BUCKNELL ST	19121		3
690527	909	1830 N 28TH STREET	19121		3
690546	909	3111 FONTAIN ST	19121		3
690547	909	3217 FONTAIN ST	19121		3
690552	909	3017 PAGE ST	19121		3
690557	909	1825 N 26TH STREET	19121		3
690561	909	3020 FONTAIN ST	19121		2
690595	909	1833 N TANEY ST	19121		3
690631	909	1855 N 28TH STREET	19121		3
690698	909	1831 N 28TH STREET	19121		3
690705	909	2911 FRENCH ST	19121		3
690706	909	2913 FRENCH ST	19121		3
690718	909	2920 FRENCH ST	19121		3
690736	909	3036 FONTAIN ST	19121		3
690780	909	1842 N MARSTON ST	19121		2
690782	909	1858 N MARSTON ST	19121		2
690783	909	1821 N MARSTON ST	19121		2
690794	909	1844 N BUCKNELL ST	19121		3
690812	909	3222 W MONTGOMERY AVE	19121		6
690871	909	2133 N NATRONA ST	19121		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690895	909	2945 FRENCH ST	19121		2
690907	909	1925 N NAPA ST	19121		3
690915	909	3153 EUCLID ST	19121	A	1
690916	909	3153 EUCLID ST	19121	B	3
690935	909	1928 N 32ND STREET	19121	A	1
690962	909	1822 N 28TH STREET	19121		5
691030	909	2935 FRENCH ST	19121		2
691055	909	2136 N CORLIES ST	19121		3
691114	909	3019 PAGE ST	19121		3
691116	909	3013 PAGE ST	19121		3
691130	909	1917 N RINGGOLD ST	19121		3
691151	909	1934 N 32ND STREET	19121		5
691164	909	2039 N LAMBERT ST	19121		4
691168	909	1806 N 27TH STREET	19121		5
691213	909	3014 EUCLID ST	19121		3
691242	909	2133 N 32ND STREET	19121		4
691243	909	3121 FONTAIN ST	19121		3
691281	909	2121 N 19TH STREET	19121	A	2
691282	909	2121 N 19TH STREET	19121	B	6
691347	909	3134 W BERKS ST	19121		6
691371	909	3018 FONTAIN ST	19121		3
691377	909	3132 W BERKS ST	19121		5
691406	909	2035 N WOODSTOCK ST	19121		5
691417	909	1948 N 18TH STREET	19121		6
691423	909	2111 N 20TH STREET	19121	A	1
691424	909	2111 N 20TH STREET	19121	B	5
691429	909	2113 N 20TH STREET	19121	A	2
691430	909	2113 N 20TH STREET	19121	B	5
691432	909	2137 N 20TH STREET	19121	A	6
691505	909	1928 N 32ND STREET	19121	B	2
803989	909	2028 N 31ST STREET	19121		3
804032	909	3012 W BERKS ST	19121		5
804119	909	1721 W NORRIS ST	19121	A	3
804120	909	1721 W NORRIS ST	19121	B	4
804121	909	3111 PAGE ST	19121		5
804126	909	2022 W NORRIS ST	19121		6
804156	909	3155 EUCLID ST	19121	A	3
804157	909	3155 EUCLID ST	19121	B	4
804189	909	2010 N 22ND STREET	19121	A	5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
804190	909	2010 N 22ND STREET	19121	B	5
804191	909	2010 N 22ND STREET	19121	C	4
804198	909	1829 N CROSKEY ST	19121		4
804199	909	2833 DIAMOND ST	19121	A	2
804200	909	2833 DIAMOND ST	19121	B	6
804216	909	2129 N GRATZ ST	19121	A	1
804217	909	2129 N GRATZ ST	19121	B	3
804218	909	2129 N GRATZ ST	19121	C	3
804233	909	2008 N 22ND STREET	19121	A	5
804234	909	2008 N 22ND STREET	19121	B	5
804235	909	2008 N 22ND STREET	19121	C	4
804249	909	2021 N 17TH STREET	19121	A	3
804250	909	2021 N 17TH STREET	19121	B	5
804267	909	1716 W DIAMOND ST	19121	# A	4
804268	909	1716 DIAMOND ST	19121	B	5
804298	909	2012 N 22ND STREET	19121	A	5
804299	909	2012 N 22ND STREET	19121	B	5
804300	909	2012 N 22ND STREET	19121	C	5
804319	909	1841 N BOUVIER ST	19121		6
804330	909	1738 MONUMENT AVE	19121	A	3
804331	909	1738 MONUMENT AVE	19121	B	3
804340	909	1840 N 22ND STREET	19121	A	2
804341	909	1840 N 22ND STREET	19121	B	5
804345	909	1806 N 22ND STREET	19121	A	4
804346	909	1806 N 22ND ST	19121	B	4
804347	909	2006 N 22ND STREET	19121	A	5
804348	909	2006 N 22ND STREET	19121	B	4
804349	909	2006 N 22ND STREET	19121	C	4
804368	909	1946 N 19TH STREET	19121	A	3
804369	909	1946 N 19TH STREET	19121	B	5
804377	909	1735 W BERKS ST	19121	A	3
804378	909	1735 W BERKS ST	19121	B	4
804421	909	1911 N 19TH STREET	19121	A	4
804422	909	1911 N 19TH STREET	19121	B	5
804435	909	1915 N 19TH STREET	19121	A	2
804436	909	1915 N 19TH STREET	19121	B	3
804437	909	1915 N 19TH STREET	19121	C	3
804453	909	2044 N 20TH STREET	19121		6
804525	909	1930 N 19TH STREET	19121	A	1

