

PHILADELPHIA HOUSING AUTHORITY



MOVING TO WORK ANNUAL REPORT YEAR TWELVE PHA FISCAL YEAR 2013 (APRIL 1, 2012 – MARCH 31, 2013)

REVISION SUBMITTED SEPTEMBER 19, 2014

PHILADELPHIA HOUSING AUTHORITY
MOVING TO WORK ANNUAL REPORT – YEAR TWELVE

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I. INTRODUCTION

This Annual Report offers detailed information on activities of the Philadelphia Housing Authority (PHA) under the Moving to Work Demonstration Program (MTW) during MTW Year 12. It covers PHA's Fiscal Year 2013, i.e. the period from April 1, 2012 to March 31, 2013 (Plan Year).

PHA has been an MTW agency since April 2001. Pursuant to the Amended and Restated MTW Agreement (MTW Agreement) executed in October 2008, and subsequently amended to allow for "broader uses of funds" authority, PHA will continue to be in the MTW Demonstration through 2018. The MTW Agreement describes both the authorities granted to PHA under MTW and the requirements for participation.

MTW is a demonstration program authorized by Congress, through which participating agencies are given the flexibility to waive certain statutes and U.S. Department of Housing and Urban Development (HUD) regulations in order to design and test approaches for providing housing assistance that address one or more of the following objectives:

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

The three objectives listed above are referred to as "MTW statutory objectives." PHA's Annual Report includes information on both: "MTW Activities," i.e. initiatives that promote one or more statutory objectives and that require use of authority granted to PHA under its MTW Agreement; and "non-MTW Activities," i.e. all other activities that do not specifically require MTW authority to implement. Organizing the Report into MTW and non-MTW activities is a HUD requirement; however, it should be noted that the funding flexibility allowed under the MTW Agreement impacts most areas of PHA operations.

Through this demonstration, PHA will continue to substantially transform its properties and programs, utilizing the flexibility provided by the MTW Agreement in virtually every area of agency operations.

A. Overview of MTW Activities

During the first year of the MTW program, PHA established five (5) broad objectives that provide a framework for long-term MTW implementation efforts. These objectives are:

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

These broad objectives continued to guide PHA's implementation of the MTW demonstration during the Plan Year augmented by a renewed focus on implementing the highest ethical standards, ensuring transparency and accountability in all operational areas, re-establishing public trust in PHA, and operating effectively and efficiently in an era of diminishing federal resources.

Recovery Plan Initiative

During the Plan Year, PHA operated under the Cooperative Endeavor Agreement (CEA) signed in March 2011. The parties to the CEA included the former PHA Board of Commissioners, the Mayor, the City Controller, and HUD. As part of the CEA, PHA prepared and obtained HUD Board approval for a Recovery Plan that identified tasks and objectives to be accomplished in order for PHA to return to local control. PHA has made substantial progress in completing various tasks and objectives under the Recovery Plan, which set the stage for its return to local control in April 2013.

PHA's accomplishments under the Recovery Plan included:

- Resolution of a majority of outstanding audit findings and recommendations from the HUD Office of Inspector General
- The appointment by the Mayor, with the approval of the City Council, of a new, nine-member Board of Commissioners
- After a regional search, Kelvin A. Jeremiah was named PHA's President and Chief Executive Officer.

Funding

PHA experienced an overall net 5% reduction in its FY 2013 annual budget and expects further reductions in FY 2014. In FY 2013, PHA responded to its fiscal budget challenges through a multi-pronged approach that included the following components:

- Conducting "right-sizing" exercises on a departmental level with the objective of identifying cost savings and, to the extent feasible, doing more with less;
- Promoting sustainability and innovation in its operations wherever possible and working to establish strategic public-private partnerships in support of the agency's mission;
- Reducing PHA reliance and use of outside counsel services: PHA has dramatically reduced expenditures relating to the use of outside counsel legal services, focusing instead on building an in-house legal team with the capacity to handle the majority of PHA's legal needs internally;
- Reducing operating overhead expenditures: during the Plan Year, PHA reviewed and made significant changes to its employees benefits, which included:
 - the elimination of certain executive benefits;
 - reduction in the size of PHA's vehicle fleet and the reduction in the use of PHA's vehicles for commuting; and
 - in March 2013, PHA made the difficult decision to eliminate 82 staff positions, resulting in a savings of approximately \$7 million.

- Reorganizing and consolidating its Housing Choice Voucher Program operations with the dual objectives of reducing facility costs and improving customer service;
- Competitively bid and negotiated liability insurance, resulting in an annual savings of approximately \$2.7 million; and
- Restructured the conditions under which “provisional” employees are used, resulting in the elimination of certain “provisional” workers, thus saving PHA approximately \$10 million annually.

These and other cost-savings and efficiency measures are ongoing and PHA will continue to explore innovative cost-savings measures to ensure its future fiscal sustainability.

PHA significant initiatives and accomplishments during FY 2013

- ***Households Served*** – Through its Public Housing and Housing Choice Voucher Programs, PHA served a total of 28,789 households during FY 2013.
- ***Comprehensive Rehabilitation and Neighborhood Revitalization Activities***: Within the constraints of reduced capital funding, PHA continued to administer an ambitious capital improvement program. During FY 2013, PHA completed and reoccupied 51 rental units at Norris Apartments, including the addition of 6 units designed for families with disabilities.
- ***Development Principles*** – Development principles to guide PHA’s MTW affordable housing development and preservation efforts were approved by the Board in September 2012. It provides the framework for PHA’s future development activities undertaken with public and private partners under its MTW program, clarifies certain development processes, and reaffirms PHA’s commitment to Section 3 employment opportunities, sustainable development strategies, defensible space principles, and to achieving maximum leverage with limited public funds.
- ***“6 in 5” Program*** – PHA established and obtained Board approval for a new initiative designed to create or preserve 6,000 affordable housing units over the next five years, subject to funding availability. The “6 in 5” initiative will involve a range of strategies, including PHA-developed projects, collaboration with the Pennsylvania Housing Finance Agency to ensure the long-term affordability of Low Income Housing Tax Credit properties, and collaboration with the City, non-profits and local developers on new construction, acquisition, and substantial rehabilitation projects.
- ***Scattered Site Asset Repositioning Strategy*** – PHA continued implementation of an asset repositioning strategy for the scattered site portfolio to promote neighborhood revitalization, generate revenue, and reduce operating expenses. Comprehensive needs assessments were completed of impacted properties to help guide PHA decision-making regarding appropriate strategies for these important assets.
- ***Rent Simplification Initiatives*** – PHA continued to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency.

- ***Public Safety Initiatives*** – PHA has adopted a community-policing model that links its policing activities to the broader framework provided by the City’s Police Department and that works in conjunction with members of the business community, faith-based organizations, community groups, non-profit groups, victim service providers, health service providers, the media, individuals, and other city agencies. Funding for these initiatives comes from PHA’s MTW Block Grant and from reductions in private security contracts. As part of this effort, PHA significantly expanded its policing and quality of life efforts by hiring fifty (50) new police officers to augment the safety and security capacity of the PHA Police Department (PHAPD). The new officers will focus their efforts primarily on priority developments (developments that have high crime indicators), while also rotating patrols throughout all PHA developments.
- ***Supportive Services, Self-Sufficiency and Youth Development Programs*** – Using MTW Block Grant and other leveraged funding, PHA continued to offer a broad array of supportive and self-sufficiency services focused on helping residents prepare for the workforce and obtain jobs with living wage incomes, and programs to support youth development and education. During the Plan Year, PHA evaluated the structure and outcomes for all of its ongoing self-sufficiency initiatives, including the Family Self-Sufficiency Program. PHA’s MTW services strategy also includes efforts to maximize independent living for seniors and people with disabilities, such as the Nursing Home Transition and Adult Day Care programs.
- ***Sustainability Policy*** – PHA adopted a new Sustainability Policy that authorizes the appointment of a PHA Sustainability Working Group to develop proposals and budgets for a short and long-term sustainability plan. The plan, when adopted, will be implemented throughout FY 2014 and beyond. The Sustainability Policy documents PHA’s commitment to certain principles designed to reduce energy consumption; increase use of alternative energy sources; minimize environmental impacts in the areas of waste, water, energy, and air quality; educate staff and residents about sustainable practices and healthy living choices; and increase the number of opportunities for residents in green jobs.
- ***HCV Mobility Pilot Program*** – With anticipated funding from a new HUD grant, PHA commenced planning for a new pilot Housing Choice Voucher Mobility Program in partnership with other Housing Authorities in the region, HUD, Quadel, the First Suburbs Project, and other local/regional partners. Program implementation will begin in FY 2014. The overall goal 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. Participants will be provided with a broad range of supportive services, housing counseling, and other efforts to promote the successful transition to higher opportunity areas.

The remaining sections of the MTW Annual Report provide further details on PHA’s activities during FY 2013.

II. GENERAL HOUSING STOCK

A. Housing Stock Information

Public Housing/HCV Inventory

PHA's public housing inventory includes units for families, seniors, and people with disabilities located at conventional and scattered site properties, including properties managed by Alternatively Managed Entities (AMEs) and the Philadelphia Asset and Property Management Corporation (PAPMC). The inventory count includes all standing units and units that have been approved for demolition or disposition where the demolition or disposition has not yet taken place. Units Available for Occupancy includes only those units actually available for current occupancy, i.e. it excludes units approved for demolition/disposition, those used for administration or resident services, under scheduled modernization, and other authorized exclusions.

Table 1 provides information on PHA's projected and actual public housing inventory. PHA does not have any Non-MTW Public Housing units.

Table 1 – MTW Public Housing Unit Inventory

	Projected as of March 2013	Actual as of March 31, 2013
MTW Public Housing Units*	14,364	15,112
Public Housing Units Available for Occupancy**	14,060	14,234

**Actual reflects the standing unit count in PIC system. PHA does not have any Non-MTW Public Housing units.*

***Available for Occupancy units exclude units that are vacant and not available for occupancy, including units: undergoing modernization as defined in 24 CFR 990.145; approved for disposition or demolition; approved for non-dwelling uses; vacant due to litigation as defined in 24 CFR 990.145; damaged and vacant due to casualty losses; and vacant due to circumstances beyond PHA's control as defined in 24 CFR 901.5.*

As of March 31, 2013, PHA's actual inventory for FY 2013 public housing units was 15,112, which represents 748 additional units than projected in the Annual Plan. The difference between projected versus actual units primarily reflects delays in the completion of planned demolition and disposition activity. Units available for occupancy totaled 14,234 as of March 31, 2013, which is 407 more than projected in the Annual Plan.

Table 2 - Housing Choice Voucher (HCV) Authorized

	Projected Authorized as of March 2013	Actual Authorized as of March 31, 2013
MTW Tenant-Based HCV Vouchers	14,850	15,296
MTW Activity Vouchers	3,000	3,000
MTW Authorized Subtotal	17,850	18,296
Family Unification Program (FUP)	300	300
Designated Housing	250	250
5 Year Mainstream Program	70	70
Tenant Protection Vouchers	123	50
VASH	410	410
Moderate Rehabilitation (MR)	226	203

Single Room Occupancy (SRO)	422	376
Shelter Plus Care (S+C)	52	52
Non-MTW HCV Voucher Subtotal	1,853	1,711
Total All Housing Choice Vouchers	19,703	20,007

Explanation of Variances:

- Tenant Protection Vouchers were added to the MTW program for Liddonfield and Mantua Hall.

Public Housing Units Added to Inventory and Under Construction

Table 3 provides a summary of planned versus actual unit additions during the Plan Year by development, including bedroom size, type, and accessible features, if applicable. PHA utilized MTW flexibility in the development process. PHA planned to add 157 units to the public housing inventory and to rehabilitate, convert, or modernize 171 units. As of March 31, 2013, PHA had completed construction of 51 new units at Norris Apartments, including 6 accessible units. Other planned developments at Mantua West and Queen Lane were delayed. In the case of Mantua West, PHA was not successful in obtaining an allocation of tax credits, making the project infeasible at the current time. At Queen Lane, HUD has been conducting a Section 106 Historic Review, which has extended the timeline for project completion. An additional 194 units were rehabilitated, converted or modernized, which exceeded the planned number by 23.

Table 3 – Planned vs. Actual Additions to Public Housing Inventory

AMP #	Development	Total # of Units Planned	Actual # of Units Completed as of 3/31/13	Completed Bedroom Sizes				Units with Accessible Features
				OBR	1BR	2BR	3+BR	
N/A*	Mantua West Infill	53	0	0	0	0	0	0
175	Norris Apartments	51	51	0	14	23	14	6
TBD**	Queen Lane Apartments	55	0	0	0	0	0	0
Total New Construction		159	51	0	14	23	14	6
Substantial Rehab/Conversion								
055	Fairhill Apartments	15	57	0	0	41	16	57
015	Harrison Plaza	12	24	0	7	12	5	24
001	Johnson Homes	21	62	0	39	23	0	62
013	Wilson Park	23	51	0	50	1	0	51
901-910***	Citywide-SS	100	0	0	0	0	0	0
Total Substantial Rehab		171	194	0	96	77	21	194

*The Mantua West project did not receive an allocation of tax credits from the Pennsylvania Housing Finance Agency, making the project infeasible. PHA is evaluating its plans for this proposed development.

** HUD has been conducting a Section 106 Historic Review of the Queen Lane project, which has extended the timeline for completion of the project. Upon completion of the Section 106 process, PHA will submit a mixed-finance proposal to HUD and an AMP number will be assigned.

***PHA has recently completed a portfolio-wide evaluation of all its scattered site properties to develop a comprehensive strategy of disposition and rehabilitation. PHA expects to begin implementing this strategy in MTW Year 13.

Public Housing Unit Demolition/Disposition Activity

Table 4 below provides a summary of planned versus actual demolition/disposition activity by development. In FY 2013, PHA completed demolition/disposition on 406 of the planned 1,259 units:

Table 4 –Public Housing Unit Demolition/Disposition Activity

AMP #	Development	Total Units to be Disposed and/or Demolished (All Years)	Actual Units Disposed (MTW Year 12)	Justification	Status
44	Liddonfield Site	0	0	Sale of previously demolished Liddonfield site.	Demolition completed. Developer proposal selected. Development Services Agreement in process. Disposition of vacant site projected during Plan Year.
24	Queen Lane Apartments	120	0	Demolition of high-rise apartment building in 2013 to develop 55 new two & three story townhouse rental units, with disposition to limited partnerships under long-term ground leases pursuant to mixed finance transactions.	4% Tax Credit Application submitted to PHFA in December 2011. Demolition/Disposition application to be submitted pending completion of Section 106 process.
901	Scattered Sites	41	1	Potential of up to 41 vacant units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative to create a more sustainable, occupied scattered site portfolio, and to stabilize communities by reducing the number of PHA-owned vacant structures that are considered beyond PHA potential for repair.	Disposition approval received. To date, 1 unit has been sold and disposition completed.
902	Scattered Sites	95	4	Potential of up to 95 vacant units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 4 units have been sold and disposition completed.
903	Scattered Sites	37	9	Potential of up to 37 vacant units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 9 units have been sold and disposition completed.
904	Scattered	94	44	Potential of up to 94 vacant	Disposition approval received.

	Sites			units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	To date, 44 units have been sold and disposition completed.
905	Scattered Sites	92	38	Potential of up to 92 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 38 units have been sold and disposition completed.
906	Scattered Sites	139	46	Potential of up to 139 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 46 units have been sold and disposition completed.
907	Scattered Sites	76	59	Potential of up to 76 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 59 units have been sold and disposition completed.
908	Scattered Sites	142	88	Potential of up to 142 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 88 units have been sold and disposition completed.
909	Scattered Sites	198	56	Potential of up to 198 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 56 units have been sold and disposition completed.
910	Scattered Sites	225	61	Potential of up to 225 units to be sold pursuant to PHA 1,780 vacant scattered sites disposition initiative. See above description.	Disposition approval received. To date, 61 units have been sold and disposition completed.
Total		1,259	406		

Explanation of Variance Projected vs Actual

PHA indicated in its Year 12 Annual Plan that the actual timing of planned demo/dispo activities may vary depending on HUD's approval cycle, the timing of redevelopment activities and other factors. As noted, PHA completed 406 of a total 1,259 planned unit demo/dispo actions. The demo/dispo application for 120 units at Queen Lane will be submitted upon completion of HUD's Section 106 review. Additional scattered site dispositions are projected to occur in FY 2014 including the planned auction of 200 properties in July 2013.

Significant Capital Expenditures

PHA's capital planning and development strategies are designed to support, rehabilitate, and modernize existing PHA sites and to revitalize neighborhoods throughout the City. 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 flexibility has been a critical element in PHA's modernization and development efforts.

PHA's capital activities for Year 12 include Mixed Finance, ARRA and prior year CFP projects that are implemented over multiple fiscal years. The Capital Fund, Replacement Housing Fund, ARRA and/or other sources such as program income, bonds and other mixed-financing programs fund

these development activities. Note that RHF funds are not part of the MTW Block Grant; however, PHA intends to pursue an amendment to the MTW Agreement which would allow RHF funds to be incorporated into the Block Grant. Table 5 below summarizes PHA's capital activities during the Plan Year.

**Table 5 - MTW Year 12
Capital Expenditures**

Development Name	Scope of Work	Estimated Construction Costs	Estimated Completion Date	Amount Expended FY13	Amount Expended to Date
PHA-Wide	Security upgrades	\$9,200,000	Dec-14	\$1,863,409	\$2,879,513
2800 Block Oakdale/Strawberry Mansion	New development	\$15,046,797	May-15	\$0	\$0
PHA-Wide Scattered Sites Vacancy Reduction	Vacancy reduction	\$19,030,000	Ongoing	\$2,451,934	\$2,451,934
PHA-Wide MEP Upgrade/Enhancement	Bldg. infrastructure systems upgrade/enhancement	\$5,000,000	Ongoing	\$2,486,759	\$2,486,759
PHA-Wide Building Enhancements	Windows, roofs, doors, site work	\$35,000,000	Ongoing	\$806,495	\$806,495
Third Party Capital Requests	New development	\$500,000	Ongoing	\$0	\$0
Mantua Infill	New development	\$13,000,000	On-hold	\$0	\$0
PHA-Wide	Accessibility improvements	\$500,000	Ongoing	\$407,003	\$407,003
PHA-Wide	Energy conservation	\$500,000	Ongoing	\$0 (see MEP line)	\$0 (see MEP line)
PHA-Wide	Sparkle Plus	\$2,300,000	Ongoing	\$2,874,754	\$2,874,754
PHA-Wide Sites	Accessibility improvements	\$2,000,000	Ongoing	\$606,666	\$606,666
Administrative Building	Renovation and fit out	\$300,000	Ongoing	\$38,700	\$38,700
Wilson Park	Accessibility improvements	\$8,000,000	Sept-12	\$1,355,584	\$7,591,649
Harrison Plaza	Accessibility improvements	\$5,000,000	Sept-12	\$1,344,936	\$4,379,569
Fairhill	Accessibility improvements	\$7,200,000	Sept-12	\$2,153,255	\$7,747,219
Johnson Homes	Accessibility improvements	\$7,300,000	Sept-12	\$991,196	\$7,735,018
Norris Apartments	New development	\$35,000,000	April-12	\$2,436,591	\$18,842,456
Community Center	New development	\$6,000,000	Mar-15	\$0	\$0
Queen Lane	New development	\$35,000,000	Jun-15	\$941,468	\$941,468
Debt Service Repayments	Debt service	\$310,000,000	Ongoing	\$12,063,375	\$12,063,375
TOTAL		\$515,876,797		\$32,822,125	\$71,852,578

Project-Based Units

A total of 1,759 vouchers were projected to be project-based by the end of MTW Year 12. As of March 31, 2013, PHA has 1,752 HCV vouchers under project-based contracts in addition to 205 units for which there are commitments but no contracts to date. As documented in prior MTW Annual Plans and Reports, actual numbers of units under contract may vary based on additional project selections, as well as removal of units being made over the course of the year.

Table 6 - Unit-Based Voucher Units

Project Name/Sponsor	Target Population	Leased as of 3/31/13	Under Contract as of 3/31/13	Commitment Made; No Contract Signed As Of 3/31/13
1260 Housing	Family/very low income	137	146	
1260 Housing (Inglis)	Accessible/very low income	11	11	
1260 Housing (Sedgely Park)	Family/very low income	0	0	16
4th & Diamond	Family/very low income	28	29	
Arch V - Temple N 16th Street	Family/very low income	48	49	
Arch VI - Temple N Gratz Street	Family/very low income	39	40	
Arch VII - LIH Walnut	Family/very low income	14	14	
Art Apartments	Family/very low income	30	30	
Bernice Elza	Emancipated minors (women)/very low income	5	6	
Bethesda Project Bainbridge	Men/very low income	18	20	
Bethesda Project South	Women/very low income	4	4	
Bethesda Spruce	Men/very low income	13	13	
Borinquen Associates	Family/very low income	17	17	
Brentwood Parkside Associates	Family/very low income	22	22	
Chatham Apartments Associates	Family/very low income	18	18	
Citizens Acting Together Can Help, Inc	Veterans	3	15	
Cloisters III	Homeless Family/very low income	18	18	
Diamond Street I	Family/very low income	14	14	
Diamond Street II	Family/very low income	6	6	
Diamond Street III	Family/very low income	17	17	
Dignity (Boss)	Homeless Family/very low income	8	8	
Dignity (Nedro)	Homeless Family/very low income	4	4	
Dignity Housing	Homeless Family/very low income	35	47	
Dunlap School Venture	Seniors/very low income	34	35	
Edgewood Manor	Family/very low income	33	33	
Elders Place I	Seniors/very low income	43	43	

Project Name/Sponsor	Target Population	Leased as of 3/31/13	Under Contract as of 3/31/13	Commitment Made; No Contract Signed As Of 3/31/13
Elders Place II	Seniors/very low income	36	38	
Fattah Homes I	Homeless Family/very low income	6	6	
Fattah Homes II	Homeless Family/very low income	0	0	6
Fourth Street Access	Family/very low income	24	24	
Freedom Village	Homeless Family/very low income	16	16	
Gaudenzia Foundation (Shelton Court)	Homeless Family/very low income	0	0	20
Gaudenzia Foundation (Tioga Family Center)	Homeless Family/very low income	0	0	24
Help Philadelphia II Associates	Homeless Family/very low income	49	50	
HELP USA	Disabled Veterans	11	14	
HELP USA	Veteran Seniors/very low income	0	0	15
Imani Homes	Homeless Family/very low income	23	24	
Imani II	Homeless Family/very low income	5	6	
Imani III	Homeless Family/very low income	6	6	
Imani IV	Homeless Family/very low income	7	8	
Imani V	Homeless Family/very low income	10	11	
Inglis Apartments at Elmwood	Accessible/very low income	39	40	
Inglis Housing (Morris Klein Apts)	Accessible/very low income	19	19	
Jannie's Place	Homeless Family/very low income	6	6	
Kate's Place (Project HOME)	Homeless Family/very low income	29	30	
Lehigh Park Apartments II	Family/very low income	24	25	
Lena Street Associates (Hammil Mill)	Seniors/very low income	40	40	
Liberty Resources (Ascension Manor)	Accessible/very low income	3	3	
Liberty Resources (Praveen Chestnut)	Accessible/very low income	3	3	
Liberty Resources	Accessible/very low income	0	0	7
Magdim Towers	Family/very low income	14	14	
Methodist Family Services of Philadelphia	Homeless Family/very low income	0	0	11
Monument Mews	Family/very low income	60	60	
Mt. Vernon	Family/very low income	0	0	15
New Courtland Apts at Cliveden	Seniors/very low income	0	0	32
NPCH Associates	Family/very low income	16	16	
Parkside 2000 Associates	Family/very low income	47	50	
People's Emergency Center	Homeless Family/very low income	9	9	
Powelton Heights	Family/very low income	30	30	

Project Name/Sponsor	Target Population	Leased as of 3/31/13	Under Contract as of 3/31/13	Commitment Made; No Contract Signed As Of 3/31/13
Project HOME	Homeless Family/very low income	0	0	37
Regent Terrace	Family/very low income	76	80	
Sarah Allen	Accessible/very low income	6	6	
Sartain School	Seniors/very low income	32	35	
Sheila D Brown	Family/very low income	8	9	
South 55th Street	Family/very low income	18	18	
Susquehanna Apartments	Family/very low income	45	47	
Tioga Gardens	Family/very low income	17	18	
Traveler's Aid	Homeless Family/very low income	0	0	22
Walnut Park Plaza	Seniors/very low income	214	224	
Walnut Thompson	Family/very low income	34	35	
WCRP	Family/very low income	65	73	
Total		1,666	1,752	205

Overview of Other Housing Owned and/or Managed by the PHA at Fiscal Year

PHA does not currently own or manage other housing units outside of its federally assisted public housing inventory. All of PHA's Low Income Housing Tax Credit units are reflected in the MTW Public Housing inventory cited in Table 1- MTW Public Housing Unit Inventory.

B. Leasing Information – Projected vs. Actual

Table 7 below provides a summary of projected versus actual leasing activity for the Public Housing and HCV Programs for MTW Year 12. As of March 31, 2013, public housing occupancy of 13,493 households represents a 94.79% adjusted occupancy rate. The adjusted occupancy rate appears low due to the fact that there are 741 vacant units that are classified as "available for occupancy" as defined by HUD. However, 445 of these vacant units are, in fact, not available or suitable for occupancy. This includes: 120 conventional units at Queen Lane, a vacant site which is slated for redevelopment and pending HUD demo/dispo approval; 201 scattered site units that PHA determined are non-viable based on a recently completed comprehensive scattered site evaluation (PHA will request HUD approval to demo/dispo these units); and an additional 124 scattered site units that require substantial modernization prior to reoccupancy based on PHA's evaluation. When these 445 units are excluded from the denominator, it yields an adjusted occupancy rate of 97.9%.

Table 7 also indicates that PHA exceeded its overall projected leasing for the combined MTW and Non-MTW Voucher categories, i.e. PHA projected that 16,471 units would be under lease, compared to an actual leasing figure of 16,584 at the end of the Plan year. Note also that the 1,666

project-based units under lease are included in the MTW Tenant-Based Voucher total shown in Table 7.

Table 7 - Leased/In Use for MTW Year 12

Housing Type	Projected Leased as of 03/31/2013	Actual Leased as of 3/31/2013
Public Housing Units	13,638	13,493
MTW Tenant-Based HCV Vouchers	14,850	15,033
MTW Activity Vouchers	3,000	3,000
MTW Subtotal	31,488	31,526
Family Unification Program (FUP)	286	266
5 Year Mainstream Program	70	60
Designated Housing Program	250	244
VASH	335	333
Tenant Protection	50	41
Section 8 Mod Rehabilitation (MOD) Program	203	197
Section 8 Single Room Occupancy (SRO) Program	375	363
Shelter Plus Care Program	52	47
Non-MTW Authorized Subtotal	1,621	1,551
Total	33,109	33,077

Explanation of Projected versus Actual Variance

Public housing leasing was 145 units short of the planned target. Note, however, that public housing occupancy on March 31, 2013 increased by 18 units compared to the prior year period. See additional narrative discussion above regarding public housing units available for occupancy.

Cumulatively, HCV leasing for both the MTW and Non-MTW Voucher categories exceeded projections by 113 units.

C. Waiting List Information

PHA will continue to implement its waiting lists in accordance with the Board-approved HCV Administrative Plan and Admissions and Continued Occupancy Policy, as applicable. Conventional public housing, scattered sites, PAPMC and AME sites are subject to site-specific waiting list policies. PHA also operates a centralized “first available” waiting list for referral programs and for applicants who elect this option.

Across all programs, including PAPMC sites, PHA has 164,994 households on waiting lists as of the end of the Plan Year. Table 8A provides statistics for the 63,711 households on PHA’s conventional and scattered site public housing waiting lists, and the 56,470 households on the Housing Choice Voucher program waiting list as of March 31, 2013. Table 8B provides statistics for the 44,813 households on PAPMC waiting lists.

PHA applicants are overwhelmingly extremely low or very low income, i.e. 89% of all applicants for all programs have incomes less than or equal to 30% of Area Median Income (AMI), and an additional 9% have incomes equal to or less than 50% of AMI. In terms of race, 85% of applicants are African-American, 9% are White, 5% are Asian/Pacific Islander or Native American, and 1% “other” races. In terms of ethnicity, 8% of all applicants are Hispanic.

Demand continues to be highest for small bedroom units, reflecting a general trend towards smaller family sizes. For conventional public housing, 42% of applicants require efficiencies or 1BR units and 33% require 2BR units. For PAPMC sites, 41% require efficiencies or 1BR and 34% require 2BR units. While demand for smaller units is high, it should be noted that there are over 20,807 households on PHA’s conventional public housing and PAPMC waiting lists that require 3BR or greater units. Elderly households constitute 15% of all applicants and disabled households are 2% of applicants.

Table 8A – Public Housing and Housing Choice Voucher Program Waiting List Characteristics

Unit Size Need of Applicants on the Waiting List as of March 31, 2013						
Household Type	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Efficiency	23,852	37%	27,304	48%	51,156	43%
One Bedroom	3,195	5%	2,472	4%	5,667	5%
Two Bedroom	21,062	33%	15,876	28%	36,938	31%
Three Bedroom	11,922	19%	8,958	16%	20,880	17%
Four Bedroom	3,106	5%	1,642	3%	4,748	4%
Five Bedroom	502	1%	195	0%	697	1%
Six Bedroom	72	0%	23	0%	95	0%
Program Totals	63,711	100%	56,470	100%	120,181	100%

Type of Households on the Waiting List as of March 31, 2013						
Household Type	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Family	52,995	83%	47,925	85%	100,920	84%
Elderly	9,960	16%	6,508	12%	16,468	14%
Disabled	756	1%	2,037	4%	2,793	2%

Program Totals	63,711	100%	56,470	100%	120,181	100%
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Income of Households on the Waiting List as of March 31, 2013						
Income Tier	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Below 30% Area Median Income	57,822	91%	49,044	87%	106,866	89%
Between 30% and 50% Area Median Income	4,581	7%	5,701	10%	10,282	9%
Between 50% and 80% Area Median Income	883	1%	1,040	2%	1,923	2%
Over 80% Area Median Income	425	1%	685	1%	1,110	1%
Program Totals	63,711	100%	56,470	100%	120,181	100%

Race of Households on the Waiting List as of March 31, 2013						
Race	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
African-American	53,781	84%	47,081	83%	100,862	84%
White	6,264	10%	5,130	9%	11,394	9%
Asian/Pacific Islander & Native American	3,115	5%	3,761	7%	6,876	6%
Other	551	1%	498	1%	1,049	1%
Program Totals	63,711	100%	56,470	100%	120,181	100%

Ethnicity of Households on the Waiting List as of March 31, 2013						
Race	Public Housing		HCV Housing		Total	% Combined
	#	%	#	%		
Hispanic	6,295	10%	4,527	8%	10,822	9%
Non-Hispanic	57,416	90%	51,943	92%	109,359	91%
Program Totals	63,711	100%	56,470	100%	120,181	100%

Table 8B – PAPMC Development Public Housing Waiting List Characteristics

Unit Size Need of Applicants on the Waiting List as of March 31, 2013		
Household Type	PAPMC	
	#	%
Efficiency	16,448	37%
One Bedroom	1,903	4%
Two Bedroom	15,377	34%
Three Bedroom	8,885	20%
Four Bedroom	1,954	4%
Five Bedroom	238	1%
Six Bedroom	8	0%
Program Totals	44,813	100%

Type of Households on the Waiting List as of March 31, 2013		
Household Type	PAPMC	
	#	%
Family	36,157	81%
Elderly	8,126	18%
Disabled	530	1%

Program Totals	44,813	100%
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Income of Households on the Waiting List as of March 31, 2013		
Income Tier	PAPMC	
	#	%
Below 30% Area Median Income	40,056	89%
Between 30% and 50% Area Median Income	3,979	9%
Between 50% and 80% Area Median Income	509	1%
Over 80% Area Median Income	269	1%
Program Totals	44,813	100%

Race of Households on the Waiting List as of March 31, 2013		
Race	PAPMC	
	#	%
African-American	39,305	88%
White	3,000	7%
Asian/Pacific Islander & Native American	1,424	3%
Other	1,084	2%
Program Totals	44,813	100%

Ethnicity of Households on the Waiting List as of March 31, 2013		
Race	PAPMC	
	#	%
Hispanic	2,771	6%
Non-Hispanic	42,042	94%
Program Totals	44,813	100%

III. NON-MTW RELATED INFORMATION

A. Budget vs. Actual Sources and Uses of Other HUD or Federal Funds

Table 9 provides information on budget versus actual sources and uses of Other Non-MTW funds. A narrative description of planned versus actual differences follows the table.

Table 9 – FY 2013 Budget vs. Actual Sources and Uses of Other Non-MTW Funds

REVENUE (SOURCES)	BUDGETED AMOUNT	ACTUAL AMOUNT	VARIANCE
Congregate Housing Program	\$173,924	\$62,193	\$111,731
Replacement Housing Factor Program	\$0	\$1,057,761	(\$1,057,761)
Program Income *	\$5,754,977	\$4,073,795	\$1,681,182
HCV Non-MTW Vouchers	\$5,703,060	\$3,355,997	\$2,347,063
Mainstream	\$378,697	\$298,814	\$79,883
VASH	\$2,062,876	\$190,135	\$1,872,741
MODs/SROs	\$3,737,577	\$3,243,866	\$493,711
Miscellaneous Income	\$0	(\$9,489)	\$9,489
Administrative Fees Earned	\$901,354	\$1,556,000	(\$654,646)
TOTAL REVENUE	\$18,712,465	\$13,829,072	\$4,883,393
EXPENSES (USES)			
Administration and General Expense	\$1,754,588	\$1,777,525	(\$22,937)
Operations and Maintenance	\$48,389	\$0	\$48,389
Housing Assistance Payments	\$10,423,080	\$9,965,356	\$457,724
Capital Projects	\$4,431,075	\$1,732,734	\$2,698,341
TOTAL EXPENSE	\$16,657,132	\$13,475,615	\$3,181,517
OPERATING INCOME/(LOSS)	\$2,055,333	\$353,457	\$1,701,876
Reserve Buildup	\$6,110,190	\$6,110,190	\$6,110,190
NET INCOME/(LOSS)	\$8,165,523	\$6,463,647	\$7,812,066
<i>*Program income reflects anticipated income in the form of Developer Fees from Paschall I, II and Mantua I and Actuals from Warnock I & II Developer Fees and Greater Grays Ferry, Lucien E. Blackwell and MLK IIC Homeownership proceeds.</i>			

Variances between projected and actual sources of non-MTW funds can be attributed to various factors, including the following:

- Budgeted capital projects – Delays in the Queen Lane redevelopment project due to historical clearance issues caused the project to be redesigned. Funds will be allocated in the upcoming fiscal year.
- Leasing less than projected levels in previous fiscal years for the VASH program resulted in the reduction of anticipated housing assistance payments.

B. Description of Non-MTW Activities

Over the past 12 years as a participant in the MTW Demonstration, PHA has incorporated MTW flexibility into virtually all areas of its operations. However, as part of HUD's revised reporting requirements established in the MTW Agreement and the related HUD Form 50900, PHA is required to separately organize and describe its "MTW activities" and "non-MTW activities." "MTW activities" include those initiatives that promote one or more statutory objectives and that require use of authority granted to PHA under its MTW Agreement. MTW activities are discussed in Chapters V and VI.

Selected highlights from PHA's extensive non-MTW activities over the Plan Year are briefly noted below. While these initiatives do not directly require MTW authority to implement, most have a direct, supportive relationship to other MTW activities and, in some cases, utilize MTW Block Grant funding flexibility. Use of single fund flexibility is described in Chapter VII.

Human Resources (HR)

- Consistent with the Recovery Plan objective to ensure a fully functioning Human Resources Department, PHA completed its staffing efforts and implemented the approved organizational structure during this reporting period. The restructured HR Department has four core divisions: 1) Employment & HR Programs, which include recruitment and retention, talent management, records management, training and organizational development, and employee recognition programs; 2) Labor & Employee Relations; 3) Compensation & Benefits, which includes the classification/compensation/wage and salary administration, Human Resource Information System (HRIS), and employee benefits administration; and 4) Retirement Administration.
- PHA developed a new HR Handbook that includes policies and procedures that emphasize internal controls pertaining to all employment processes. A work-flow for the employment process was also developed and implemented to streamline the recruitment process. A communication strategy was completed and distributed to support the full complement of Human Resources services.
- The Human Resources Employee Handbook for FY 2013 was approved by the Board and distributed. The Human Resources Handbook is currently being updated and, upon Board approval, will be disseminated to all supervisors for an authority-wide training program. A train-the-trainer program will be developed for supervisors to effectively disseminate information to employees across all departments for FY 2014.
- PHA completed the first phase of a revised performance management system initiative. This new system rates employees on: 1) work outcomes as measured against the established criteria for each duty and responsibility; and 2) behavioral competencies as measured on specific performance factors. The second phase will occur in FY 2014.

- PHA completed an independent compensation study that provided recommendations on job titles with benchmarking salary ranges for specific positions. PHA currently utilizes the benchmark figures provided from the survey as a structured model for salary administration.
- To enhance the level of service provided to both internal and external stakeholders, PHA conducted a customer satisfaction assessment exercise, from which a baseline service level was established in order to facilitate future service level measurements. Each department identified specific training. The assessment exercise provided direction for the development of a customer service training curriculum to be implemented in FY 2014.
- As part of the strategy to promote accountability and improve employee morale, a comprehensive employee recognition program was designed. The first phase (draft of program) has been completed, with projected implementation for FY 2014.
- A full review of the HRIS system was conducted in collaboration with Information Systems Management to maximize electronic recordkeeping pertaining to all employment information and processes, which includes the paperless timesheet project that was designed in FY 2013. This project is in the development and user-testing phase with expected roll-out in FY 2014.

Office of Audit and Compliance (OAC)

- PHA's OAC prepared and presented an overview that detailed the department's structure, associated board resolutions, mission, goals, and current activities to various internal departments, PHA's Board of Commissioners, and Resident Leaders/Resident Advisory Board during this reporting period. PHA's website was updated with a brief synopsis of OAC responsibilities. Brochures and guidebooks ("Employee Guide to Identifying and Preventing Corruption" & "Anti-Corruption Guide for PHA's Contractors and Vendors") covering fraud, waste, and abuse, where to report such activities, and detailing vendor and employee responsibilities to prevent fraud, waste, and abuse were printed and distributed at various meetings and offices and mailed to all active vendors/contractors in PHA's database. Additionally, Ethics training incorporating OAC responsibilities was provided to all PHA employees. OAC will continue to promote this campaign in the years to come. Lastly, OAC is preparing an Annual Report that details OAC activities for the past Fiscal Year to be published for residents, employees, contractors, and external entities.
- Board Resolution 11571 adopted on November 30, 2012 formally established PHA's internal Audit Committee and approved the committee's charter. PHA's Board of Commissioners was appointed in April 2013. The adopted charter names the Vice Chair of the PHA Board of Commissioners to the Chair of the Audit Committee. The Vice Chair is in the process of identifying 4 additional members of the 5 member committee.
- The Internal Audit Unit of OAC completed a PHA-wide risk assessment in November 2012, and subsequently developed and implemented a risk-based annual audit plan for the Fiscal Year. The Internal Audit Unit completed 18 audits and reviews, aimed at adding value-added services to PHA's operations, departments and programs. Several quality

assurance/quality control compliance reviews were conducted this fiscal year resulting in recommendations to various internal PHA departments for process improvement. Additionally, the reviews identified opportunities for operational efficiency, as well as for enforced regulatory compliance.