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
804526	909	1930 N 19TH STREET	19121	B	3
804527	909	1930 N 19TH STREET	19121	C	1
804557	909	1721 ARLINGTON ST	19121	A	3
804558	909	1721 ARLINGTON ST	19121	B	3
804605	909	2003 N 18TH STREET	19121	A	4
804606	909	2003 N 18TH STREET	19121	B	4
804607	909	2005 N 18TH STREET	19121	A	4
804608	909	2005 N 18TH STREET	19121	B	4
804612	909	2007 N 18TH STREET	19121	A	4
804613	909	2007 N 18TH STREET	19121	B	4
804616	909	1701 W MONTGOMERY AVE	19121	A	3
804617	909	1701 W MONTGOMERY AVE	19121	B	3
804618	909	1701 W MONTGOMERY AVE	19121	C	3
804634	909	1929 DIAMOND ST	19121	A	3
804635	909	1929 DIAMOND ST	19121	B	2
804636	909	1929 DIAMOND ST	19121	C	3
804641	909	1733 DIAMOND ST	19121	A	3
804642	909	1733 W DIAMOND ST	19121	B	3
804643	909	1733 DIAMOND ST	19121	C	3
804649	909	1856 N VAN PELT ST	19121	A	4
804650	909	1856 N VAN PELT ST	19121	B	4
804701	909	3229 W MONTGOMERY AVE	19121	A	1
804702	909	3229 W MONTGOMERY AVE	19121	B	5
818012	909	3124 PAGE ST	19121		3
818014	909	2906 WESTMONT ST	19121		2
818026	909	3115 PAGE ST	19121		5
818034	909	1867 N JUDSON ST	19121		3
818057	909	2123 N NATRONA ST	19121		3
818063	909	2130 N NATRONA ST	19121		3
818072	909	1839 N JUDSON ST	19121		3
818074	909	1834 N 17TH STREET	19121		6
818095	909	1902 N NAPA ST	19121		3
818116	909	1819 N TANEY ST	19121		3
818117	909	1822 N TANEY ST	19121		3
818129	909	1921 N 24TH STREET	19121		5
818145	909	1927 N NAPA ST	19121		3
818152	909	2139 N 19TH STREET	19121		6
818194	909	2132 N 19TH STREET	19121		6
818199	909	1844 N 28TH STREET	19121		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
818216	909	3015 EUCLID ST	19121		3
818231	909	1803 N BOUVIER ST	19121		6
818232	909	1847 N BOUVIER ST	19121		6
818282	909	3109 PAGE ST	19121		5
818283	909	1852 N TANEY ST	19121		3
818298	909	2222 DIAMOND ST	19121		6
818332	909	2018 N 20TH STREET	19121		6
818358	909	1955 N 23RD STREET	19121		3
818386	909	2114 N 19TH STREET	19121		6
818419	909	3132 WESTMONT ST	19121		3
818451	909	1957 N 30TH STREET	19121		3
818457	909	2011 N 32ND STREET	19121		4
818461	909	1857 N JUDSON ST	19121		3
818471	909	3106 W BERKS ST	19121		4
818472	909	1826 N BUCKNELL ST	19121		3
818481	909	3024 W BERKS ST	19121		5
818494	909	1727 FONTAIN ST	19121		4
818498	909	2953 W NORRIS ST	19121		3
818508	909	2149 N NEWKIRK ST	19121		3
818530	909	1923 N 24TH STREET	19121		5
818536	909	3127 PAGE ST	19121		5
857229	909	1635 EDGLEY ST	19121		3
857250	909	2933 W NORRIS ST	19121		3
857259	909	1824 N JUDSON ST	19121		3
857313	909	2133 N CORLIES ST	19121		3
888556	909	2022 N 32ND STREET	19121		6
888561	909	1861 N TAYLOR ST	19121		3
888563	909	3127 W MONTGOMERY AVE	19121		6
888571	909	1920 N NAPA ST	19121		3
888595	909	2139 N 32ND STREET	19121		3
888613	909	1826 N TANEY ST	19121		3
888614	909	1842 N TANEY ST	19121		3
888678	909	1828 N TANEY ST	19121		3
888685	909	1832 N TANEY ST	19121		3
888874	909	1850 N 28TH STREET	19121		3
926762	909	2132 N NATRONA ST	19121		3
926765	909	1946 N NEWKIRK ST	19121		3
926770	909	3132 W PAGE ST	19121		3
41511	910	3205 TURNER ST	19121		5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
41577	910	2922 W MASTER ST	19121		3
41640	910	3021 W HARPER ST	19130		3
41684	910	1734 N HOLLYWOOD ST	19121		2
41685	910	1736 N HOLLYWOOD ST	19121		2
41695	910	2305 TURNER ST	19121		3
41714	910	2338 SEYBERT ST	19121		3
41744	910	2703 W JEFFERSON ST	19121		5
41762	910	1412 N ETING ST	19121		2
41830	910	2230 INGERSOLL ST	19121		4
41841	910	1402 N ETING ST	19121		2
41842	910	1406 N ETING ST	19121		2
41843	910	1408 N ETING ST	19121		2
41844	910	1410 N ETING ST	19121		2
41861	910	1312 N 22ND STREET	19121		3
41980	910	2223 STEWART ST	19121		2
41995	910	2429 NICHOLAS ST	19121		5
42226	910	2302 STEWART ST	19121		2
42227	910	2308 STEWART ST	19121		2
42228	910	2330 STEWART ST	19121		2
42326	910	1509 N MARSTON ST	19121		3
42388	910	2218 INGERSOLL ST	19121		5
42417	910	1627 N 21ST STREET	19121		5
42418	910	2724 CABOT ST	19121		2
42419	910	2726 CABOT ST	19121		2
42425	910	1750 N NEWKIRK ST	19121		3
42429	910	2415 CLIFFORD ST	19121		6
42494	910	1718 N 22ND STREET	19121	A	3
42495	910	1718 N 22ND STREET	19121	B	3
42496	910	1511 N MARSTON ST	19121		3
42637	910	1205 N ETING ST	19121		2
42677	910	2343 W MASTER ST	19121		4
42678	910	2525 SEYBERT ST	19121		2
42679	910	1414 N 25TH STREET	19121		4
42691	910	2042 NICHOLAS ST	19121		4
42730	910	1216 N PENNOCK ST	19121		2
42778	910	1517 N 30TH STREET	19121		4
42819	910	2313 HARLAN ST	19121		2
42820	910	2324 HARLAN ST	19121		2
42837	910	2320 STEWART ST	19121		2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
42872	910	3027 CLIFFORD ST	19121		3
42927	910	1738 N STILLMAN ST	19121		2
42991	910	1551 N MARSTON ST	19121		3
43005	910	2512 HARLAN ST	19121		2
43006	910	2514 HARLAN ST	19121		2
43010	910	2455 TURNER ST	19121	A	3
43011	910	2455 TURNER ST	19121	B	3
43017	910	2318 W THOMPSON ST	19121		6
43027	910	1922 CAMBRIDGE ST	19130		4
43029	910	3130 CECIL B MOORE AVE	19121	A	3
43030	910	3130 CECIL B MOORE AVE	19121	B	3
43049	910	1236 N 27TH STREET	19121		6
43124	910	2611 W OXFORD ST	19121		4
43176	910	1234 N NEWKIRK ST	19121		3
43185	910	2342 STEWART ST	19121		2
43250	910	2432 W MASTER ST	19121		5
43286	910	2511 HARLAN ST	19121		3
43313	910	1439 N MARSTON ST	19121		2
43325	910	2314 SHARSWOOD ST	19121		4
43331	910	1229 N ETING ST	19121		3
43354	910	2221 STEWART ST	19121		2