- PHA's Investigations Unit opened 373 investigations, which led to 119 substantiated cases of fraud, waste, and abuse. PHA developed a Repayment Agreement whereby subjects of substantiated investigations admit to the violations in question and agree to reimburse PHA for the amount of money of which PHA was defrauded. OAC worked with internal departments to create an effective and accurate way to track the receipt of defrauded funds. In addition, OAC has been actively working with the Philadelphia District Attorney's Office to create a process whereby substantiated investigations will be prosecuted to the fullest extent possible. To date, eighteen (18) cases have been submitted for criminal prosecution. As a result of the OAC-substantiated investigations, it is estimated that PHA will realize a savings of approximately \$3.4 million over the next two years.

Office of General Counsel

- During FY 2013, PHA fully staffed its OGC and was able to significantly reduce costs. Between FY 2009 and FY 2013, total annual expenditures of the OGC were reduced from over \$8 million to less than \$4 million.
- In August 2012, the PHA Board of Commissioners adopted standard operating procedures (SOPs) for the OGC. All OGC staff members were then trained on the HUD-approved SOPs.
- During FY 2013, the General Counsel continued to serve as the Ethics Officer and provided advice to PHA staff and Board members on various ethical and conflicts of interest questions.
- In November 2012, the PHA Board of Commissioners adopted new by-laws to be re-adopted by the new Board of Commissioners upon completion of the Cooperative Endeavor Agreement and return to local control.
- During FY 2013, OGC completed over 3,700 cases and eliminated the backlog of cases. OGC now processes cases as they are presented, with over 300 cases handled on a monthly basis.
- During FY 2013, PHA developed an agency-wide records management policy that is scheduled for adoption at the April 2013 Board meeting. The new policy will enable PHA to establish a new records management structure, which will be coordinated by OGC. This will include developing a unified records retention and disposal schedule that will cover the records of all departments; the designation by each department of a Records Coordinator; and the management and training of the Records Coordinators by OGC.

- OGC reviewed all PHA properties during FY 2013 and has recorded or confirmed the recording of declarations of trusts on all its properties. OGC continues to work with the Development Department, Homeownership and HUD to include all of PHA's properties in both PHA's CRM system and the HUD PIC system.

Client Services/Housing Choice Voucher Program

- In FY 2013, PHA began the restructuring process for HCV operations. PHA designed a reorganization plan with the goal of streamlining operations, improving customer service, and ensuring accuracy and consistency in all transactions. Substantial progress has been made toward implementation of the reorganization plan, including development of a new table of organization, preparation of job descriptions, and completion of a number of key transaction work flows. PHA anticipates that the reorganization plan will be fully implemented by the end of the current Plan Year.
- During FY 2013, PHA continued to conduct Housing Fairs and other efforts to improve the quality and expand the geographic distribution of housing units available to HCV participants. PHA conducted 64 Housing Fairs during the Plan Year. Continued owner outreach and increased owner participation in the Housing Fairs provided HCV participants with greater housing options in a variety of neighborhoods within the City.
- In FY 2013, PHA removed the previously approved requirement for a separate tenant responsibility training program based on a determination that this material is adequately covered as part of PHA's standard HCV briefing session and does not require use of MTW authority. PHA continued to provide comprehensive briefings to applicants and current tenants who wish to move concerning their rights and responsibilities in the HCV program.
- Throughout FY 2013, PHA provided no-cost landlord training programs. The training helps landlords understand the administrative processes and program requirements that govern the HCV program. During the Plan Year, 50 landlord training sessions were conducted and 972 landlords completed the owner certification training.
- PHA's HCV reorganization plan included development of an Owner Services Unit and consolidation of the Inspections Department into one centralized Inspections Unit. In FY 2013, Directors for both departments were hired and they have begun to roll-out changes to the processing steps for owner certification and inspections. The Inspections Department has completed revised operating procedures, work flows and forms. Plans for staff training are underway. The Owner Services Unit will act as the agency liaison between owners and PHA and will be responsible for owner recruitment and retention, owner certification, and ongoing owner requirements and compliance.
- PHA plans to expand the HCV Call Center to improve ongoing customer services. During FY 2013, the Call Center organization was approved and job descriptions were prepared. PHA plans to develop Call Center FAQs and scripts during the upcoming Fiscal Year in order to improve responsiveness to clients' inquiries.

- PHA has enhanced several communications vehicles, including the Landlord Data Center and Facebook page. The dedicated HCV Landlord email account provides owners with a means to ask questions and resolve concerns in a timely fashion. PHA reviews and responds to owner email inquiries within twenty-four hours. PHA's Facebook page includes program updates and useful facts on HCV requirements in its "Tips of the Day" column. Additionally, owners can chat amongst themselves on the Facebook page. PHA continues to research other social media tools and explore new technology programs to improve customer service and advance HCVP functionality and operations.
- PHA is researching ways to streamline the filing system. Vendor files will be the first files to be converted to electronic storage. It is anticipated that specifications will be developed in the upcoming fiscal year, with implementation of vendor file scanning in FY 2014.
- In FY 2013, PHA began planning and obtained Board approval for the new Regional Mobility Pilot Program. This pilot program will be established as a partnership with other Housing Authorities in the region, HUD, Quadel, the First Suburbs Project, and other local/regional partners. The overall goal 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. It is anticipated that this program will be rolled out over the course of the upcoming Fiscal Year.

Site Operations (Management of Scattered Sites, Conventional Sites, PAPMC Sites, AMEs, Advanced Facilities Management, Facilities Quality Engineers)

- PHA finalized and implemented the new public housing lease.
- PHA extended its training and asset management initiatives, including activities to ensure full LIHTC program compliance at AMEs.
- PHA completed assessments of all occupied scattered sites.
- PHA performed UPCS inspections on 100% of public housing units.
- PHA continues to abate emergencies in 24 hours; the average turnaround time for completion of routine service orders is maintained at 30 days or fewer.
- PHA established new audit protocols. This process allows site management to conduct audits on 5% of its portfolio in the areas of inspections, service orders and materials usage. In an effort to ensure compliance, the Office of Audit and Compliance will conduct 10% of the site management audits beginning April 2013.
- PHA continued implementation of its Integrated Pest Management pilot program at all conventional sites.
- PHA continued to make improvements to core management and maintenance systems, including full adoption of advanced facilities management tools and techniques such as the

Building Automation System (BAS) and Supervisory Control and Data Acquisition system (SCADA). These system enhancements help to support local asset management, increase rent collections, improve property maintenance, and reduce vacancy turnaround time.

Development

- During the Plan Year, PHA continued to implement its multi-year asset repositioning strategy for scattered site units with the goals of preserving housing where feasible, generating additional revenues, and reducing operating costs. Towards this end, PHA completed an evaluation of the entire scattered site portfolio to assess physical needs and rehabilitation costs, manageability, marketability, feasibility of redevelopment, and other relevant factors. This effort provided PHA with a set of tools to support informed, data-driven decision-making for future portfolio investments, dispositions and/or other actions. Based on its portfolio evaluation, PHA plans to conduct a public auction of approximately 300 additional scattered site properties that have already been approved by HUD for disposition. The auction is currently scheduled for July 2013.
- PHA updated and issued a new Five Year Capital Plan that was based on an assessment of physical needs, work orders submitted by residents and staff, and other relevant information. The Five Year Capital Plan was discussed and reviewed with residents as part of the most recent MTW Annual Plan process held in December 2012. In the future, PHA will continue to update and revise the Capital Plan to reflect then-current conditions and priorities.
- PHA continued to actively explore opportunities to secure new financing and/or leverage existing resources to support the redevelopment of PHA sites and the revitalization of Philadelphia's neighborhoods. During the Plan Year, PHA developed an open Request for Proposals process to solicit developer/partner proposals for affordable rental units that will leverage PHA's operating subsidy and capital funds. The RFP was issued in April 2013 and will remain open indefinitely to solicit feasible proposals as part of PHA's "6 in 5" development initiative.

Finance

- PHA's Accounting Policies and Procedures Manuals were reviewed and updated to reflect best practices and applicable regulations. All major areas of Financial Operations were reviewed, including General Ledger, Budgets, Treasury, Accounts Payable and Accounts Receivable.
- PHA created a Cost Allocation Determination Policy that details the methods of allocating indirect overhead costs to PHA programs, and systems for measuring and charging for shared services between PHA and its subsidiaries and component units.
- PHA re-engineered budget procedures and processes and created a new Budget Policy and Procedures Manual, which includes the establishment of a Mid-Year Budget Revision process, and outlines the policies, procedures, and practices establishing and maintaining

effective allocation of the Agency's financial resources. The Budget Manual's structured approach ensures that the budget process is more transparent, collaborative and accountable by being more inclusive of the operating departments and sensitive to the needs of both internal and external stakeholders.

- PHA created online views of the Operating Budget, which allows for measuring and reporting monthly comparisons of budgeted to actual expenditures. This new functionality enables a granular reporting at the departmental, program, and housing development level.

Information System Management (ISM)

- PHA developed and implemented an application in the Customer Relationship Management (CRM) system to enroll and manage qualified participants in a program funded by an Assets for Independence (AFI) governmental agency grant. The application helps participants to save earned income in special-purpose, matched savings accounts called Individual Development Accounts (IDAs). Every dollar in savings deposited into an IDA by participants is matched (from \$1 to \$8 combined Federal and nonfederal funds) by the AFI project, promoting savings and enabling participants to either achieve homeownership or finance their post-secondary education.
- PHA developed and implemented a Customer Self-Sufficiency CRM application to support tracking of PHA Community Partners and other social service partners. The principle of this application is to ensure consistent tracking, monitoring and supporting of Housing Choice Voucher and Public Housing clients' goals and their participation in the economic self-sufficiency program. Consistent objective decisions made for Customer Self Sufficiency and Customer Support Services support the MTW and Strategic Operating Plan.
- PHA improved the efficiency with which client chargebacks are applied and processed. By automating the notification process for clients, PHA can collect the money owed to the agency for client damages to PHA property in a reasonable time period. PHA collection of maintenance charges has increased by 86%.
- PHA developed and implemented a Case Management System (CMS) for the Office of Audit and Compliance's Investigations Unit. The new system is designed to facilitate the investigations of unethical business activities, including fraud, crime, conflicts of interest and misconduct that allegedly involve employees, residents, contractors, and vendors doing business with PHA.
- PHA improved the efficiency with which material orders are processed by streamlining internal approval routings and thresholds. By identifying alternate approvers for some Department Heads, the approval time for this level has decreased significantly. Budget amount thresholds for Budget Department approvals have also been increased in accordance with PHA business policy, which has also decreased the time between ordering and receiving materials (much of which is to be used in the fulfillment of Service Orders).

- PHA developed various online view reports with transaction drill-down tools to provide the Authority with data transparency in their respective functional areas. For example, the Requisition Lifecycle report shows all details of a requisition from entry to payment, including approval times, budget status, and associated documents (purchase orders, receipts, and payments). These reports allow both the management and staff to see up-to-date financial reports. The Vendor Contract report displays all of PHA's contracts with selectable criteria, such as Contract Category, Subcategory, and Status. This report also allows the user to view data based on specific search criteria, including purchase order number, buyer name, etc.
- PHA developed and is currently testing an automated invoice scanning and workflow process that will significantly contribute to achieving PHA's net thirty-day payment goal, as well as encourage and support a paperless business process.
- PHA developed and implemented the ability to track small tool orders according to the employee they are assigned to, in an effort to reduce shrinkage in this previously difficult to monitor area of material orders. PHA will experience a cost savings by holding individual employees accountable for PHA tools that are provided to them for their job duties.
- PHA implemented a Budget and Planning ERP application that supports the agency's strategic objectives by creating an interactive and collaborative planning and budgeting process. It enables PHA to evaluate business alternatives, set financial targets, conduct scenario-based what-if analysis, prepare budgets, and adjust to changing economic environments. By delivering a shared business model with role-based access over the Internet, every participant in the planning and budgeting process can interact with their portion of the plan or budget at any time, in any location.
- PHA implemented Internal Auditing tools and comprehensive reports for HR and OAC. The comprehensive report provides HR with tracking of all the changes in employees' core data including job, compensation, employment history, benefits, paycheck, etc., while a sample audit tools allows OAC staff to check the significant forms, record and benefit set-up of active and terminated employees.
- PHA started developing a paperless timekeeping and reporting system that would reduce material costs, free up storage space, and increase the efficiency of the process. It would also allow eligible employees to report daily time and send leave requests and adjustment via employee self-service, where they currently access paychecks, W-2s, direct deposit, etc. ISM will continue the development. Estimated completion date is September 2013.
- A Records Retention application is currently being implemented to provide PHA with the ability to automate Record Retention Box Tracking, from acquisition to storing to destroying from Inventory lists. The Record Retention application will provide clarity and total inventory control of the boxed retention from various departments at PHA.

- PHA continued the implementation of a comprehensive Access Control and Security Monitoring system (ACSM) for 41 targeted locations. This ACSM includes the integration of 9 existing systems and 32 additional development/administration offices. The integrated ACSM will have direct feeds returning to a single command center for follow-up and additional site support. As part of the ACSM implementation, PHA's high-rise buildings, Public Housing Admissions Department and Housing Choice Voucher Program will have a visitor management system. This will allow PHA to control and measure visitor activity in their respective offices/developments.
- PHA coordinated complete staff software training for the Housing Choice Voucher program.

Public Safety

- PHAPD increased police personnel by an additional 50 new officers. A review of the past police deployment indicated that there were police officers that were not assigned to a patrol function. Under the new police deployment plan, all police officers are assigned to a patrol function. With the increase of patrol officers, four sergeants and two lieutenants were promoted to ensure proper supervision of personnel. The new deployment plans allows PHA police to effectively cover more of PHA's developments and develop a rapport with the community.
- Trained PHAPD officers were assigned to address Conflict Resolution and Domestic Violence concerns. In the future, PHAPD will be training more officers specifically to handle Conflict Resolution and Domestic Violence concerns.
- PHA continued to partner with the Philadelphia Police Department (PPD) to reduce crime at PHA properties. PHAPD's Police Chief attends GunStat and COMSTAT meetings with PPD and Re-Entry Program meetings with the District Attorney's office. PHAPD also has established relationships with the DEA, ATF, BNI, HIDTA, Warrant Unit, FBI, PFD, Department of Human Services, HIDTA, Probation and Parole, and Department of Corrections.
- The PHAPD Investigations Unit continued to provide assistance to all internal and external agencies (federal, state and local) as requested. The Investigations Unit processed lease violation complaints, criminal complaints, and police record checks for conventional, scattered sites, and HCVP.
- PHA continued to expedite the process of criminal record checks on all applicants and household members. PHA also conducted criminal records checks at recertification.
- PHA planned for implementation of the Youth Link program to incorporate health and public safety concerns into youth programs. The program is set to start in July 2013.
- PHA continued to provide support for resident-police partnerships through community meetings, participating in neighborhood elementary schools reading programs, and collaborating with the Citizens Crime Commission of Delaware Valley.

Contracts and Procurement

- PHA updated and implemented the Controlled Policies and Procedures for both the Contracts Procurement Department and Contracts Administration Department. The Procurement and Contract Administration Policy was approved and adopted by the Board of Commissioners in April 2012.
- PHA created Desk Manuals for both the Contracts Procurement Department and Contracts Administration Department to ensure that the staff has the appropriate instructions on how to conform to PHA policy and procedures.
- On-site training and e-training modules on the newly revised policies and procedures were created for both Contracts and Procurement staff. Training was conducted in October 2012.
- PHA conducted a review of its Supplier Diversity program and has implemented process improvements.

Supply Chain

- The cross-docking operation was expanded in September 2012 to include all Specialty Crews, Conventional Sites Vacancy Reduction, PAPMC Vacancy Reduction and PAPMC Maintenance. This has greatly improved material flow by shipping “complete” orders and has created a fully auditable trail for every material processed, from requisition to installation in the intended unit. This level of transparency and auditability is unprecedented in Supply Chain history at PHA and represents an industry best-practice both in and out of the affordable housing industry.
- The implementation of “cross-docking” operations in the Supply Chain Department has resulted in a reduction of outstanding receivers and unpaid invoices from a rolling average of over 450 to fewer than 50. The result has been faster payment of invoices, a smoother supply-chain flow (because credit problems no longer occur), and reduced material lead times.
- Since December 2011, the PHA Supply Chain Recycling Program has saved \$54,643 for trash-dumpster services that are no longer needed and has generated \$19,835 for baled corrugated material and waste metal.

Community Operations and Resident Development (CORD)

- During this reporting period, PHA raised \$2,396,932 to enhance self-sufficiency training and related activities for individuals and families; provide support to veterans, the homeless and hard-to-serve individuals; support meal programs for the elderly and disabled; and initiated smoking cessation activities that will lead to healthier lifestyles for residents.

Grant Amounts	Program
\$345,000	HCVFSS
\$69,000	PHFSS

\$368,784	Shelter Plus Care
\$108,153	Congregate Housing
\$101,004	CDC Smoke-Free (Year 2 funding)
\$544,757	HUD VASH
\$96,400	Broadband Ambassadors Computer/Netbook Training
\$86,360	Summer Youth Employment
\$107,017	Summer Food Service Program
\$337,724	Wilson Park Boys and Girls Club
\$232,733	John F. Street Boys and Girls Club

- PHA continued to research programming options and partnerships with the goal of expanding its youth programs. Specifically, leveraging relationships with several organizations:
 -
 - **Boys and Girls Club of Philadelphia (B&GCP)** The Boys and Girls Club of Philadelphia provides a safe place to learn and grow; ongoing relationships with caring, adult professionals; life-enhancing programs and character development experiences. During this fiscal period, B&GCP provided 217 Philadelphia Housing Authority resident youth with after school programs focusing on tutoring, nutrition, health, dance and overall mentoring serving at John F. Street Community Center and Wilson Park.
 - **People for People, Inc.** In partnership with PHA, People for People, Inc. assisted 455 PHA youth at Raymond Rosen and Blumberg Apartments by providing academic support during after-school hours, mentoring and opportunities for career exploration. In addition, People for People provided summer internships for 35 PHA youth.
 - **Foundations, Inc.** Foundations, Inc. is an organization committed to improving education experiences for America's children and youth. In partnership with PHA, Foundations, Inc. assisted 269 youth at Fairhill Apartments with academic support during after-school hours, mentoring for continuation of scholastic achievement and opportunities for career exploration.
 - **Philadelphia Youth Network, Inc.** A nationally recognized leader in youth workforce development, the Philadelphia Youth Network (PYN) is a non-profit organization that serves as a catalyst for collective action by developing and delivering models that change systems and improve educational and economic outcomes for youth. Student Success Centers help youth design their post-secondary readiness plans and coordinate services within neighborhood high schools. In partnership with PYN, PHA provided 60+ summer jobs to resident youth.
 - PHA youth have been able to take advantage of after-school programming and job readiness programming. Additionally, PHA's youth programming continues to integrate a higher education preparation and awareness program to expose youth and their parents to the knowledge and strategies needed to prepare, apply, finance and succeed in college by utilizing relationships with Philly Goes2College, an initiative of the Mayor's Office of Education, and through its use of the Assets for Independence grant.
- PHA continued to serve the technology needs of its residents through the management of an expanding set of Neighborhood Networks and effective promotion of its role within the

Broadband Technology Opportunities Program (BTOP) Partnership. Through the BTOP Partnership, 5,000 PHA residents received technology training and a free netbook upon completion.

- PHA continued to pursue and enhance its partnerships with local universities and foundations to help provide more opportunities for public housing residents to attend college or receive post-secondary education. Specifically, Cheyney University hosted PHA youth in July 2012 for a college dormitory experience designed to encourage youth to attend college. Through the BTOP Partnership, PHA's relationship with both Drexel University and the Community College of Philadelphia has grown.
- PHA continued to partner with local health organizations to improve access to resources, raise awareness of health issues, and improve nutritional awareness and education.

During this period, PHA focused on ways to reduce asthma triggers and subsequent asthma attacks for developmental age children (0 to 6 years), who, according to the Asthma Educators of America, are at risk of permanent lung scarring from asthmatic events, which could lead to a lifetime of respiratory problems and health costs. Three hundred fourteen families were enrolled in the "Smoke Free" program, and 218 families completed the process. PHA exceeded the performance goal of 150 completions by over 45%.

In addition, PHA promoted diabetes, cancer, and nutrition awareness. PHA; in collaboration with partners such as Penn State University, Drexel University, Health Partners, Keystone First, and Health Federation; hosted workshops, health fairs, and other outreach programs in an effort to improve the access to quality health care services for underserved and vulnerable individuals and families. Approximately 2,227 residents participated in the events.

- PHA continued to identify partners and regional employers to increase job and self-sufficiency opportunities. Additionally, this brought changes to the Pre-Apprenticeship Training Program (PATP) and a shift in PHA's internal hiring practices. During FY 2013, the Pre-Apprenticeship Training Program matriculated 63 graduates.
- PHA provided efficiencies to the Section 3 job placement program with the implementation of revised policies and procedures.
- PHA contracted with two vendors to support 59 resident council elections that will promote resident leadership at all PHA sites.
- During FY 2013, PHA sold 5 homes through the 5h program. All homebuyers participated in housing counseling workshops.

Office of Policy, Research and Enterprise Planning (OPREP)

- In FY 13, PHA established the Office of Policy, Research and Enterprise Planning. OPREP is responsible for building organizational capacity by providing qualitative and quantitative research and analysis of operations and performance management, and dismantling

departmental silos to improve communication in order to foster the development of evidence-based policies and multi-year plans that will drive decision-making at all levels of administration.

- OPREP’s duties include drafting and coordinating the implementation of a comprehensive multi-year operations and financial plan; working with departments to set or revise outcome measures and performance metrics; evaluating trends and proposing or developing best practices; reviewing and analyzing pending legislation at all levels; and researching, developing applications, and managing the performance of grants for PHA.

Communications

- PHA continued to communicate regularly with residents. PHA currently uses the “PHA Experience” Newspaper to inform residents about the business of the agency, build awareness of the issues and concerns of the community and the environment, and highlight stories of resident accomplishments.

Housing Policy

- PHA continued to work closely with the City of Philadelphia’s Office of Economic Development, Office of Housing and Community Development, and Redevelopment Authority to better manage publically-owned property and maximize the effects of community and economic development in Philadelphia.
- PHA also continued its long-standing partnership with the City of Philadelphia’s Office of Health and Opportunity to: reduce the homeless population in Philadelphia; address the population of youth aging out of foster care who are at-risk of becoming homeless; and promote healthy lifestyles by offering smoking cessation and asthma trigger reduction programs to public housing residents.

IV. LONG-TERM PLAN

During the first year of the MTW program, PHA established five (5) broad objectives, which provides a framework for long-term MTW implementation efforts. These objectives are:

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

PHA intends to continue and expand the use of MTW flexibility in promoting PHA's long-term strategic objectives. PHA intends to pursue an RHF amendment to the MTW Agreement in order to provide additional flexibility in the use of RHF funds through PHA's MTW Block Grant. The amendment process is subject to public review and comment, PHA's Board approval, and HUD's approval. Public notices will be provided as part of this process.

PHA also intends to propose a "blended subsidy" program to support the long-term viability of public housing units that will be developed in the future. Future MTW Plans will include more specific detail on this initiative, which will both require MTW authority and HUD approval as part of the mixed-finance closing process.

During FY 2014, PHA will work to develop a new, agency-wide strategic plan. The plan will help guide actions for the next five years and ensure that tactical actions occur within a larger and more consistent framework. The strategic planning process comes at an opportune, but difficult, time for PHA. The federal sequester has created significant and immediate fiscal stress for the Authority. PHA has worked diligently in recent years to cut costs, where feasible, and has reduced its number of employees by approximately 6 percent. Redevelopment agencies in Pennsylvania and the City of Philadelphia have been working more collaboratively and through partnerships to provide new and affordable housing to an ever-increasing population who are in need of affordable housing. This dynamic, coupled with the City's efforts to address the needs of the homeless population while continuing to serve other population groups with significant needs, creates an additional layer of complexity that will be factored into the strategic planning process.

PHA must address the new fiscal realities, while remaining true to its mission of providing affordable housing solutions for the City's low-income residents and promoting financial stability and self-reliance. The strategic planning process will delve deeper into these issues and develop attendant goals, objectives and policies.

Through the planning process, a sharper focus will be placed on identifying strategies to reduce expenditures and raise revenues, while also minimizing detrimental impacts on residents and ensuring ongoing conformance with legal commitments and statutory/regulatory requirements.

PHA wants to ensure that the agency remains healthy and vibrant for generations to come. Towards this end, PHA's Board and executive management team will work together with residents and the community to develop PHA's strategic vision for the next five years.

V. PROPOSED ACTIVITIES

In this Chapter of the Annual Report, HUD requires PHA to report on MTW activities that were first approved by HUD during the current Plan Year, but not implemented by PHA. The Year 12 Annual Plan included only one new activity, which is currently being implemented and is discussed in Chapter VI.

VI. ONGOING MTW ACTIVITIES

This section of the Annual Report summarizes PHA’s ongoing MTW activities for MTW Year 12. MTW initiatives discussed in this chapter have been previously submitted and approved by HUD. Under the original MTW Agreement, PHA was not required to report on baseline and benchmarks for MTW initiatives. Under the revised Standard MTW Agreement and the revised Attachment B, PHA is required to establish baseline and benchmarks for all MTW initiatives, effective with the June 2011 submission of the Year 10 Annual Report. For initiatives approved and implemented prior to MTW Year 10, the baseline was generally determined based on PHA’s data as of April 1, 2010. Benchmarks generally reflect production goals for the period beginning April 1, 2010 and beyond. Note that the baseline and benchmarks presented herein do not fully reflect the substantial activity that occurred in prior years; however, this information has previously been reported to HUD in PHA’s prior MTW Annual Plans and Reports.

MTW Activity 1: Partnership Programs Initiative

Description/Update:

PHA uses its MTW authority to expand housing options and service models for special needs and other targeted groups in partnership with universities, state and local government, and other stakeholders. This flexible, services-oriented model builds on the previously approved Unit-Based Leasing and Development Program and allows PHA to leverage PHA and partner resources to provide housing options and, where appropriate and feasible, related health care, educational and/or other necessary services to low-income families and individuals.

A. Activities continued from the prior Plan Year(s)

This activity was first authorized in Year 10 and subsequently modified in Year 12 to incorporate specific components applicable to the youth aging out of foster care partnership with the Philadelphia Department of Human Services (DHS).

B. Impact of the activity compared against the proposed benchmarks and metrics

Component	Impact	Metric	Baseline	Benchmark	Outcomes
Partnership Units	Creation or preservation of affordable housing units with services developed with local partners	# of housing units with services that are developed or preserved	0 units	500 units over a 5 year period	PHA has entered into partnership with DHS to create 50 housing opportunities for youth aging out of foster care.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

During FY2013, there were no units developed or preserved through the DHS-PHA partnership. Note that the partnership was not formalized until approval by the PHA Board in August 2012 – midway into the Plan year. PHA will continue to work with DHS and actively pursue options for serving the DHS target population including developing or preserving units as part of PHA’s “6 in 5” development initiative; providing housing in existing PHA developments; and, other options. PHA will provide updates on this activity in future MTW Annual Plans and Reports.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required

G. Provision or regulation waived by MTW

Broader uses of funds amendment.

MTW Activity 2: Expanding Use of Low-Income Housing Tax Credits (LIHTC)

Pursuant to the Year 13 Annual Plan for the year commencing April 1, 2013, PHA discontinued this activity as a separate activity based on a determination that planned activities can be addressed through other approved MTW activities.

MTW Activity 3: Neighborhood Development and Revitalization Initiatives

PHA utilizes MTW authority to substantially increase housing choices for residents and applicants. PHA is continuing to implement an ambitious program of new construction, substantial rehabilitation, and modernization designed to revitalize PHA public housing developments, replace distressed housing lost to demolition and lack of capital funds, and improve Philadelphia’s neighborhoods.

A. Activities continued from the prior Plan Year(s)

The following activities are ongoing:

- Design Standards – Approved and implemented in Year 3.
- Total Development Cost Limits and Housing Cost Caps – Approved and implemented in Year 3.
- Streamlined Mixed-Finance Development Process – Approved and implemented in Year 3.
- Strategy for Development – Approved and implemented in Year 4.
- Site and Neighborhood Standards – Approved and implemented in Year 3.

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Design Standards	Creation of energy efficient and environmentally safe affordable housing incorporating market-driven amenities.	# of new units developed	All new units developed after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Develop or rehabilitate up to 400 units over 5 years.	Total # of units developed from 4/1/12 to 3/31/13: 521. This total includes 51 new construction units in Year 12 per Table 3.

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Total Development Cost Limits and Housing Cost Caps	Creation of MTW TDC/HCC schedules that reflect construction and development costs in the City of Philadelphia. PHA has conducted studies to document the need for revised TDC/HCC schedules in order to reflect local costs. PHA will periodically update this information and submit to HUD when modifying the schedules.	# of new units developed	All new units developed after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Develop or rehabilitate up to 400 units over 5 years.	Total # of units developed from 4/1/12 to 3/31/13: 521. This total includes 51 new construction units in Year 12 per Table 3.
Streamlined Mixed-Finance Development Process	Streamlined administrative functions, maximized management efficiencies, and implemented less onerous reporting functions, such as tax-credit compliance, etc.	Length of time from funding award to project closing	PHA will identify a baseline for this in the coming months based on industry average closing times.	Reduce closing times by 15% over industry average.	At this time, PHA has not been able to identify a reliable, published baseline for industry average closing time. This is a local metrics and PHA may eliminate this metric in the future if unable to identify a baseline.
Strategy for Development	Ability to quickly address the need for emergency demolition through streamlined demolition approval process.	Time to process emergency demolition applications	The average time for processing is approximately 120 days.	Reduce average processing time by 30 days, i.e. complete processing in 90 days.	No emergency demolition applications were submitted in Year 12.
Alternate Site and Neighborhood Standards	Creation of new affordable housing units that reflect neighborhood conditions in Philadelphia and are consistent with PHA's development strategy.	# of new units developed that meet PHA's defined MTW Site and Neighborhood Standards	All new units developed after April 1, 2010 that meet PHA's defined MTW Site and Neighborhood Standards will be counted. The baseline as of April 1 is	Develop or rehabilitate up to 400 units over 5 years that meet PHA's MTW Site and Neighborhood Standards.	Total # of units developed from 4/1/12 to 3/31/13: 521. This total includes 51 new construction units in Year 12 per Table 3.

Components	Impact	Metric	Baseline	Benchmark	Outcomes
			assumed to be zero.		
Streamlined Acquisition Process	Acquire sites without prior HUD approval, provided that the agency certifies that HUD site selection requirements have been met.	# of sites/units acquitted under streamlined process	0	PHA has not established benchmarks for this activity, pending identification of opportunities to utilize this flexibility.	Activity has not been implemented.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

PHA has exceeded its overall goal of developing or rehabilitating up to 400 units over five years. The current total is 521 units. The Streamlined Acquisition Process was introduced in MTW Year 4, but not implemented. PHA continues to explore alternate opportunities to use this activity.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver
Design Standards	Attachment C, Section C (12)	Sec. 4, 5 and 9 of 1937 Act 24 CFR §§ 941.202, 941.203, 941.401, & 941.403
Total Development Cost Limits and Housing Cost Caps	Attachment C, Section C (16)	Sec. 6(b) of 1937 Act 24 CFR § 941.306
Streamlined Mixed-Finance Development Process	Attachment C, Section C(7)(a) Attachment D, Section III (A)(I)	Sec. 4, 5, 9, 24, 32, and 35 of 1937 Act 24 CFR § 941
Strategy for Development	Attachment C, Section B(1); Attachment D, Section II (A) and	Sec. 8 and 9 of 1937 Act 24 CFR §§ 905, 941, 982, & 990
Alternate Site and Neighborhood Standards	Attachment C, Section D(7)(c) Attachment D, Section III(B)(2)	24 CFR §§ 941.202(b)-(d) & 983.57

The above MTW waivers have been essential to PHA’s ability to develop high-quality, new, and rehabilitated public housing units in a cost-effective and efficient manner, using standards and data that reflect the local Philadelphia housing market. Housing choices within PHA’s portfolio have been substantially increased and improved.

MTW Activity 4: Service-Enriched Housing for Seniors and People with Disabilities

PHA is collaborating 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.

A. Activities continued from the prior Plan Year(s)

The following activities are ongoing:

- Adult Day Care – Approved and implemented in Year 10.
- LIFE Programs – Approved and implemented in Year 6. In the Year 13 Plan, PHA indicated that this would no longer be tracked as a separate MTW activity based on a determination that MTW authority is not involved in the implementation of LIFE Program activities.
- Nursing Home Transition – Approved and implemented in Year 9
- Accessible Unit Retrofitting and Development – Approved and implemented in Year 9.
- Definition of Elderly – Approved and implemented in Year 3.

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Adult Day Care	Provision of care and companionship to seniors who require assistance with Activities of Daily Living and/or supervision during the day. The program provides alternative care that enhances self-esteem and encourages socialization.	# of eligible elderly participants served	All participants served after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Overall capacity is 52 clients. A benchmark of serving 50% of capacity (26 clients) is established for first year operations; 75% of capacity (39 clients) for second year; and 95% or greater of capacity (49 clients) for the third and subsequent years.	During this period, PHA was serving at 67% capacity (i.e. 35 clients daily) which exceeds the benchmark of service. A total of 61 clients were serviced during the fiscal year, which includes changes in client activity over the period. The breakdown of those changes in client’s status over the fiscal period includes the following : <ul style="list-style-type: none"> • 26 Clients rolled over from the prior year • 16 New Clients (during that period) • 10 Deceased Clients (during that period) 9 Nursing Home Clients(during that period)
Nursing Home	Development of new housing	# of eligible elderly/disabled	All new participants	Lease up 75 participants over a	As of 3/31/2013, 15 public housing residents

Transition	opportunities for persons transitioning out of nursing homes, increase access to affordable housing, and enhance independent living for both seniors and non-elderly disabled households.	participants leased up	served after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	2-year period	leased up units, and 11 residents leased up through TBRA NHT vouchers. Including the 94 lease-ups reported in the FY 2012 Report, PHA has leased up a total of 120 participants.
Accessible Unit Retrofitting and Development	Development of new accessible units and retrofitting of existing units to make additional housing opportunities available to people with disabilities and otherwise comply with Attachment E to MTW Agreement.	# of accessible units	All new units developed or retrofitted after December 31, 2008. The baseline as of that date is assumed to be zero.	152 units annually	During the period of 4/1/2012 to 3/31/2013, PHA completed 152 units.
Definition of Elderly	Modify the definition of elderly to include individuals/families age 55 to 61 years, as well as 62 and older.	# of eligible elderly participants served; track number aged 55-61 years.	All new participants served after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Occupy 100% of designated elderly units with eligible elderly families. PHA has 2,156 units approved by HUD for elderly designation.	As of 3/31/2013, 2,156 or 100% of the designated units are occupied by elderly residents that meet PHA's definition of elderly.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

PHA has met or exceeded its benchmarks for all ongoing activities. See also note above regarding LIFE program. PHA will not continue to report this as an MTW activity.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Listed below are authorizations that are utilized in implementation of this initiative.

Activity	Authorization	MTW Waiver
Adult Day Care	Attachment C, Section B(1); Attachment C, Section C (2) & (10); Attachment D, Section II (A)	Sec. 3, 6, 7, 8, 9, 16 & 31 of 1937 Act 24 CFR §§ 945 subpart C, 960 subparts B, D, E & G, 982 & 990
Nursing Home Transition	Attachment C, Section B(1); Attachment C, Section C (2) & (10); Attachment D, Section II (A)	Sec. 3, 6, 7, 8, 9, 16 & 31 of 1937 Act 24 CFR §§ 945 subpart C, 960 subparts B, D, E & G, 982 & 990
Accessible Unit Retrofitting and Development	Attachment D, Section II (A) (2), Attachment E	Sec. 8 and 9 of 1937 Act
Definition of Elderly	Attachment C, Section B (3)	Sec. 3(b)(3) & (G) of 1937 Act 24 CFR § 5.403

The above MTW authorizations and waivers have enabled PHA to develop programs that increase the housing options, services, and resources to seniors, who are able to age in place, and persons with disabilities.

MTW Activity 5: Simplification and Streamlining of Rent, Recertification and Inspection Processes for Public Housing and HCV

PHA has implemented a series of initiatives in its Public Housing and HCV programs that are designed to streamline administrative processes, reduce paperwork burdens on residents, and encourage families to work and increase their incomes.

A. List activities continued from the prior Plan Year(s)

The following activities are ongoing:

- Two and Three-Year Recertification – Approved and implemented in Year 3.
- Ceiling Rents – Approved and implemented in Year 3.
- Rent Calculation Method – Approved and implemented in Year 3.
- Payment Standards – Approved and implemented in Year 7.
- Community Service – Approved and implemented in Year 10. In the Year 13 Annual Plan, PHA moved this to the Non-MTW Activity section.
- Reasonable Rent – Approved and implemented in Year 7.
- Property Specific Rent Policies – Approved and implemented in Year 6. In the Year 13 Annual Plan, PHA discontinued this activity.