43357	910	1548 N MARSTON ST	19121		3
43358	910	1222 N TAYLOR ST	19121		3
43359	910	1767 N TANEY ST	19121		3
43364	910	1310 N 22ND STREET	19121		4
43410	910	1419 N MYRTLEWOOD ST	19121		2
43447	910	1527 N 22ND STREET	19121		5
43474	910	1740 N NATRONA ST	19121		5
43484	910	2204 INGERSOLL ST	19121		5
43489	910	2338 W MONTGOMERY AVE	19121		5
43529	910	3211 CECIL B MOORE AVE	19121	A	3
43530	910	3211 CECIL B MOORE AVE	19121	B	3
43531	910	3211 CECIL B MOORE AVE	19121	C	3
43579	910	1708 N 25TH STREET	19121	A	2
43580	910	1708 N 25TH STREET	19121	B	3
43625	910	2721 W GEORGE ST	19130		2
43689	910	2029 N COLLEGE AVE	19121	A	2
43690	910	2029 N COLLEGE AVE	19121	B	6
43691	910	1400 N MARSTON ST	19121		5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
43692	910	1715 N 31ST STREET	19121		5
43702	910	2707 W GEORGE ST	19130		2
43744	910	1225 N 25TH STREET	19121	A	2
43745	910	1225 N 25TH STREET	19121	B	4
43827	910	2440 NICHOLAS ST	19121		5
43836	910	1451 N MARSTON ST	19121		2
43909	910	1432 N CORLIES ST	19121		3
43913	910	1535 N 22ND STREET	19121		5
43950	910	1716 N BONSALL ST	19121		4
124816	910	2714 W MASTER ST	19121		3
124818	910	1303 N 24TH STREET	19121		5
124839	910	2936 W MASTER ST	19121		3
124854	910	1412 N 27TH STREET	19121		4
124856	910	2012 W OXFORD ST	19121		6
124877	910	2314 SEYBERT ST	19121		3
124905	910	1270 N DOVER ST	19121		6
124915	910	1205 N TAYLOR ST	19121		3
124920	910	1702 N 28TH STREET	19121	A	3
124921	910	1702 N 28TH STREET	19121	B	4
124946	910	1320 N 27TH STREET	19121		3
124983	910	1519 N MARSTON ST	19121		3
125001	910	2024 NICHOLAS ST	19121		4
125003	910	1215 N TAYLOR ST	19121		3
125012	910	2438 W MASTER ST	19121		5
125057	910	2232 INGERSOLL ST	19121		5
125113	910	2403 CECIL B MOORE AVE	19121	A	3
125114	910	2403 CECIL B MOORE AVE	19121	B	4
125167	910	2402 TURNER ST	19121		5
125176	910	2026 NICHOLAS ST	19121		4
125179	910	2517 TURNER ST	19121		5
125214	910	3210 TURNER ST	19121		5
125217	910	1619 N 21ST STREET	19121		5
125273	910	1430 N MYRTLEWOOD ST	19121		2
125293	910	1742 N NATRONA ST	19121		5
125294	910	2517 W OXFORD ST	19121		6
125318	910	2438 HARLAN ST	19121		2
125319	910	1220 N TAYLOR ST	19121		3
125320	910	1518 N 28TH STREET	19121		4
125324	910	1258 N MYRTLEWOOD ST	19121		2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125350	910	1744 N NATRONA ST	19121		5
125372	910	2224 W JEFFERSON ST	19121		3
125382	910	2940 W FLORA ST	19121		3
125391	910	1323 N 23RD STREET	19121		4
125411	910	1458 N MARSTON ST	19121		2
125422	910	3011 CAMBRIDGE ST	19130		3
125444	910	2913 W THOMPSON ST	19121		4
125463	910	2511 INGERSOLL ST	19121		2
125497	910	1239 N 30TH STREET	19121		2
125502	910	2533 TURNER ST	19121		5
125516	910	2437 NICHOLAS ST	19121		5
125517	910	1728 N 25TH STREET	19121		5
125522	910	1304 N 22ND STREET	19121		5
125524	910	2311 HARLAN ST	19121		2
125544	910	1416 N MARSTON ST	19121		2
125582	910	2316 W THOMPSON ST	19121		4
125584	910	2336 STEWART ST	19121		2
125616	910	2523 TURNER ST	19121		5
125618	910	2415 W OXFORD ST	19121		6
125640	910	1428 N MARSTON ST	19121		2
125643	910	1434 N MARSTON ST	19121		2
125656	910	2451 NICHOLAS ST	19121		5
125665	910	1223 N MYRTLEWOOD ST	19121		3
125679	910	1517 N HOLLYWOOD ST	19121		3
125701	910	1746 N LAMBERT ST	19121		3
125715	910	2429 INGERSOLL ST	19121		2
125722	910	1637 N 29TH STREET	19121		5
125723	910	2437 INGERSOLL ST	19121		2
125728	910	2441 INGERSOLL ST	19121		2
125738	910	1415 N MARSTON ST	19121		2
125756	910	2411 INGERSOLL ST	19121		2
125757	910	2416 INGERSOLL ST	19121		2
125776	910	1462 N MYRTLEWOOD ST	19121		3
125777	910	1461 N HOLLYWOOD ST	19121		3
125819	910	1433 N NEWKIRK ST	19121		2
125822	910	2427 INGERSOLL ST	19121		2
125835	910	2711 W EYRE ST	19121		3
125853	910	1537 N 29TH STREET	19121		4
125862	910	3017 CABOT ST	19121		2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
125864	910	1235 N 30TH STREET	19121		2
125869	910	1207 N 25TH STREET	19121		6
125877	910	914 N 30TH ST	19130		5
125880	910	2437 CECIL B MOORE AVE	19121		6
125883	910	2710 CAMBRIDGE ST	19130		2
125928	910	1446 N 27TH STREET	19121		4
125931	910	1426 N MYRTLEWOOD ST	19121		2
135020	910	2501 N COLLEGE AVE	19121	A	3
135021	910	2501 N COLLEGE AVE	19121	B	3
135022	910	2503 N COLLEGE AVE	19121	A	3
135023	910	2503 N COLLEGE AVE	19121	B	3
135024	910	2505 N COLLEGE AVE	19121	A	3
135025	910	2505 N COLLEGE AVE	19121	B	3
135026	910	2507 N COLLEGE AVE	19121	A	3
135027	910	2507 N COLLEGE AVE	19121	B	3
135034	910	2401 N COLLEGE AVE	19121		3
135035	910	2403 N COLLEGE AVE	19121		3
135036	910	2405 N COLLEGE AVE	19121		3
135037	910	2407 N COLLEGE AVE	19121		3
135060	910	2409 N COLLEGE AVE	19121		3
135061	910	2411 N COLLEGE AVE	19121		3
135062	910	2413 N COLLEGE AVE	19121		3
135063	910	2415 N COLLEGE AVE	19121		3
172001	910	1403 N 28TH STREET	19121	A	0
172002	910	1403 N 28TH STREET	19121	B	0
172003	910	1403 N 28TH STREET	19121	C	0
172004	910	1403 N 28TH STREET	19121	D	0
172005	910	1919 TURNER STREET	19121	A	0
172006	910	1919 TURNER STREET	19121	B	0
172007	910	1919 TURNER STREET	19121	C	0
172008	910	1919 TURNER STREET	19121	D	0
172009	910	1232 N 27TH STREET	19121	A	0
172010	910	1232 N 27TH STREET	19121	B	0
172011	910	1232 N 27TH STREET	19121	C	0
172012	910	1232 N 27TH STREET	19121	D	0
172013	910	1745 N 31ST STREET	19121	A	0
172014	910	1745 N 31ST STREET	19121	B	0
172015	910	1745 N 31ST STREET	19121	C	0
172016	910	1745 N 31ST STREET	19121	D	0