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Two and Three-year Recertification	Reduced administrative and paperwork burdens on staff and residents and overall reduction in amount of time to process	Cumulative reductions in annual processing time based on all rent simplification activities	Processing time for recertification, rent calculation, and related activities is estimated at approximately 2 hours per	Reduction in processing time by 25% (n=14,025) over annual recertification process. The estimated	PHA estimates that approximately 14,025 staff hours are saved annually through the rent simplification process. (Estimated at approximately \$361,000 per year.) Savings help

	recertifications. Note that PHA continues to inspect all units annually and upon request.		participant. Total processing time if done annually is estimated to be 56,100 hours (2 hours X 28,055 recertifications).	processing time without this initiative is 56,100 staff hours.	to fund economic self-sufficiency and related support activities.
Ceiling Rents	By utilizing a “cap” or maximum rent for higher income families, PHA promotes income mixing at its developments. Note that PHA is currently re-evaluating the efficacy and impact of this activity.	# of residents at ceiling rents	All ceiling rents processed after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Ceiling rent levels correctly calculated for greater than 98% of residents electing this option.	As of 3/31/2013, 1,074 public housing residents elected ceiling rents; this number includes 1,003 conventional/scattered site residents and 71 PAPMC residents. All rents were calculated in accordance with PHA policy.
Rent Calculation Method	Reduced administrative and paperwork burdens on staff and residents and overall reduction in amount of time to process recertifications.	Cumulative reductions in annual processing time based on all rent simplification activities	Processing time for recertification, rent calculation, and related activities is estimated at approximately 2 hours per participant. Total processing time if done annually is estimated to be 56,100 hours (2 hours X 28,055 recertifications).	Reduction in processing time by 25% over annual recertification process.	PHA estimates that approximately 14,025 staff hours are saved annually through the rent simplification process. (Estimated at approximately \$361,000 per year.) Savings help to fund economic self-sufficiency and related support activities.
Payment Standards	Reduced administrative and paperwork burdens on staff and residents.	Cumulative reductions in annual processing time based on all rent simplification activities	Processing time for recertification, rent calculation, and related activities is estimated at approximately 2 hours per participant. Total processing time if done annually is estimated to be 56,100 hours. (2 hours X 28,055 recertifications).	Reduction in processing time by 25% over annual recertification process.	PHA estimates that approximately 14,025 staff hours are saved annually through the rent simplification process. (Estimated at approximately \$361,000 per year.) Savings help to fund economic self-sufficiency and related support activities.
Reasonable Rent	Reduced administrative and paperwork burdens on staff and residents.	Reductions in annual processing time	Processing time for recertification, rent calculation, and related activities is	Reduction in processing time by 25% over annual recertification	PHA estimates that approximately 14,025 staff hours are saved annually through the rent simplification

			estimated at approximately 2 hours per participant. Total processing time if done annually is estimated to be 56,100 hours (2 hours X 28,055 recertifications).	process.	process. (Estimated at approximately \$361,000 per year.) Savings help to fund economic self-sufficiency and related support activities.
Utility Allowances	Reduced utility allowance expenses while improving affordability to residents	Reduction in HCV utility allowance costs	Cumulative value of HCV gas utility allowances in FY 2013	Reduction in HCV gas utility allowance costs by 5% in FY 2014, and an additional 5% in FY 2015.	Implementation will begin in FY 2014.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

PHA has met or exceeded its benchmarks for all components of this activity, with the exception of the Utility Allowance component. In Year 12, PHA undertook extensive activities to prepare for implementation of the alternative utility allowance initiative in the Housing Choice Voucher Program. The HCV computer systems were modified to allow for the new utility allowance calculation methodology; procedures were developed; staff training materials were prepared; and factsheets and other informational materials were prepared for program participants. Staff training is scheduled for April 2013 and the new utility calculation methodology will be implemented for new admissions and annual recertifications beginning in May 2013.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

PHA will work to identify improved methods to track dollar savings for efficiency measures.

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Listed below are authorizations that are utilized in implementation of this initiative.

Activity	Authorization	MTW Waiver
Two and Three-year Recertification	Attachment C, Section C (4) & D (1) (c) Attachment D, Section II (E)	Sec. 3(a)(1) & 3(a)(2) & 8(o)(5) of 1937 Act 24 CFR §§ 960.257, 966.4 & 982.516
Ceiling Rents	Attachment D, Section II (D)	24 CFR § 960.253
Rent Calculation Method and Utility Allowances	Attachment D, Section II (D)	24 CFR § 5.611 & 960.253
Payment Standards	Attachment C, Section D (2)(c)	Sec. 8(o)(10) of 1937 Act

		24 CFR § 982.507
Reasonable Rent	Attachment C, Section D (2)(a)	Sec. 8(o)(1), (2), (3), (10) & (13)(H)-(I) of 1937 Act 24 CFR §§ 982.503, 982.508, & 982.518

The MTW authorizations and waivers above create administrative efficiencies that enable PHA to target its resources in an efficient and effective manner, thereby providing better services and housing to PHA clients and landlords.

MTW Activity 6: HCV Program Participation

To encourage family economic self-sufficiency, PHA has implemented a number of requirements for participation in its local HCV Program in addition to the standard regulatory eligibility provisions.

A. List activities continued from the prior Plan Year(s)

The following activities are ongoing:

- Moving to Work Family Agreement Addendum – Approved and implemented in Year 3.
- Family Economic Development Action Plan – Approved and implemented in Year 3.
- Tenant Responsibility Training – Approved and implemented in Year 3. PHA discontinued this as an MTW activity in the MTW Year 13 Annual Plan. This training has been incorporated into the tenant briefing session.

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Moving to Work Family Agreement Addendum (MTWFAA)	Enhance compliance with HCV program rules and regulations	% of participants that signed the MTW Agreement	All participants after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	98% or greater of MTW participants sign MTWFAA	As of 3/31/2013, 100% of eligible participants have signed the MTWFAA.
Family Economic Development Action Plan	Increase the number of non-working households that are moving towards self-sufficiency	% of participants referred to, enrolled in, graduating from educational, employment, or other self-sufficiency programs, including Community Partner programs	All participants processed after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	2,000 referrals or more annually (subject to funding availability); 500 program enrollments annually; greater than 50% graduation rate	<ul style="list-style-type: none"> •In FY 2013, there were a total of 3,012 referrals, which represents approximately 150% of the benchmark target. •There were a total of 858 enrollments, which represents approximately 171% of the benchmark target. •There were a total of 405 graduates, which represents 47% of the enrollments. This was slightly

					<p>lower than the benchmark target percentage of 50% for graduations established in the Annual Plan.</p> <ul style="list-style-type: none"> •There were a total of 94 direct job placements, which represents approximately 23% of program graduates.
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C. Explanation if benchmarks were not achieved or the activity was determined ineffective

PHA discontinued Tenant Responsibility Training as a separate MTW Activity based on a determination that MTW authority is not required. Tenant Responsibility Training is now incorporated into the standard HCV briefing session. For the Family Economic Development Action Plan, PHA exceeded the annual benchmarks for referrals and enrollments; however, the graduation benchmark of 50% or greater was not achieved. PHA achieved a 47.2% graduation rate. PHA will continue to work with its partners to improve services and increase graduation rates. Further, PHA intends to improve its efforts to track and report on key self-sufficiency metrics including job placements and job retention. As appropriate, PHA intends to incorporate job placement and job retention goals and metrics into future supportive service contracts with community partners.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver
Moving to Work Family Agreement Addendum (MTWFAA)	Attachment C, Section D(3)(b); Attachment D, Section IV (A)(d)	24 CFR § 982, subpart E
Family Economic Development Action Plan	Attachment C, Section D (3)(b); Attachment D, Section IV (A)(d)	24 CFR § 982, subpart E

The above MTW authorizations and waivers enable PHA to create program requirements that facilitate resident self-sufficiency and improve their ability to be good tenants and neighbors.

MTW Activity 7: Unit-Based Leasing and Development Program

Expanding the supply of affordable housing in Philadelphia continues to be a major objective of the PHA MTW demonstration program. Under PHA’s Unit-Based Voucher Program (“UBV” or the “Unit-Based Program”), PHA negotiates contracts with for-profit and non-profit private sector housing providers for unit-basing.

A. List activities continued from the prior Plan Year(s)

The following activity is ongoing:

- Unit-Based Leasing and Development Program – Approved and implemented in Year 3.

B. Impact of the activity compared against the proposed benchmarks and metrics

Component	Impact	Metric	Baseline	Benchmark	Outcomes
Unit-Based Leasing and Development Program	Increased housing choices to eligible low income households.	# of Unit-Based Units	As of 3/31/2010: 1,657 units under contract	Increase # of units by 500 over 5 years	As of 3/31/2013; 1,752 under contract an an additional 205 under commitment.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

PHA established a five year benchmark for this initiative of increasing the number of units by 500. Over three years, the net increase is 95, with an additional 205 units under commitment. Turnover in the program has been greater than originally expected; however, PHA continues to work towards the stated benchmark goal.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver
Unit-Based Leasing and Development Program	Attachment D, Section IV (B); Attachment C, Section D (1) (a), (e)- (g), D(2), (a)-(c), D (3), D (4), D (6) & D (7)	Section 8(o)(13) 24 CFR 983 subparts A, B, D, E, F, G, H

The MTW authorizations and waivers used for the unit-based leasing program enable PHA to develop project-based requirements that reflect local needs, thereby increasing housing opportunities for low-income families. They also create administrative efficiencies.

MTW Activity 8: Comprehensive Self-Sufficiency, Homeownership, and Family Supportive Services for Residents

A primary objective of PHA’s MTW demonstration program is to support resident economic self-sufficiency, including expanding the number of public housing and voucher participants who become first-time homebuyers. Building on its existing network of social service programs and partners, PHA continues to operate an MTW Family Program. PHA will continue to expand the existing network of collaborative working relationships with other local service providers, arrange for the provision of services to family members, and develop and implement new and innovative programs to bridge identified service gaps. During the Fiscal Year, participating individuals received support services during the term of their agreement, including housing-related services and other incentives to encourage continued participation in the Family Support Program.

A. List activities continued from the prior Plan Year(s)

The following activities are ongoing:

- Service Coordination – Approved and implemented in Year 4.
- Self-Sufficiency Offices and Community Centers – Approved and implemented in Year 4.
- Community Partners – Approved and implemented in Year 4.
- Affordable Homeownership – Approved and implemented in Year 4.

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Service Coordination	Increased number of PHA residents enrolled in educational, employment, training, health, homeownership, recreational, cultural, and social services programs.	# of referrals, # of enrollments, # of graduates, and # of direct placements	As of 3/31/10, there were 1,205 referrals, 827 enrollments, 527 graduates from the various programs, and 106 direct placements.	To increase all four metrics by 10% annually, subject to funding availability	As of 3/31/2013, there were a total of 3,012 referrals, 858 enrollments, 405 graduates from the various programs, and 94 direct placements. Note that PHA will review and potentially revise these benchmarks in the coming year.
Self-Sufficiency Offices and Community Centers	Increased number of community center-based events for residents that emphasize education, nutrition, health, access to community resources, and job assistance.	# of events, # of attendees	As of 3/31/10, events baseline is 43; attendees’ baseline is 785.	To increase both metrics by 10% annually, subject to funding availability	As of 3/31/2013, PHA conducted 89 events, which were attended by 2,677 residents. These figures indicate that PHA exceeded the benchmark for this component.
Community Partners	Provision of expanded supportive services to PHA households and	# of referrals, # of enrollments, # of	As of 3/31/10, there were 1,205 referrals, 827 enrollments, 527 graduates	To increase all four metrics by 10% annually, subject to	As of 3/31/2013, there were 3,209 referrals across all programs. Out of the 3,209 referrals, there were 513

	enhancement of employment and training opportunities to HCV and public housing households to assist households in obtaining living wage jobs.	graduates, and # of direct placements	from the various programs, and 106 direct placements.	funding availability	enrollments, 267 graduates, and 78 direct placements.
Affordable Homeownership	Increased number of MTW Family Program participants who became homeowners, expanded housing choices for low-income participants, and contributed to neighborhood stabilization through increased homeownership.	# of participants who became homeowners	All new homeowners after April 1, 2010 will be counted. The baseline as of April 1 is assumed to be zero.	Additional 25 homeowners annually	From 4/1/2012 to 3/31/2013, 61 residents became homeowners. Of this total, 46 homeowners came from PHA's HCV Homeownership Program, 5 homeowners came from PHA's 5h sales program, 9 homeowners came from MLK-IIC, and 1 homeowner was a product of a resale.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

Due to the overall low job placement performance of community partner program vendors, PHA opted to cancel several contracts and is actively pursuing new partnerships. As appropriate, PHA intends to incorporate job placement and job retention goals and metrics into future supportive service contracts with community partners.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver
Service Coordination	Attachment C, Section B(1) & D(3)(b); Attachment D, Section IV (A)(1)(d)	Sec. 8 & 9 of the 1937 Act 24 CFR § 982, subpart E
Self-Sufficiency Offices and Community Centers	Attachment C, Section B(1) & D(3)(b); Attachment D, Section IV (A)(1)(d)	Sec. 8 & 9 of the 1937 Act 24 CFR § 982, subpart E

Community Partners	Attachment C, Section B(1) & D(3)(b); Attachment D, Section IV (A)(1)(d)	Sec. 8 & 9 of the 1937 Act 24 CFR § 982, subpart E
Affordable Homeownership	Attachment C, Section B(1) & D(8)(a); Attachment D, Section III (B)(1)	Sec. 4, 5, 8, 9, 24, 32, & 35 of the 1937 Act 24 CFR 941

The MTW authorizations and waivers described above enable PHA to create programs and requirements that improve self-sufficiency and homeownership rates among clients. Clients obtain life skills and training that better prepares them for tenancy, homeownership, and economic self-sufficiency.

MTW Activity 9: Increase Housing Opportunities for the Homeless

PHA is collaborating with the City of Philadelphia to provide a range of housing opportunities for homeless individuals and families as part of the ten-year Blueprint to End Homelessness Program.

A. List activities continued from the prior Plan year(s)

The following activity is ongoing:

- **Blueprint/Good Neighbors Make Good Neighborhoods** – Approved and implemented in Year 3. As noted in the Year 13 Annual Plan, PHA has determined that MTW authority is not required to implement the Blueprint Program. PHA remains fully committed to the program; however, it will no longer be separately tracked and reported as an MTW activity.
- **Transitional Housing Facilities** – Approved in Year 6. As noted in the Year 13 Annual Plan, PHA believes that transitional housing activities are authorized under the Partnership Initiative, which combines flexible housing models with services. PHA will no longer track and report this as a separate MTW activity.

B. Impact of the activity compared against the proposed benchmarks and metrics

N/A

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

See note above regarding the Blueprint and Transitional Housing activities. PHA will continue to implement the Blueprint program, but will not report it as a separate MTW activity.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

N/A

MTW Activity 10: Streamline the Admissions and Transfer Process

PHA has established a number of MTW policies designed to streamline the admissions and transfer policies for both public housing and HCV programs.

A. List activities continued from the prior Plan Year(s)

The following activities are ongoing:

- MTW Transfers – Approved and implemented in Year 4.
- Restriction on Elective Moves – Approved and implemented in Year 7.

B. Impact of the activity, compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
MTW Transfers	To support witness protection activities, domestic violence prevention, and other needs.	# of transfers between HCV program and public housing	All transfers processed after April 1, 2010 will be counted. The baseline as of April 1, 2010 is assumed to be zero.	No more than 100 transferred annually.	For the year ending 3/31/2013, there were 15 transfers between public housing and HCV programs.
Restriction on Elective Moves	Reduction in processing times associated with unnecessary elective moves as defined in the MTW Annual Plan and PHA’s Administrative Plan.	# of moves per year	All elective moves after April 1, 2010 will be counted. PHA will conduct historical research in an attempt to determine the number of HCV moves processed in the year preceding approval of this initiative, i.e. the period from April 1, 2006 to March 31, 2007.	To reduce # of moves by 25% annually compared to # of moves prior to implementation of the policy, adjusted for changes in the size of the HCV program	As of 3/31/2013, there were 1,291 total moves under the HCV program.

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

N/A

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

No new authorizations were required.

G. Provision or regulation waived by MTW

Activity	Authorization	MTW Waiver

MTW Transfers	Attachment C, Section D (4) & C (1)	Sec. 6(r) and 8(o) of the 1937 Act 24 CFR §§ 903.7, 960 subpart B, 982 subpart E, & 982.305
Restriction on Elective Moves	Attachment D, Section IV(A)(2)(b) & (e)	Sec. 8(o)(7) of the 1937 Act 24 CFR §982.353

The aforementioned MTW authorizations and waivers enabled PHA to assist clients in need of expeditious transfers between PHA’s programs. Additionally, it created administrative efficiencies by limiting the need for unnecessary, elective moves within the HCV program.

MTW Activity 11: Criteria for Portability Moves

PHA uses its MTW authority to establish new 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.

Current PHA practices permit all voucher participants to port out, provided doing so does not constitute a violation of their lease and/or PHA policy on elective moves. PHA voucher participants are not permitted to move during their initial lease term. Subsequent to their initial lease term, families may only move at the time of their biennial reexamination.

All applicant families are permitted to port out upon selection from the wait list, provided the head of household and/or the spouse was a resident of PHA’s jurisdiction at the time the application for assistance was submitted. If the head of household and/or the spouse was not a resident of PHA’s jurisdiction at the time of the family’s application, PHA requires that the applicant family live in PHA’s jurisdiction for the initial lease term before requesting portability.

In conjunction with existing PHA policies, this initiative limits the number of families eligible to port out. Authorized features of the initiative include the following:

- Families who are unable to provide a verified “employment, education, safety, or medical/disability need” will not be permitted to port out.
- PHA establishes verification requirements to validate the family’s “employment, education, safety, or medical/disability need.”
- Families are given information on the new portability policy at their next regular reexamination.

The MTW portability criteria does not apply to families who have already ported out of PHA’s jurisdiction, nor does it apply to families with non-MTW vouchers. Families with vouchers administered under the VASH program are not subject to this policy. This MTW activity only applies to MTW voucher participants whose initial voucher was issued by PHA or those who have subsequently been absorbed by PHA.

On July 1, 2012, PHA began implementation of the MTW Portability Initiative.

A. Activities continued from the prior Plan Year(s)

N/A. This activity was first approved by HUD in MTW Year Twelve.

B. Impact of the activity compared against the proposed benchmarks and metrics

Components	Impact	Metric	Baseline	Benchmark	Outcomes
Increase in Household Income	Participating families will be able to increase household income through participation in PHA’s MTW activities that promote economic self-sufficiency and housing stability.	Increase in average earned income.	Average household income of residents who have requested port-outs during the last fiscal year: \$17,000	Average household income of residents who have requested port-outs and were denied, thus continuing in the FSS program: A 5% increase in income is projected to \$17,850 in the two-year period following the denial.	This initiative began in 2012 and the projected benchmark is over a 2 year period. Only one year has elapsed since the initiative began. This benchmark will be reported at the end of FY 2014.
Change in the Number of Port Requests and Port-Outs Approved or Denied	The number of port-out actions approved annually to be reduced by 44%.	Change in the number of port requests	Number of families who requested portability during the last FY: 108	Number of port-out requests projected for this FY: 120 (an 11% increase over baseline year)	Port Out Requests: 75
		# of port-out requests projected to be approved or denied during the FY	Approved last FY: 108	Approved: 60 (reduction of 44% over baseline year) Denied: 60	Approved: 61 Denied: 14
Decrease in Labor Cost	Reduce the number of port-out requests and actions, and thereby, reduce the costs associated with the administration of the Portability Program.	# of hours of staff time saved	540 hours required to process port requests last Fiscal Year	300 hours projected to process port actions in the next FY, i.e. 240 hours saved	Hours Req’d: 305 Reduction of 235 hours
	Annual reduction of staff hours equal to 240. It is estimated that the cost savings to PHA will be approximately \$4,800.	% staff salary saved	\$10,800 port-out processing costs	\$6,000 port-out processing cost projected in the next FY, i.e. \$4,800 savings	Port-Out Processing Cost: \$6,100 Savings: \$4,700

C. Explanation if benchmarks were not achieved or the activity was determined ineffective

The benchmark regarding income is measured twenty-four months post-implementation. This initiative was in effect for only nine months of the Fiscal Year.

D. Identify any new indicators if benchmarks or metrics have been revised

N/A

E. Describe revisions if data collection methodology has changed

N/A

F. New authorizations used

N/A

G. Provision or regulation waived by MTW

Attachment C, Paragraph D(1)g

VII. SOURCES AND USES OF FUNDING

A. Budget vs. Actual Sources and Uses of MTW funds

Table 11 provides information on budgeted versus actual sources and uses of MTW funds for Fiscal Year 2013 (MTW Year 12). A narrative description of planned versus actual differences follows the table.