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
255943	910	1437 N 25TH STREET	19121		3
255951	910	3201 TURNER ST	19121	A	3
255952	910	3201 TURNER ST	19121	B	6
255960	910	1222 N 28TH STREET	19121		6
690001	910	1314 N HOLLYWOOD ST	19121		3
690002	910	1546 N MYRTLEWOOD ST	19121		3
690011	910	1608 N NEWKIRK ST	19121		3
690012	910	1450 N CORLIES ST	19121		3
690023	910	1242 N DOVER ST	19121		3
690024	910	1317 N 23RD STREET	19121		6
690026	910	1520 N NEWKIRK ST	19121		3
690027	910	1518 N NEWKIRK ST	19121		3
690036	910	1519 N NEWKIRK ST	19121		3
690037	910	2320 TURNER ST	19121		3
690039	910	1540 N DOVER ST	19121		3
690042	910	1728 N 26TH STREET	19121		5
690047	910	1453 N CORLIES ST	19121		3
690048	910	1445 N CORLIES ST	19121		3
690049	910	1420 N CORLIES ST	19121		3
690050	910	1416 N HOLLYWOOD ST	19121		3
690052	910	1427 N HOLLYWOOD ST	19121		3
690053	910	1327 N HOLLYWOOD ST	19121		3
690056	910	1246 N DOVER ST	19121		3
690057	910	1256 N DOVER ST	19121		3
690059	910	1225 N HOLLYWOOD ST	19121		3
690063	910	1638 N DOVER ST	19121		3
690065	910	1312 N NEWKIRK ST	19121		3
690073	910	3024 W STILES ST	19121		3
690075	910	2507 W THOMPSON ST	19121		3
690077	910	1713 N TANEY ST	19121		3
690085	910	3016 W STILES ST	19121		3
690086	910	1428 N 30TH STREET	19121		3
690087	910	1507 N HOLLYWOOD ST	19121		3
690093	910	1714 N BAILEY ST	19121		3
690099	910	1715 N JUDSON ST	19121		3
690100	910	1721 N JUDSON ST	19121		3
690112	910	1722 N STILLMAN ST	19121		2
690114	910	1521 N NEWKIRK ST	19121		3
690116	910	2310 W THOMPSON ST	19121		3

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690119	910	2430 CLIFFORD ST	19121		5
690124	910	2332 TURNER ST	19121		3
690136	910	2509 W THOMPSON ST	19121		3
690150	910	1444 N CORLIES ST	19121		3
690169	910	1502 N 19TH STREET	19121	A	2
690170	910	1502 N 19TH STREET	19121	B	3
690171	910	1502 N 19TH STREET	19121	C	3
690174	910	1314 N 22ND STREET	19121		3
690182	910	1504 N 19TH STREET	19121	A	2
690183	910	1504 N 19TH STREET	19121	B	3
690184	910	1504 N 19TH STREET	19121	C	3
690187	910	1243 N 29TH STREET	19121	A	2
690188	910	1243 N 29TH STREET	19121	B	3
690220	910	2422 W MASTER ST	19121		5
690226	910	1506 N 19TH STREET	19121	A	2
690227	910	1506 N 19TH STREET	19121	B	3
690228	910	1506 N 19TH STREET	19121	C	3
690238	910	1508 N 19TH STREET	19121	A	2
690239	910	1508 N 19TH STREET	19121	B	3
690240	910	1508 N 19TH STREET	19121	C	3
690256	910	1510 N 19TH STREET	19121	A	2
690257	910	1510 N 19TH STREET	19121	B	3
690258	910	1510 N 19TH STREET	19121	C	3
690265	910	1516 N 19TH STREET	19121	A	2
690266	910	1516 N 19TH STREET	19121	B	3
690267	910	1516 N 19TH STREET	19121	C	3
690285	910	1753 N TANEY ST	19121		3
690286	910	1518 N 19TH STREET	19121	A	2
690287	910	1518 N 19TH ST	19121	B	3
690288	910	1518 N 19TH STREET	19121	C	3
690304	910	2509 SHARSWOOD ST	19121		3
690341	910	3112 W MONTGOMERY AVE	19121	A	3
690342	910	3112 W MONTGOMERY AVE	19121	B	3
690358	910	1512 N 19TH STREET	19121	A	2
690359	910	1512 N 19TH STREET	19121	B	3
690360	910	1512 N 19TH STREET	19121	C	3
690395	910	2511 SHARSWOOD ST	19121		3
690401	910	1717 N TANEY ST	19121		3
690403	910	2428 NICHOLAS ST	19121		5