Table 11 – FY 2013 Budget vs. Actual Sources and Uses of MTW Funds

REVENUE (SOURCES)	BUDGET	ACTUALS	VARIANCE
Operating Subsidy	\$ 102,636,777	\$ 110,458,793	\$ (7,822,016)
Capital Housing Fund	51,526,576	32,585,599	18,940,977
Housing Choice Voucher Program	152,466,949	152,717,841	(250,892)
Block Grant Activities	31,443,120	30,176,787	1,266,333
Dwelling Rental Income	24,282,059	24,055,742	226,317
Investment Income	718,963	79,035	639,928
Miscellaneous Income	340,266	135,850	204,416
Administrative Cost Reimbursement		496,643	(496,643)
TOTAL REVENUE	\$ 363,414,710	\$ 350,706,290	\$ 12,708,420
EXPENSES USES			
Administrative	\$ 44,536,352	\$ 41,152,128	\$ 3,384,224
Tenant Services	1,015,012	603,319	411,693
Utilities	28,662,974	20,399,707	8,263,267
Maintenance	41,033,215	39,860,472	1,172,743
Protective Services	5,126,144	6,094,472	(968,328)
General Expense	48,449,747	56,361,455	(7,911,708)
Capital Improvements/Additions/Replacements	8,018,260	7,621,551	396,709
Tenant Based Voucher Assistance	113,692,433	132,784,441	(19,092,008)
Family Programs	8,367,537	5,416,641	2,950,896
Quality of Life Program	952,447	786,912	165,535
Management Improvements	6,519,592	4,659,094	1,860,498
Capital Activities	15,603,544	15,130,889	472,655
Capital Housing Projects	39,463,201	14,922,224	24,540,977
Bond Debt Service	12,063,375	12,063,375	-
TOTAL EXPENSE	\$ 373,503,833	\$ 357,856,680	\$ 15,647,153
OPERATING INCOME/LOSS	(10,089,123)	(7,150,390)	(2,938,733)
Carryover Reserve*	71,497,965	71,497,965	-
Capital Activities Expended from Carryover Reserve			
Adjusted Carryover Reserve			
NET INCOME/(LOSS)	\$ 61,408,842	\$ 64,347,575	\$ -

*Adjusted Carryover Reserve Balance at 03/31/2012. There was an error in the Plan numbers, which affected Management Improvements, Capital Activities and Capital Projects. The numbers have been corrected in the report.

Explanation of Significant Variances: Sources (Budget/Actual)

- Operating Subsidies and the Housing Choice Voucher Program budgets were estimated at lower percentages due to sequestration.
- Capital Fund projected sources decreased due delays in the timing of the Queen Lane redevelopment project.

Explanation of Significant Variances: Uses (Budget/Actual)

- General Expenses – General Expenses increased due to the additional funding required for the Defined Contribution Plan to offset the unfunded liability.
- Utilities – A combination of milder weather conditions and the impact of PHA’s recently completed energy improvement projects resulted in a 40.51% decrease over projected utility expenses.
- Tenant Services – Tenant services projected expenses decreased because some proposed expenditures for tenant supportive services, recreational activities, and community activities were moved to FY 2014.
- Family Programs – The variance occurred because some proposed expenditures for tenant supportive services contracts for the Adult Basic Education and GED, Financial Literacy training, Certified Nursing, and Pre-Apprenticeship programs were moved to FY 2014.
- Capital Housing Projects – The variance is attributed to planned redevelopment projects that had not yet been initiated by the end of the fiscal year.

B. Budget vs. Actual Sources and Uses of State or Local Funds

Table 12 provides information on FY 2013 budgeted versus actual sources and uses of state and local funds.

Table 12 – FY 2013 Budget vs. Actual Sources and Uses of State and Local Funds

REVENUE (SOURCES)	BUDGETED	ACTUALS	VARIANCE
Summer Food Program	\$127,548	\$107,018	\$20,530
Housing Coordinator Initiative	45,000	76,706	(31,706)
Tenant-Based Rental Assistance	600,000	324,120	275,880
MOCS / Pre-Apprenticeship	550,000	-	550,000
TOTAL REVENUE	\$1,322,548	\$507,843	\$814,705
EXPENSES (USES)			
Administrative and General	\$692,206	\$107,018	\$585,188
Housing Assistance Payments	600,000	381,113	218,887
Administrative Fees	30,342	19,712	10,630
TOTAL EXPENSE	\$1,322,548	\$507,843	\$814,705
OPERATING INCOME/(LOSS)	\$0	\$0	\$0
Reserve Buildup	0	0	0
NET INCOME/(LOSS)	\$0	\$0	\$0

Explanation of Significant Variances: Sources and Uses (Budget/Actual)

- Tenant-Based Rental Assistance – Revenue was 51% less than projected as a result of reduced leasing under the State-funded program, which resulted in lower reimbursements.
- PHA did not receive the anticipated Mayor’s Office of Community Services (MOCS) grant.

C. Central Office Cost Center

This section is not applicable to PHA in light of the Cost Allocation Plan below .

D. Cost Allocation Plan

Pursuant to its MTW Agreement, has developed a Cost Allocation Plan. Please see Appendix A.

E. Use of Single Fund Flexibility

Under the MTW Program, PHA is authorized to establish an MTW Block Grant budget. PHA's MTW budget focuses on five core areas:

1. Reform of the Housing Choice Voucher Program;
2. Revitalization of neighborhoods where PHA residents and PHA-eligible residents reside;
3. Development of a Family Program to provide comprehensive self-sufficiency services to eligible residents;
4. Establishment of a Quality of Life Program that fosters community values, resident and landlord participation and improved neighborhoods; and
5. Establishment of efficient operating procedures and the implementation of cost-savings strategies.

Development of annual budgets structured around these core areas allows PHA to further its mission and to deliver services in a more efficient and effective manner. Table 11 above provides detail on the use of single fund flexibility, including MTW Activity Vouchers. Specific single fund flexibility line items include:

- Capital Activity funds in the amount of \$15,130,889 were utilized to support various capital and development projects.
- Family Program funds in the amount of \$5,416,641 were utilized 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; Homeownership Programs; Community Relations police units; Community Partners training and educational programs; staffing for the Partnership and Resource Development unit; and other Economic Development and Self-Sufficiency program activities.
- Management Improvement funds in the amount of \$4,659,094 were utilized to support: functional enhancements and training on PHA's Customer Relationship Management software systems; functional enhancements, training, and program support for Financial Management systems; Data Warehousing initiative; Energy Management initiatives; GPS monitoring program; and other business process improvements and staff training initiatives.
- Quality of Life funds in the amount of \$786,912 were utilized for Lease Enforcement and Section 8 investigation programs.

F. Reserve Balances

Table 13 provides details on PHA's reserve balance as of March 31, 2013, excluding state and local funds. Actual sources and uses may vary based on the level of funding provided to PHA and the level of actual expenses.

Table 13 – Operating Reserve Calculation for Year Ended March 31, 2013

FDS#	Description	State / Local Programs	Total Non- MTW Programs	MTW Vouchers	MTW LIPH	Total MTW	Total PHA- WIDE
111	Cash	1,317,004	17,704,326	44,745,951	18,987,186	63,733,137	82,754,467
114	Cash – Tenant Security Deposits	-	5,700	-	808,990	808,990	814,690
120	Total Receivables	328,013	10,197,466	47,232,046	2,744,925	49,976,971	60,502,450
131	Investments	-	67,609,827	-	-	-	67,609,827
142	Prepaid expenses and other assets	-	10,497	-	79,523	79,523	90,020
144	Inter-program – due from	333,094	2,308,192	1,119,368	47,494,018	48,613,386	51,254,672
145	Assets held for sale	-	-	-	-	-	-
	Total Current Assets	1,978,111	97,836,008	93,097,365	70,114,642	163,212,007	263,026,126
310	Total Current Liabilities	(674,471)	(23,307,827)	(10,261,422)	(58,634,407)	(68,895,829)	(92,878,127)
343	Current Portion of Long Term Debt	-	4,390,000	-	-	-	4,390,000
	Total Operating Reserves	1,303,640	78,918,181	82,835,943	11,480,235	94,316,178	174,537,999
<u>Adjustments to HUD Reserve Calculation</u>							
	PHASI liability on line 353	-	-	(6,609,435)	-	(6,609,435)	(6,609,435)
	Worker's comp liability on line 353	-	-	-	(2,497,339)	(2,497,339)	(2,497,339)
	Reservation for compensated absences	-	(83,449)	(4,362,508)	(6,403,381)	(10,765,889)	(10,849,338)
	PA State escheat liability payable on line 353	-	-	-	(179,049)	(179,049)	(179,049)
	MTW Project Reserves Per Agreement for HAP	-	-	(12,979,636)	-	(12,979,636)	(12,979,636)
	PHA Adjusted Reserve	1,303,640	78,834,732	58,884,364	2,400,466	61,284,830	141,423,202
<u>Obligated Funds for Current Capital Projects Under Contract</u>							
	Elevator Repairs at Blumberg	-	-	(2,548,478)	-	(2,548,478)	(2,548,478)
	Mech/Elect/Upgrades/Enhancements for Johnson, Abbottsford and Spring Garden	-	-	(2,700,666)	-	(2,700,666)	(2,700,666)

Roofing repairs for Johnson, Wilson Park and Scattered Sites (901 - 910 AMPS)	-	-	(3,334,641)	-	(3,334,641)	(3,334,641)
Concrete repairs at Johnson and Spring Garden	-	-	(58,678)	-	(58,678)	(58,678)
Electrical repairs at Johnson and Wilson	-	-	(161,924)	-	(161,924)	(161,924)
Installation of Trash Lifts at Fairhill	-	-	(98,832)	-	(98,832)	(98,832)
Tree Removal at Scattered Sites (901 - 910 AMPs)	-	-	(257,575)	-	(257,575)	(257,575)
Plumbing repairs at Johnson and Wilson	-	-	(541,040)	-	(541,040)	(541,040)
<u>Planned Capital Projects</u>						
LEB Community Center	-	(5,125,000)		-	-	(5,125,000)
Blumberg Phase I (Demo)	-	(6,000,000)		-	-	(6,000,000)
Queen Lane Redevelopment - Demolition and construction of 55 units	-	(1,195,025)	(16,009,555)	-	(16,009,555)	(17,204,580)
2800 Block of Oakdale / Strawberry Mansion Street - Construction of 76 Units		-	(26,175,000)	-	(26,175,000)	(26,175,000)
Markoe III - New acquisition / construction of 6 units		-	(2,000,000)	-	(2,000,000)	(2,000,000)
Queen's Row - New acquisition and construction of 5 market rate units		(2,500,000)		-	-	(2,500,000)
PHA Adjusted Reserve	1,303,640	64,014,707	4,997,974	2,400,466	7,398,440	72,716,787

VII. ADMINISTRATIVE

A. Correction/Elimination of Observed Deficiencies

Progress on the correction of observed deficiencies cited in monitoring visits and physical inspections are identified below:

REAC Inspections: For FY 2013, 37 sites had REAC inspections performed. Of the 37 sites, 25 were inspected in 2011. The total points scored for the abovementioned sites were 82 points higher than their previous year's scores, or an average of 3.3 points per site. These increases are credited to a variety of reasons, including a comprehensive REAC training program to familiarize staff with REAC inspection deficiencies from the previous year. Other reasons include the ability to focus on only these 37 sites, as opposed to previous years when PHA was subject to REAC inspections; for example, 79 sites were reviewed in 2011. New rules allowed for PHA to forgo an inspection on any individual property that scored an 80 or higher in the previous year. PHA placed emphasis on sites, building systems, building exteriors and common areas in its daily operations.

Property Name	2011 Score (Baseline)	FY 2013 Score
Harrison Plaza	65	36
Bartram Village	65	42
SS 908	47	42
James W. Johnson Homes	64	46
SS 910	62	49
Hill Creek I	64	52
Raymond Rosen Apartments	45	57
SS 909	65	59
Tasker I	74	61
Norris Apartments	71	62
Collegetown Homes	60	63
SS 904	56	65
SS 906	58	67
Wilson Park	48	71
Plymouth Hall	62	72
SS 905	43	72
Spring Garden Mixed-Finance	65	76
SS 902	66	76
Morton Homes II	62	77
Richard Allen Phase IIIA	76	77
SS 901	65	77
Warnock II	78	87
908 Quads	N/A	90
Mt. Olivet	73	92
Greater Grays Ferry Estates II-A	95	95
Paschall II	N/A	96
902 Quads	N/A	97
906 Quads	N/A	97
Paschall I	N/A	98
910 Quads	N/A	98
Germantown House	61	99
Mantua II	N/A	99

905 Quads	N/A	99
907 Quads	N/A	99
909 Quads	N/A	99
SS 903	59	Not scored
SS 907	54	Not scored
Norman Blumberg	34	Not Inspected

Of the 35 inspections in 2012 that were scored, the three (3) most common deficiencies were peeling/missing paint, damaged hardware/locks, and missing/inoperable smoke detector. To help address these and all interior deficiencies, a new Uniform Physical Conditions Standards (UPCS) program was instituted. This new program includes 21 newly-hired mechanics that are trained and certified in UPCS. These mechanics perform inspections on each unit over the course of a year and perform repairs on any item in need of restoration at that point of the examination.

In addition, as follow up to inspections, PHA has instituted a policy whereby 100% of all deficiencies noted, routine or otherwise, are tracked by way of creating a service order in CRM. PHA placed a high level of emphasis on the creation of service orders to immediately address deficiencies in and outside of units when found during annual or informal inspections or site visits. Addressing actual maintenance, PHA completed a large-scale concrete and asphalt replacement project at several of the larger sites.

PHA believes that the aforementioned measures will have a positive impact on future REAC scores.

OIG Audits through 3/31/2013: PHA’s responses to recent OIG audits are available on the HUD OIG website. These include steps PHA has or will take to resolve the audits. As of the end of MTW Year 12, PHA has closed out the OIG’s Rehabilitation of Scattered Sites audit and is working with HUD and the OIG to resolve the remaining open findings from the Legal Services Audit. Various Standard Operating Procedures and Policies and Procedures have been updated/drafted, approved, and implemented in response to the OIG audits performed during this reporting period.

HUD Reviews of PHA’s ARRA-Funded Projects: HUD conducted 6 reviews of ARRA-funded projects during this reporting period, 2 of which are pending closure. Additionally, as a result of these reviews, PHA has hired a Wage Compliance Specialist to assist the agency with ensuring commitment to and compliance with Labor Standards requirements for all associated projects.

B. Agency-Directed Evaluations

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

C. Performance and Evaluation Report for Capital Fund Activities

See Appendix B. As required by HUD Form 50900, PHA has included reports for those Capital Fund grants that are not included in the MTW Block Grant.

D. Certifications

See Appendix C – Board Resolution.

VIII. APPENDICES

A. Cost Allocation Plan



Philadelphia Housing Authority
Building Beyond Expectations

2012

Cost Determination Procedure



Finance Department
Philadelphia Housing Authority
6/20/2012

Background

About the Philadelphia Housing Authority (PHA)

The Philadelphia Housing Authority, also known as PHA, was established in 1937. PHA was organized under the laws of the Commonwealth of Pennsylvania to provide 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. PHA is the nation's fourth largest housing authority, housing about 81,000 people in the City of Philadelphia and employs 1,406 people to deliver services to PHA's clients.

PHA is the biggest landlord in Pennsylvania that develops, acquires, leases and operates affordable housing for city residents with limited incomes.

PHA's funding comes primarily from the federal government, with approximately 90% of its total annual revenue provided by the federal government. PHA also works in partnership with the city and state governments to provide services to residents as well as private investors to develop affordable housing across the City.

PHA's MTW Agreement

Effective April 1, 2001, PHA entered into a Moving To Work (MTW) agreement with HUD and in October 2008, the MTW Agreement was extended for a ten-year period. The MTW Agreement is the operating plan for the Philadelphia Housing Authority. The MTW Agreement allows PHA to make program changes that increase efficiency and help residents become self-sufficient.

MTW is a demonstration program authorized by Congress, through which participating agencies are given the flexibility to waive certain statutes and US Department of Housing and Urban Development (HUD) regulations in order to design and test approaches for providing housing assistance that address one or more of the following objectives (referred to as "MTW Statutory Objectives"):

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

On an annual basis, PHA submits to HUD for approval PHA's "Annual Plan". The Annual plan is required to include information on both MTW Activities and Non-MTW Activities. MTW Activities are initiatives that promote one or more statutory objectives and that require use of authority granted to PHA under its MTW Agreement. Non-MTW Activities are all other activities that do not specifically require MTW authority to implement.

PHA's Programs

Low-Rent Public Housing Program

This program provides low-rent housing to qualified residents of the City of Philadelphia. Originally, all units were owned and operated by PHA and were purchased with financing arranged or provided through HUD. Approximately 10 years ago, PHA started to aggressively replace older, obsolete housing with newly constructed housing through mixed financing, leveraging federal sources to obtain additional funding from private investors. The operations of the program are subsidized by HUD.

Housing Choice Vouchers Program

Housing choice vouchers (HCV) allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing. PHA's Housing Choice Voucher Programs fall under two main types, MTW HCV, that are operated based on PHA's MTW agreement with HUD and Non-MTW vouchers that are operated based on HUD's guidelines without the flexibility permitted by PHA's MTW agreement. For the Non-MTW HCV Program, PHA receives funding for Housing and Utility Assistance Payments made to landlords and tenants that can only be used for that purpose, and administrative fee funding to be used for operating the program. For the MTW HCV Program, PHA receives one block of funding based on the MTW Agreement Attachment A that PHA utilizes to lease units, administer the program, and to fund MTW initiatives approved by HUD.

Capital Fund Program

The Capital Fund provides funds, annually, to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and for management improvements. Capital Funds are provided based on a HUD formula that is based on the characteristics of an agency's Low-Rent Public Housing stock. The Capital Fund Program also includes Replacement Housing Factor Funding (RHF). RHF grants are Capital Fund Grants that are awarded to PHAs that have removed units from inventory for the sole purpose of developing new public housing units.

Section 8 – Moderate Rehabilitation Program

This program was authorized by Section 8 of the National Housing Act. This program provides for the rehabilitation of housing units, which then must be rented to low-income individuals for a contracted period of time. Both for-profit and not-for-profit developers may participate in this program. Under this program, developers must obtain their own rehabilitation financing. Once the units are occupied, HUD subsidizes rents in such amounts sufficient to cover the developer's debt service payments on the financing. PHA receives an administrative fee to operate the program.

Philadelphia Housing Authority Development Corporation (PHADC)

PHADC is a Pennsylvania nonprofit corporation formed by PHA in 1997 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. PHA provides PHADC with indirect management and operational services that are reimbursed. PHA's project management and project development staff perform direct services for PHADC in assisting PHADC in affordable housing development. The direct services are also reimbursed to PHA.

Philadelphia Asset and Property Management Corporation (PAPMC)

PAPMC is a Pennsylvania nonprofit corporation formed by PHA in 2004 to provide operational and financial services to several housing developments in Philadelphia which include PHA's mixed-financing sites that have been developed over many years and PHA's Alternative Management Entities (AMEs). PAPMC has its own staff that provides services to its managed entities. PAPMC will utilize PHA's maintenance staff to perform some direct maintenance and rehabilitation services. The direct services are billed to the appropriate site and reimbursed to PHA. PAPMC has a separate shared services agreement with PHA to reimburse PHA for indirect services provided such as IT and management services.