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690406	910	1236 N DOVER ST	19121		3
690415	910	1408 N CORLIES ST	19121		3
690416	910	1435 N CORLIES ST	19121		3
690422	910	1224 N TANEY ST	19121		3
690424	910	2232 W MASTER ST	19121		6
690462	910	2711 CABOT ST	19121		3
690570	910	1436 N HOLLYWOOD ST	19121		3
690592	910	1767 N NEWKIRK ST	19121		3
690612	910	2424 CLIFFORD ST	19121		6
690625	910	3029 CAMBRIDGE ST	19130		3
690626	910	2823 W JEFFERSON ST	19121		3
690655	910	1717 N JUDSON ST	19121		3
690662	910	2520 SHARSWOOD ST	19121		3
690684	910	1216 N 30TH STREET	19121		6
690685	910	2425 CECIL B MOORE AVE	19121		6
690689	910	1713 N NEWKIRK ST	19121		3
690690	910	1456 N 30TH STREET	19121		3
690699	910	2736 W MASTER ST	19121		3
690716	910	2512 TURNER ST	19121		5
690727	910	2909 W FLORA ST	19121		2
690730	910	1433 N HOLLYWOOD ST	19121		3
690734	910	1716 N 28TH STREET	19121		3
690738	910	2712 W MASTER ST	19121		3
690739	910	1707 N JUDSON ST	19121		3
690741	910	1312 N HOLLYWOOD ST	19121		3
690750	910	3010 CAMBRIDGE ST	19130		3
690769	910	2423 W MASTER ST	19121		5
690784	910	1442 N CORLIES ST	19121		3
690786	910	2832 W MASTER ST	19121		3
690808	910	2441 W OXFORD ST	19121	A	2
690809	910	2441 W OXFORD ST	19121	B	4
690816	910	1232 N DOVER ST	19121		3
690865	910	2421 W OXFORD ST	19121	A	2
690866	910	2421 W OXFORD ST	19121	B	4
690880	910	2423 W OXFORD ST	19121	A	2
690881	910	2423 W OXFORD ST	19121	B	4
690929	910	2405 W OXFORD ST	19121	A	2
690930	910	2405 W OXFORD ST	19121	B	4
690931	910	2425 W OXFORD ST	19121	A	2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
690932	910	2425 W OXFORD ST	19121	B	4
690934	910	1303 N DOVER ST	19121		3
690965	910	1640 N NEWKIRK ST	19121		3
690966	910	1328 N DOVER ST	19121		3
690981	910	2425 CLIFFORD ST	19121		5
691034	910	1310 N 23RD STREET	19121		5
691058	910	2438 CLIFFORD ST	19121		6
691064	910	3025 CAMBRIDGE ST	19130		3
691102	910	1434 N 30TH STREET	19121		3
691109	910	2307 N COLLEGE AVE	19121		4
691160	910	1315 N HOLLYWOOD ST	19121		3
691231	910	1335 N HOLLYWOOD ST	19121		3
691232	910	1446 N HOLLYWOOD ST	19121		3
691285	910	3203 TURNER ST	19121	A	2
691286	910	3203 TURNER ST	19121	B	4
691498	910	1311 N 25TH STREET	19121		5
803998	910	2237 W THOMPSON ST	19121	A	3
803999	910	2237 W THOMPSON ST	19121	B	4
804096	910	2429 N COLLEGE AVE	19121	A	3
804097	910	2429 N COLLEGE AVE	19121	B	4
804106	910	2437 N COLLEGE AVE	19121	A	2
804107	910	2437 N COLLEGE AVE	19121	B	3
804108	910	2437 N COLLEGE AVE	19121	C	3
804129	910	3117 CECIL B MOORE AVE	19121	A	3
804130	910	3117 CECIL B MOORE AVE	19121	B	4
804161	910	2425 N COLLEGE AVE	19121	A	2
804162	910	2425 N COLLEGE AVE	19121	B	3
804163	910	2425 N COLLEGE AVE	19121	C	3
804164	910	2427 N COLLEGE AVE	19121	A	3
804165	910	2427 N COLLEGE AVE	19121	B	4
804239	910	1703 N 21ST STREET	19121	A	1
804240	910	1703 N 21ST STREET	19121	B	6
804256	910	2702 W GEORGE ST	19130		2
804257	910	2705 W GEORGE ST	19130		2
804258	910	2709 W GEORGE ST	19130		2
804259	910	2710 W GEORGE ST	19130		2
804282	910	2704 W GEORGE ST	19130		2
804283	910	2708 W GEORGE ST	19130		2
804290	910	2712 W GEORGE ST	19130		2

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
804318	910	2714 W GEORGE ST	19130		2
804379	910	2351 N COLLEGE AVE	19121	A	3
804380	910	2351 N COLLEGE AVE	19121	B	6
804395	910	2414 W MASTER ST	19121		5
804397	910	1515 N 25TH STREET	19121	B	5
804398	910	2726 W GEORGE ST	19130		2
804399	910	2727 W GEORGE ST	19130		2
804400	910	2729 W GEORGE ST	19130		2
804406	910	2725 W GEORGE ST	19130		2
804438	910	2711 W GEORGE ST	19130		2
804439	910	2715 W GEORGE ST	19130		2
804440	910	2717 W GEORGE ST	19130		2
804441	910	2723 W GEORGE ST	19130		2
804498	910	2027 N COLLEGE AVE	19121	A	1
804499	910	2027 N COLLEGE AVE	19121	B	6
804571	910	2410 CECIL B MOORE AVE	19121		5
804572	910	3128 CLIFFORD ST	19121	A	1
804573	910	3128 CLIFFORD ST	19121	B	4
804576	910	1300 N DOVER ST	19121		6
804674	910	1729 N 21ST STREET	19121	A	3
804675	910	1729 N 21ST STREET	19121	B	4
804745	910	2231 W OXFORD ST	19121		5
804756	910	2428 TURNER ST	19121		5
804757	910	1460 N MARSTON ST	19121		2
804765	910	2000 W OXFORD ST	19121	A	2
804766	910	2000 W OXFORD ST	19121	B	1
804767	910	2000 W OXFORD ST	19121	C	3
818007	910	2411 TURNER ST	19121		5
818028	910	3020 W HARPER ST	19130		3
818038	910	2426 TURNER ST	19121		5
818062	910	2349 TURNER ST	19121		3
818065	910	2713 W EYRE ST	19121		3
818073	910	1745 N TANEY ST	19121		3
818084	910	1441 N NEWKIRK ST	19121		2
818085	910	1447 N NEWKIRK ST	19121		2
818130	910	2431 CLIFFORD ST	19121		6
818171	910	1716 N MARSTON ST	19121		3
818176	910	3030 W HARPER ST	19130		3
818180	910	2703 W THOMPSON ST	19121		4