Philadelphia Housing Authority Homeownership Corporation - PHAHC

PHAHC is a Pennsylvania corporation formed by PHA in 2004 to hold certain escrow payments, counseling and home association fees for homebuyers of designated PHA low-income housing properties. PHAHC has a shared services agreement with PAPMC for performing certain indirect services.

Other Federal, State and Local Grants

PHA routinely applies for additional funding sources to provide services above and beyond just housing for the residents of the City of Philadelphia. The grants normally have an active period from one to four years with specific expenditure guidelines, meaning only certain expenses can be charged to the grants. These grants include the HOPE VI urban revitalization grants, ROSS elderly and disabled service coordinators, Senior Programs designed to provide home and community based supportive services, Summer Food Programs to provide nutritious breakfasts and lunches, and the Adult Literacy Program designed to offer PHA residents enhancement of basic educational skills. As various grants expire, PHA continuously applies for additional funding sources to replace them.

Purpose of PHA's Cost Determination Procedure

The purpose of PHA's Cost Determination Procedure is to document PHA's compliance with the Local Asset Management Program requirements per the First Amendment to the Moving to Work Agreement entered into by PHA with HUD during October 2008.

The Harvard Cost Study that was completed in 2003, which was Congress directed HUD to contract with Harvard University's Graduate School of Design in 1999, recommended that all Low-Rent Public Housing In 1998, the Congress established a new Operating Fund Program adopt a business model similar to multifamily housing, with project-based budgeting, project-based accounting, and project-based management. In 2005, HUD published the final rule on the Operating Fund requiring the conversion to Asset Management which required that the new project-based accounting, budgeting and management requirements were effective for PHAs whose fiscal years began July 1, 2007. The Asset Management requirements basically required a fee-for-service approach for the reimbursement of indirect costs to a Central Office Cost Center that provides central overhead services to all programs.

PHA's Local Asset Management Plan elected to adopted cost accounting and financial reporting methods that comply with OMB Circular A-87, OMB Circular A-133 and generally accepted accounting practices, rather than implementing the fee-for-service model.

Indirect Expense Allocation Determination and Methodology

The Philadelphia Housing Authority has determined to allocate indirect operating expenses to all funds and programs based on the **Fixed Rate** as defined by OMB Circular A-87. Fixed Rate means an indirect cost rate that is based on an estimate of the costs to be incurred during the period adjusted to account for the difference between the estimated costs and actual, allowable costs for the period. PHA will calculate a Fixed Rate to allocate Indirect Expenses to each eligible program so that all Indirect Expenses are charged out to a program. Indirect Expenses that will be allocated include all payroll expenses and any other expenses charged to an Indirect Expense Department.

The Fixed Rates will be recalculated for each fiscal year prior to the beginning of the fiscal year based on the latest Audited Financial Statements. For example, the Fixed Rates that will be used to allocate indirect expenses for fiscal year ending March 31, 2014 will be calculated prior to April 1, 2013 using the Audited Financial Statements from fiscal year ending March 31, 2012.

The Fixed Rates are calculated based on the percentage of total direct operating expenses charged to each program. Based on the fiscal year ending March 31, 2011 financial data (**ATTACH-1**), the Fixed Rates for Indirect Expense Allocations for fiscal year ending March 31, 2012 would be charged to each program based on the following percentages:

Program	Total Direct Expenses	Indirect Expense Allocation Percentages
Low Rent Public Housing	\$128,192,166	75.26%
MTW Housing Choice Vouchers	30,149,520	17.70%
Capital Fund Program	10,306,311	6.05%
Housing Choice Vouchers – Non MTW	881,794	0.52%
Section 8 Moderate Rehabilitation	714,507	0.42%
Section 8 Mainstream Vouchers	80,852	0.05%
Total	\$170,325,150	100.00%

Utilizing the Indirect Expense Allocation percentages calculated above, total Indirect Expenses (ATTACH-2) would be charged out to each program per the following table:

Program	Total Indirect Expense
Low Rent Public Housing	\$24,400,164
MTW Housing Choice Vouchers	5,973,730
Capital Fund Program	2,041,868
Housing Choice Voucher – Non MTW	175,499
Section 8 Moderate Rehabilitation	141,750
Section 8 Mainstream Vouchers	16,875
Total Indirect Expenses	\$33,749,886
PAPMC Estimated Shared Services Fee	(\$136,170)
PHADC Estimated Shared Services Fee	(689,595)
Total Indirect Expenses Including PAPMC & PHADC	\$32,924,122

PHA's Determination of Direct and Indirect Expenses

Definition of Operating Expenses

Operating Expenses, Direct or Indirect, are defined as soft expenses that are presented on PHA's Financial Data Schedule (FDS) Income Statement and total into line 96900, Total Operating Expenses, of the FDS. Certain items presented as an expense on the FDS were excluded from the determination of Total Operating Expenses. Exclusions from both Total Operating Expenses included negative (debit) revenue accounts presented as expenses, interest expense and debt amortization presented on FDS Line 96700, Interest expense and Amortization cost, and Capital hard cost items presented as expenses for FDS reporting purposes.

Total Operating Expenses are separated between Direct and Indirect Operating Expenses based on PHA's Department Codes. All Department Codes have been reviewed and have been defined as either a Direct Expense Department (**ATTACH-3**) or an Indirect Expense Department (**ATTACH-4**).

Direct Expense Departments

Direct expense departments are defined as a department that provides direct services to specific funds or programs. The number of programs or funds that a department provides services did not affect this determination only whether it provides services directly to funds or programs exclusively. PHA will charge direct expenses to a direct account string based on the determination of what account string is directly affected by the expense.

Some direct department codes may have a direct cost distribution method established to charge expenses to the correct fund and program code based on the determination that the expense directly benefits several account strings. The expenses will be directly charged to the correct account string based on the cost distribution method. A calculation of the distribution percentages for each direct department cost distribution method has been prepared (**ATTACH-6**).

Indirect Expense Departments

Indirect expense departments are defined as a department that provides some manner of services to all PHA funds and programs, but not in a specific measurable manner. For example, by definition the accounts payable department provides payments services for all PHA funds and programs continuously, but does not specify the direct services provided to a fund or program over any specific time period.

Ledger Presentation of Allocation

PHA will continue to utilize its current methods in recording the Indirect Expense Allocation. For salaries and benefits, the indirect cost rates will be updated in PeopleSoft to the correct applicable rates for all employees within the Indirect Expense Departments. For accounts payable payments, the applicable rates will be used to allocate any expenses charged to the indirect cost departments to each program.

PAPMC Shared Services Agreement

PAPMC has developed a shared services agreement with PHA. The shared services agreement establishes a Shared Services Fee that will be paid to PHA. **PAPMC will pay PHA a Shared Services Fee equal to the amount of Management Fees earned by PAPMC multiplied by PHA's Indirect Expense Rate less amounts owed from PHA to PAPMC.** The Shared Services Fee that PHA receives from PAPMC will be distributed to the following PHA's programs: Low Income Housing Program (LIHP), Moving to Work (MTW) voucher program and the Capital Fund Program (CFP). It will be based on the Indirect Cost Allocation Method to offset the Indirect Expenses that have been charged to each of PHA's programs.

Formula:

PAPMC management fees earned X PHA's indirect rate – funds due from PHA

The calculation below presents the Estimated Shared Services Fee based on PHA's fiscal year ending March 31, 2011 and PAPMC's fiscal year ending December 31, 2010 financial data:

Total Direct Expenses (excluding non-mtw programs)	\$168,647,997
Total Indirect Expenses	33,415,763
Total PHA Expenses	\$202,063,760
Total Direct Expenses (excluding non-mtw programs)	\$33,415,463
Total PHA Expenses	202,063,760
PHA's Indirect Expense Rate	19.81%
PAPMC's Total Management Fee Earned (FYE 12/31/2011)	\$945,198
PHA's Indirect Expense Rate	19.81%
Less: Funds due from PHA	(\$47,478)
PAPMC Estimated Shared Services Agreement Fee	\$136,170

PAPMC has agreed to provide management services to PHA for managing PHADC, PHAHC, Alternatively Managed Entities (AMEs), and Housing Development Corporations (HDCs) entities. For providing these services to PHA will reimburse PAPMC a percentage of select

management and accounting staff (ATTACH-10) salaries and benefits. Based on the current time estimates and costs, PAPMC will allocate 10.00% of the management and accounting salaries and benefits or approximately \$47,478 annually.

PHADC Shared Services Agreement

The shared services agreement establishes a Shared Services Fee that will be paid to PHA. Using the percentage of completion of construction invoices for the development projects and accrual of development services provided by PHA, PHADC will reimbursement PHA with a one-time fee for each project paid to PHA after PHADC has received its developer fee for a project. PHADC will pay PHA a Shared Services Fee equal 3% of the Total Development Cost or the Developer Fee, whichever is less, for each development project performed by PHADC. The Shared Services Fee that PHA receives from PHADC will be distributed to the following PHA's programs: Low Income Housing Program (LIHP), Moving to Work (MTW) voucher program and the Capital Fund Program (CFP). It will be based on the Indirect Cost Allocation Method to offset the Indirect Expenses that have been charged to each of PHA's programs. Based on PHADC's latest completed project, Marshall Shepard Village Apartments, PHA would be paid a Shared Services Fee of \$689,595.

Total Development Cost	\$22,986,485
Shared Services Fee Rate	<u>3.00%</u>
PHADC Cost to PHA	\$689,595
Developer Fee Earned	\$1,705,067
Total Fee Due to PHA	\$689,595

Excluded Entities and Programs

Some PHA funds and programs are ineligible to be charged allocated indirect costs based on the grant agreement or budget availability. The total direct operating expenses for ineligible programs have been excluded from the indirect expense allocation calculation. The exclude programs were all State and Local Grant Programs, Congregate Housing Program, HOPE VI Programs, ROSS and Healthy Homes programs.

ATTACHMENT 1

Philadelphia Housing Authority
Detailed Calculation of Indirect Expense Allocation Fixed Rates
Direct Expense
March 31, 2011

Depart.	Description	LIPH	MTW - HCV	CFP	HCV - Non-MTW	S8 - Mod Rehab	Mainstream	Total
344344	Inventory	1,155,546	886					1,156,432
401401	Major Systems	304,445						304,445
403403	Small Contracts	130		343,515				343,645
405405	Environmental Services	19,227		90,520				109,746
406406	Inspections			341,856				341,856
408408	Apprentices	702,588		17,892				720,480
410410	Client Svcs/Section 8	92,017	5,216,828		429,215	120,174	12,499	5,870,733
412412	Quality Control		303,438		15,658			319,096
413414	Intake/Eligibility Section 8		725,285		37,426			762,712
413415	Leasing/Rent Assessment Sectio	5,017	512,317		26,437			543,770
418418	Office of Occupancy					99,871	10,387	110,258
418419	N.E. Client Review - E		1,137,104		58,677			1,195,781
418420	North Client Review - D		584,024		30,137			614,161
418421	N.W. Client Services - C		590,192		30,455			620,647
418422	South Client Review - A		811,099		41,854			852,953
418423	West Client Review - B		602,939		31,113			634,052
418424	Project Based - F		525			486,183	50,567	537,276
425425	investigations/Section 8		72,844		3,759			76,603
426426	HomeOwnership	73,361	184,287					257,648
427427	FSS		1,257,650		47,238			1,304,888
428428	PreApprenticeship		357,086					357,086
430430	Conventional Sites Management	594,742						594,742
431003	Richard Allen II Homes	752,439						752,439
431014	Norms Apts	1,229,440						1,229,440
431015	Harrison Plaza	1,130,826						1,130,826
431020	Spring Garden Apts	674,817						674,817
431055	Fairhill Apts	1,624,178						1,624,178
431114	Gladys B Jacobs	389,059						389,059
431431	North Area	2,431						2,431
432021	Schuylkill Falls	2,009						2,009
432023	Liddonfield Homes	243,705						243,705
432029	Hill Creek	1,621,385						1,621,385
432032	Oxford Village	688,617						688,617
432034	Whitehall Apts	1,043,877						1,043,877
432066	Holmecrest Homes	215,858						215,858
432079	Plymouth Hall	15,559						15,559
432432	N.E. Area	12,090						12,090
433013	Wilson Park 013	2,863,031						2,863,031
433031	Bartram Village	1,475,945						1,475,945
433061	Paschall Apts	(15,406)						(15,406)
433062	Point Breeze Court	155,705						155,705
433433	South Area	6,299						6,299
434018	Arch Homes	201,261						201,261
434024	Queen Lane Apts	706,861						706,861
434035	Haddington Homes	702,086						702,086
434039	Westpark Apts	1,926,604						1,926,604
434045	Mantua Hall Apts	32,753						32,753
434046	Haverford Homes	45,336						45,336
434063	Katie B Jackson Homes	275,423						275,423
434076	Emlen Arms	536,346						536,346
434093	Westpark Plaza	144,619						144,619
434434	West Area	2,895						2,895
438001	Johnson Homes	1,702,813						1,702,813
438010	Raymond Rosen Apts	2,882,430						2,882,430
438030	Abbottsford Homes Management	1,393,480						1,393,480
438042	Championst Homes	344,103						344,103
438049	Morton Homes	880,462						880,462
438050	Norman Blumberg Apts	3,066,444						3,066,444
438054	Parkview Mgmt	16,525						16,525
438065	Collegeview Mgmt	16,166						16,166
438077	Bentley Hall	389,344						389,344
438100	CB Moore Mgmt	10,396						10,396
438104	Arlene Homes Mgmt	12,415						12,415
439439	Germantown Area Office Mgmt	13,745,871						13,745,871
440030	Abbottsford Homes	(49,510)						(49,510)
440054	Parkview Apts	117,854						117,854
440065	College View	145,576						145,576

ATTACHMENT 1

Philadelphia Housing Authority
Detailed Calculation of Indirect Expense Allocation Fixed Rates
Direct Expense
March 31, 2011

Depart.	Description	LIPH	MTW - HCV	CFP	HCV - Non-MTW	S8 - Mod Rehab	Mainstream	Total
440100	Cecil B Moore	94,288						94,288
440104	Arlene Homes	121,555						121,555
440440	Scattered Sites	428,040						428,040
440901	Haddington Office	604,211						604,211
440902	Mantua Office	689,243						689,243
440903	Kingsessing Office	851,589						851,589
440904	Germantown Office	635,364						635,364
440905	Fairhill Square Office	996,588						996,588
440906	Francisville Office	847,779						847,779
440907	Ludlow Office	830,931						830,931
440908	Susquehanna Office	697,411						697,411
440909	Strawberry Mansion Office	921,792						921,792
440910	Oxford/Jefferson Office	679,010						679,010
441441	Admissions/ELIG PH	849,532						849,532
442442	Leasing PH	66,290						66,290
443443	Relocation			88,659				88,659
450450	M.S. C.S. Maintenance	396,557						396,557
451003	Maint. Richard Allen	408,313						408,313
451014	Maint. Norris Apts.	545,860						545,860
451015	Maint. Hamison Plaza	806,173						806,173
451020	Maint. Spring Garden Apts	502,814						502,814
451055	Maint. Fairhill Apts.	931,586						931,586
451114	Maint. Gladys B. Jacobs	137,219						137,219
451451	C.S. North Area Maintenance	465,862						465,862
452023	Maint. Liddonfield Homes	241,267						241,267
452029	Maint. Hill Creek	627,266	163					627,429
452032	Maint. Oxford Village	361,914						361,914
452034	Maint. Whitehall Apts.	460,116						460,116
452066	Maint. Holmecrest Homes	50,401						50,401
452452	C.S. N.E. Area Maintenance	527,130						527,130
453013	Maint. Wilson Park	1,537,902	1,674					1,539,576
453031	Maint. Bartram Village	705,035						705,035
453061	Maint. Paschall Apts	52,649						52,649
453062	Maint. Point Breeze Court	118,339						118,339
453453	C.S. South Area Maintenance	446,953						446,953
454018	Maint. Arch Homes	48,269						48,269
454024	Maint. Queen Lane	394,480						394,480
454035	Maint. Haddington Homes	266,610						266,610
454039	Maint. Westpark Apts.	1,645,907						1,645,907
454045	Maint. Mantua Hall Apts.	66,400						66,400
454046	Maint. Haverford Homes	25,698						25,698
454063	Maint. Katie B. Jackson	86,602						86,602
454076	Maint. Emlen Arms	268,815						268,815
454093	Maint. Westpark Plaza	11,612						11,612
454454	C.S. West Area Maintenance	356,408						356,408
455455	Specialty Crew	6,491,986	32,544					6,524,530
456456	Combustion	485,049						485,049
458001	Maint. Johnson Homes	935,350						935,350
458010	Maint. Rosen Apts	654,518	157					654,675
458030	Abbottsford Homes Maint	664,416						664,416
458042	Maint. Champlost Homes	240,945	279					241,224
458049	Maint. Morton Homes	479,186						479,186
458050	Maint. Blumberg Apts.	1,351,621						1,351,621
458054	Parkview Maintenance	7,834						7,834
458065	Collegeview Maintenance	12,439						12,439
458077	Maint. Bentley Hall	178,260						178,260
458100	CB Moore Maintenance	6,109						6,109
458104	Arlene Homes Maint	7,360						7,360
458458	C.S. North Central Area Maint	534,576						534,576
459459	C.S. Germantown Area Maint.	449,982						449,982
460460	M.S. S.S. Maintenance	2,770,918	10,133					2,781,051
461030	Abbottsford Homes	(6,321)						(6,321)
461054	Parkview Apts	12,636						12,636
461065	College View	35,287						35,287
461100	C.B. Moore-Maintenance	2,623						2,623
461104	Arlene Homes	3,303						3,303
461901	Maint. CBMO1	873,191						873,191

ATTACHMENT 1

Philadelphia Housing Authority
Detailed Calculation of Indirect Expense Allocation Fixed Rates
Direct Expense
March 31, 2011

Depart.	Description	LIPH	MTW - HCV	CFP	HCV - Non-MTW	S8 - Mod Rehab	Mainstream	Total
461902	Maint. CBMO2	974,041						974,041
461903	Maint. CBMO3	929,954						929,954
461904	Maint. CBMO4	648,372	662					649,035
461905	Maint. CBMO5	978,969						978,969
461906	Maint. CBMO6	752,641						752,641
461907	Maint. CBMO7	580,403						580,403
461908	Maint. CBMO8	686,841						686,841
461909	Maint. CBMO9	888,957	811					889,768
461910	Maint. CBMO10	770,019						770,019
462462	Force Accounts	4,350,876	104,053					4,454,930
463463	Work Control	210,210						210,210
464464	Vector Control	973						973
465465	Smart Program	5,000,098	284,353	13,178				5,297,629
467467	Provisional Roofing	314,037	44,131					358,168
468468	Roofing-Inspection	102,466		66,934				169,400
470470	Primary Electric	786,019						786,019
471471	Elevators	413,754						413,754
472472	Lock Shop	241,652	602					242,254
473473	Specialty Plumbing	260,590						260,590
474474	Advanced Facilities Management	208,342		98,814				307,156
493493	Police Staff	298,449	603,469	2,986,149				3,888,067
494494	Fleet MGMT	2,494,425	246,233	-	28,893			2,769,552
495495	Res. Lobby Monitors			617,151				617,151
496496	Risk Management	3,551,755						3,551,755
505505	Technical Aides (Management Trainees)	1,761,467	1,335,368	304,205	100,932	8,279	7,398	3,517,650
510510	Legal Services	6,454,304						6,454,304
512512	Lease Enforce/COMPL	530,630						530,630
522522	Organization Dev			111,608				111,608
642642	North West Area		163,030					163,030
644644	Germantown Area		107,435					107,435
651651	Customer Support Services	565,154	2,716,501					3,281,655
523523	Quality Assurance	653,979	882,406	88,922				1,625,306
700700	Office of Assist Exec FIN	5,839,990						5,839,990
709709	ISM	1,394,022	10,574,242	780,405				12,748,669
800800	Office of Assist Exec Dir DEV	134,763	342,061	1,039,054				1,515,878
810811	Project Management	1,086,439		2,754,048				3,840,487
810812	Program Development			563,401				563,401
900152	Germantown House	1,035						1,035
900158	Nellie Reynolds Garden		16,670					16,670
900161	Wamock Phase 2		24,103					24,103
901158	Nellie Reynolds Adult Day Care		301,935					301,935
Total Direct Operating Expenses		128,192,166	30,149,620	10,306,311	881,794	714,607	80,852	170,326,160
Percentage of Total Direct Operating Expenses		76.26%	17.70%	6.05%	0.52%	0.42%	0.05%	100.00%
Total Direct Operating Expenses - PAPMC & PHADC		128,192,166	30,149,520	10,306,311	-	-	-	168,647,997
Percentage of Total Direct Operating Expenses - PAPMC & PHADC		76.01%	17.88%	6.11%	0.00%	0.00%	0.00%	100.00%