UNIT ID	AMP	UNIT ADDRESS	ZIP CODE	APT #	BR SIZE
818185	910	1709 N 21ST STREET	19121		6
818202	910	2928 W MASTER ST	19121		4
818236	910	2645 W THOMPSON ST	19121		3
818299	910	3011 W HARPER ST	19130		3
818303	910	1706 N 27TH STREET	19121		5
818326	910	2436 CECIL B MOORE AVE	19121		6
818327	910	2447 NICHOLAS ST	19121		5
818356	910	2715 W EYRE ST	19121		3
818357	910	2717 W EYRE ST	19121		3
818368	910	2415 TURNER ST	19121		5
818369	910	2707 W JEFFERSON ST	19121		3
818372	910	2350 NICHOLAS ST	19121		6
818417	910	2420 CLIFFORD ST	19121		6
818450	910	2445 NICHOLAS ST	19121		5
818474	910	2333 TURNER ST	19121		3
818480	910	2236 SEYBERT ST	19121		3
818528	910	1736 N 25TH STREET	19121		5
857218	910	3030 CAMBRIDGE ST	19130		3
857228	910	1329 N 30TH STREET	19121		2
857242	910	1631 N CORLIES ST	19121		3
857246	910	2430 SHARSWOOD ST	19121		3
888564	910	1757 N BAILEY ST	19121		3
888573	910	2730 W EYRE ST	19121		3
888606	910	2422 W THOMPSON ST	19121		6
888625	910	2435 CECIL B MOORE AVE	19121		6
888642	910	1715 N 26TH STREET	19121		6
888653	910	1719 N CROSKEY ST	19121		6
888809	910	2449 NICHOLAS ST	19121		5
926741	910	2914 CAMBRIDGE ST	19130		5
926764	910	1747 N NEWKIRK ST	19121		3
926775	910	1713 N STILLMAN ST	19121		3

Appendix E: MTW TDC/HCC

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

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

Appendix F: Impact Analyses: Rent Simplification

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

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

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

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

Affordability

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

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

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

CRP

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

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

	Households on CRP
# of HCV participants who are eligible for a gas utility allowance	14,378
# of HCV participants who pay gas heat and are eligible for CRP	2,403
Total gas portion without application of CRP	\$357,013
Total gas portion with application of CRP	\$81,300
Monthly Savings	\$275,713
Annual Savings to PHA	\$3,308,556



PHILADELPHIA HOUSING AUTHORITY

ACT 130 REPORT FOR FY2026



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