Philadelphia Housing Authority
Detailed Calculation of Indirect Expenses Allocated to Programs
March 31, 2011

ATTACHMENT 2

Dept.	Description	Total	LIPH	MTW HCV	CFP	HCV - Non-MTW	S8 - Mod Rehab	S8 - Mainstream
Indirect Expense Allocation Percentages			75.26%	17.70%	6.05%	0.52%	0.42%	0.06%
000000	Balance Sheet (PHA wide)	1,321	994	234	80	7	6	1
100100	Executive Office	2,286,466	1,720,794	404,704	138,331	11,890	9,603	1,143
110110	SR Deputy Executive Office	274,609	206,671	48,606	16,614	1,428	1,153	137
200200	Inspector General Office	673,276	506,707	119,170	40,733	3,501	2,828	337
338338	Supply Chain MGMT	139,865	105,262	24,756	8,462	727	587	70
339339	Contracts Admin	548,662	412,923	97,113	33,194	2,853	2,304	274
340340	Procurement/Contracts	2,074,116	1,560,980	367,119	125,484	10,785	8,711	1,037
341341	Affirmative Action	91,727	69,033	16,236	5,549	477	385	46
342342	Purchasing	232,845	175,239	41,214	14,087	1,211	978	116
343343	Facilities Mgmt	1,663,212	1,251,733	294,388	100,624	8,649	6,985	832
343344	Office Services - GGFE	453,811	341,538	80,325	27,456	2,360	1,906	227
343345	Office Services - Passyunk	748,152	563,059	132,423	45,263	3,890	3,142	374
400400	Housing Operations	872,759	656,838	154,478	52,802	4,538	3,666	436
404404	Spec. Operations	658,627	495,683	116,577	39,847	3,425	2,766	329
433052	Passyunk - Administration	44,499	33,490	7,876	2,692	231	187	22
490490	Police Department	1,315,774	990,252	232,892	79,604	6,842	5,526	658
491491	Communications	819,114	616,465	144,983	49,556	4,259	3,440	410
492492	Investigations Unit	1,057,015	795,510	187,092	63,949	5,496	4,439	529
496496	Risk Management	317,482	238,937	56,194	19,208	1,651	1,333	159
500500	Human Resources	666,231	501,405	117,923	40,307	3,464	2,798	333
501501	Recruitment/Placement	295,198	222,166	52,250	17,860	1,535	1,240	148
503503	Labor Relations	308,587	232,243	54,620	18,670	1,605	1,296	154
508508	Payroll	210,651	158,536	37,285	12,744	1,095	885	105
510510	Legal Services	581,615	437,724	102,946	35,188	3,024	2,443	291
511511	Real-Estate Invest	134,186	100,989	23,751	8,118	698	564	67
512512	Lease Enforce/COMPL	259,678	195,434	45,963	15,711	1,350	1,091	130
521521	Strategic Mgmt	1,160,818	873,631	205,465	70,229	6,036	4,875	580
523523	Quality Assurance	557,846	419,835	98,739	33,750	2,901	2,343	279
600600	Special Programs	1,013,886	763,050	179,458	61,340	5,272	4,258	507
601601	Call Center	1,610,054	1,211,727	284,980	97,408	8,372	6,762	805
602602	Events	320,793	241,428	56,780	19,408	1,668	1,347	160
630630	Partnership Resource Developmt	1,076,642	810,281	190,566	65,137	5,599	4,522	538
504504	Student Interns	214,642	161,539	37,992	12,986	1,116	901	107
505505	Technical Aides (Management Trainees)	2,642,201	1,988,520	467,670	159,853	13,739	11,097	1,321
507507	Temporary Personnel	875,679	659,036	154,995	52,979	4,554	3,678	438
700700	Office of Assist Exec FIN	241,464	181,726	42,739	14,609	1,256	1,014	121
701701	General Manager Finance	872,085	656,331	154,359	52,761	4,535	3,663	436
701702	General Accounting	504,686	379,827	89,329	30,534	2,624	2,120	252
701703	Accounts Receivable	272,230	204,880	48,185	16,470	1,416	1,143	136
701704	Accounts Payable	301,494	226,904	53,364	18,240	1,568	1,266	151
701705	Treasury	119,715	90,097	21,190	7,243	623	503	60
707707	Budget	318,300	239,552	56,339	19,257	1,655	1,337	159
709709	ISM	2,476,859	1,864,084	438,404	149,850	12,880	10,403	1,238
709710	Telecommunication	192,461	144,846	34,066	11,644	1,001	808	96
709711	Enterprise Systems	717,475	539,972	126,993	43,407	3,731	3,013	359
709712	End User Sppt Svcs	1,052,884	792,401	186,361	63,699	5,475	4,422	526
709714	ISM Financial Information Sys	367,656	276,698	65,075	22,243	1,912	1,544	184
709715	ISM CRM Application Systems	102,681	77,278	18,174	6,212	534	431	51
810813	Policy Planning	7,860	5,916	1,391	476	41	33	4
Total Indirect Operating Expenses		33,749,886	25,400,166	6,973,730	2,041,868	175,499	141,750	16,875
Indirect Expense Allocation Percentages (PAPMC & PHADC)			76.01%	17.88%	6.11%	0.00%	0.00%	0.00%
Total PAPMC Estimated Shared Services Agreement		(187,281)	(142,352)	(33,486)	(11,443)	-	-	-
Total PHADC Estimated Shared Services Agreement		(672,842)	(511,427)	(120,304)	(41,111)	-	-	-
Adjusted Total Indirect Operating Expenses		32,889,763	24,746,386	6,819,940	1,989,314	175,499	141,750	16,875

ATTACHMENT 3

Philadelphia Housing Authority
Direct Expense Departments

Department Code	Description	Direct Cost Distribution Method
200220	Quality Assurance - HCV	Section 8 Programs Distribution Method
200230	Quality Assurance - LIPH	LIPH Distribution Method
344344	Warehouse Operations	LIPH Distribution Method
344345	Force Accounts Warehouse	Direct Charge Only
401401	Major Systems	Direct Charge Only
402402	Renovation	Direct Charge Only
405405	Environmental Services	Direct Charge Only
406406	Inspections	Direct Charge Only
410410	HCV - Client Services	Section 8 Programs Distribution Method
412412	HCV - Payments	Section 8 Programs Distribution Method
413413	HCV - Contracts and Negotiations	Section 8 Programs Distribution Method
413414	Intake/Eligibility Section 8	Section 8 Programs Distribution Method
413415	HCV - Call and Research Center	Section 8 Programs Distribution Method
413417	HCV - Leasing	Section 8 Programs Distribution Method
413418	HCV - Portability	Section 8 Programs Distribution Method
418418	HCV - Office of Occupancy	Section 8 Programs Distribution Method
418419	N.E. Client Review - E	Section 8 Programs Distribution Method
418420	North Client Review - D	Section 8 Programs Distribution Method
418421	N.W. Client Services - C	Section 8 Programs Distribution Method
418422	South Client Review - A	Section 8 Programs Distribution Method
418423	West Client Review - B	Section 8 Programs Distribution Method
418424	Project Based - F	Section 8 Project Based Programs Distribution Method
425425	PHAPD - Investigations/Section 8	Section 8 Programs Distribution Method
426426	Homeownership	Section 8 Programs Distribution Method
427427	FSS	Section 8 Programs Distribution Method
428428	PreApprenticeship	Section 8 Programs Distribution Method
430430	Conventional Sites Management	Conventional Sites Distribution Method
431003	Richard Allen II Homes	Direct Charge Only
431014	Norris Apts	Direct Charge Only
431015	Harrison Plaza	Direct Charge Only
431016	Cambridge Plaza	Direct Charge Only
431020	Spring Garden Apts	Direct Charge Only
431055	Fairhill Apts	Direct Charge Only
431114	Gladys B Jacobs	Direct Charge Only
431431	North Area	North Area Distribution Method
432021	Schuylkill Falls	Direct Charge Only
432023	Lidsonfield Homes	Direct Charge Only
432029	Hill Creek	Direct Charge Only
432032	Oxford Village	Direct Charge Only
432034	Whitehall Apts	Direct Charge Only
432066	Holmecrest Homes	Direct Charge Only
432079	Plymouth Hall	Direct Charge Only
432432	N.E. Area	North East Area Distribution Method
433013	Wilson Park 013	Direct Charge Only
433031	Bartram Village	Direct Charge Only
433036	MLK Management	Direct Charge Only
433061	Paschall Apts	Direct Charge Only
433062	Point Breeze Court	Direct Charge Only
433433	South Area	South Area Distribution Method
434018	Arch Homes	Direct Charge Only
434024	Queen Lane Apts	Direct Charge Only
434030	Abbottsford Homes Management	Direct Charge Only
434035	Haddington Homes	Direct Charge Only
434039	Westpark Apts	Direct Charge Only
434041	Mill Creek Apts	Direct Charge Only
434045	Mantua Hall Apts	Direct Charge Only
434046	Haverford Homes	Direct Charge Only
434063	Katie B Jackson Homes	Direct Charge Only
434076	Emlen Arms	Direct Charge Only
434093	Westpark Plaza	Direct Charge Only
434434	West Area	West Area Distribution Method
438001	Johnson Homes	Direct Charge Only
438010	Raymond Rosen Apts	Direct Charge Only
438042	Champlost Homes	Direct Charge Only
438049	Morton Homes	Direct Charge Only
438050	Norman Blumberg Apts	Direct Charge Only
438054	Parkview Mgmt	Direct Charge Only
438065	Collegeview Mgmt	Direct Charge Only
438077	Bentley Hall	Direct Charge Only
438100	CB Moore Mgmt	Direct Charge Only

ATTACHMENT 3

Philadelphia Housing Authority
Direct Expense Departments

Department Code	Description	Direct Cost Distribution Method
438104	Arlene Homes Mgmt	Direct Charge Only
438438	North Central Area Mgmt	North Central Area Distribution Method
439439	Germantown Area Office Mgmt	Direct Charge Only
440440	Scattered Sites	Scattered Sites Area Distribution Method
440450	Scattered Sites Area 1	Scattered Sites Area 1 Distribution Method
440460	Scattered Sites Area 2	Scattered Sites Area 2 Distribution Method
440901	Haddington Office	Direct Charge Only
440902	Mantua Office	Direct Charge Only
440903	Kingsessing Office	Direct Charge Only
440904	Germantown Office	Direct Charge Only
440905	Fairhill Square Office	Direct Charge Only
440906	Francisville Office	Direct Charge Only
440907	Ludlow Office	Direct Charge Only
440908	Susquehanna Office	Direct Charge Only
440909	Strawberry Mansion Office	Direct Charge Only
440910	Oxford/Jefferson Office	Direct Charge Only
441441	Admissions/ELIG PH	LIPH Distribution Method
442442	Leasing PH	LIPH Distribution Method
443443	Relocation	Direct Charge Only
450450	M. S. C. S. Maintenance	Conventional Sites Distribution Method
451003	Maint. Richard Allen	Direct Charge Only
451014	Maint. Norris Apts.	Direct Charge Only
451015	Maint. Harrison Plaza	Direct Charge Only
451020	Maint. Spring Garden Apts	Direct Charge Only
451055	Maint. Fairhill Apts.	Direct Charge Only
451114	Maint. Gladys B. Jacobs	Direct Charge Only
451451	C. S. North Area Maintenance	North Area Distribution Method
452021	Maint. Schuylkill Falls	Direct Charge Only
452023	Maint. Liddonfield Homes	Direct Charge Only
452029	Maint. Hill Creek	Direct Charge Only
452032	Maint. Oxford Village	Direct Charge Only
452034	Maint. Whitehall Apts.	Direct Charge Only
452066	Maint. Holmecrest Homes	Direct Charge Only
452079	Maint. Plymouth Hall	Direct Charge Only
452452	C.S. N.E. Area Maintenance	North East Area Distribution Method
453002	Maint. Tasker Homes	Direct Charge Only
453013	Maint. Wilson Park	Direct Charge Only
453031	Maint. Bartram Village	Direct Charge Only
453036	MLK MAINTENANCE	Direct Charge Only
453052	Passyunk Maintenance	Direct Charge Only
453061	Maint. Paschall Apts	Direct Charge Only
453062	Maint. Point Breeze Court	Direct Charge Only
453453	C.S. South Area Maintenance	South Area Distribution Method
454018	Maint. Arch Homes	Direct Charge Only
454024	Maint. Queen Lane	Direct Charge Only
454030	Abbottsford Homes Maint	Direct Charge Only
454035	Maint. Haddington Homes	Direct Charge Only
454039	Maint. Westpark Apts.	Direct Charge Only
454045	Maint. Mantua Hall Apts.	Direct Charge Only
454046	Maint. Haverford Homes	Direct Charge Only
454063	Maint. Katie B. Jackson	Direct Charge Only
454076	Maint. Emlen Arms	Direct Charge Only
454093	Maint. Westpark Plaza	Direct Charge Only
454454	C.S. West Area Maintenance	West Area Distribution Method
455455	Specialty Trades Crew	Direct Charge Only
456456	Combustion	Direct Charge Only
458001	Maint. Johnson Homes	Direct Charge Only
458010	Maint. Rosen Apts	Direct Charge Only
458042	Maint. Champlost Homes	Direct Charge Only
458049	Maint. Morton Homes	Direct Charge Only
458050	Maint. Blumberg Apts.	Direct Charge Only
458054	Parkview Maintenance	Direct Charge Only
458065	Collegeview Maintenance	Direct Charge Only
458077	Maint. Bentley Hall	Direct Charge Only
458100	CB Moore Maintenance	Direct Charge Only
458104	Arlene Homes Maint	Direct Charge Only
458458	C.S. North Central Area Maint	North Central Area Distribution Method
459132	Maint. Suffolk Manor	Direct Charge Only
460460	M.S. S.S. Maintenance	Scattered Sites Area Distribution Method
461470	SS Area 1 Maintenance	Scattered Sites Area 1 Distribution Method

ATTACHMENT 3

Philadelphia Housing Authority
Direct Expense Departments

Department Code	Description	Direct Cost Distribution Method
461480	SS Area 2 Maintenance	Scattered Sites Area 2 Distribution Method
461901	Maint. CBMO1	Direct Charge Only
461902	Maint. CBMO2	Direct Charge Only
461903	Maint. CBMO3	Direct Charge Only
461904	Maint. CBMO4	Direct Charge Only
461905	Maint. CBMO5	Direct Charge Only
461906	Maint. CBMO6	Direct Charge Only
461907	Maint. CBMO7	Direct Charge Only
461908	Maint. CBMO8	Direct Charge Only
461909	Maint. CBMO9	Direct Charge Only
461910	Maint. CBMO10	Direct Charge Only
462462	Force Accounts	Direct Charge Only
465465	Smart Program	Direct Charge Only
467467	Roofing Crew	Direct Charge Only
470470	Electrical Engineering	Direct Charge Only
471471	Elevators	Direct Charge Only
472472	Lock Shop	Direct Charge Only
473473	Specialty Plumbing	Direct Charge Only
474474	Advanced Facilities Management	Direct Charge Only
475475	Environmental Engineering	Direct Charge Only
476476	Civil Engineering	Direct Charge Only
477477	Mechanical Engineering	Direct Charge Only
478478	Interior Space Design Management	Direct Charge Only
479479	Facilities Management - Conventional Sites	Conventional Sites Distribution Method
480480	Facilities Management - PAPMC Sites	PAPMC Distribution Method
481481	Facilities Management - Scattered Sites	Scattered Sites Area Distribution Method
482482	Plaster Crew	Direct Charge Only
483483	Tree / Grounds Crew	Direct Charge Only
484484	Concrete Crew	Direct Charge Only
485485	Carpentry Crew	Direct Charge Only
486486	Painting Crew	Direct Charge Only
493493	PHA Police Patrol	LIPH Distribution Method
494494	Fleet MGMT	Vehicle Distribution Method
495495	Res. Lobby Monitors	Direct Charge Only
497497	Direct Risk Management	Direct Charge Only
511511	Real-Estate Invest	Direct Charge Only
513513	Direct Legal Services	Direct Charge Only
514514	Direct Lease Enforce/Compliance	Direct Charge Only
522522	Organization Dev	Direct Charge Only
641641	North East Area	Direct Charge Only
642642	North West Area	Direct Charge Only
644644	Germantown Area	Direct Charge Only
651654	Elderly and Disabled Services	Direct Charge Only
651655	John Street / Harrison Community Center	Direct Charge Only
651656	Senior Program Site	Direct Charge Only
651657	CHSP Program	Direct Charge Only
709716	Direct ISM Services	Direct Charge Only
800800	Office of Assist Exec Dir DEV	Direct Charge Only
810811	Project Management	Direct Charge Only
810812	Program Development	Direct Charge Only
901158	Nellie Reynolds Adult Day Care	Direct Charge Only

ATTACHMENT 4

**Philadelphia Housing Authority
Indirect Cost Departments**

Department Code	Description
000000	Balance Sheet (PHA wide)
100100	Executive Office
200200	Audits & Compliance
200210	Quality Assurance - Systems
200240	Office of the Inspector General
338338	Supply Chain MGMT
339339	Contracts Admin
340340	Procurement/Contracts
341341	Affirmative Action
342342	Purchasing
343343	Facilities Mgmt
343344	Office Services - GGFE
343345	Office Services - Passyunk
400400	Housing Operations
404404	Spec. Operations
433052	Passyunk -Administration
490490	Police Department
491491	Police Radio
492492	Investigations Headquarters
496496	Risk Management
500500	Human Resources
501501	Recruitment/Placement
503503	Labor Relations
509509	University Relations
510510	General Counsel's Office
512512	PHAPD - Lease Enforce/Compliance
521521	Strategic Mgmt
600600	Communications
601601	PHAPD - Call Center
602602	Events
630630	Partnership Resource Developmt
651651	Customer Support Services
651652	MTE / Community Partners
651653	CSS - Program Compliance
700700	Office of Assist Exec FIN
701702	General Accounting
701703	Accounts Receivable
701704	Accounts Payable
701705	Treasury
701709	Payroll
707707	Budget
708708	Capital Programs
709709	ISM
709710	Telecommunication
709711	Enterprise Systems
709712	End User Sppt Svcs
709714	ISM Financial Information Sys
709715	ISM CRM Application Systems
810813	Policy Planning

**Philadelphia Housing Authority
Direct Cost Distribution Methods**

	Distribution Method	Definition
1	LIPH Distribution Method	Expenses for all Public Housing AMPs are charged to these Department Codes because the Department provides direct services to all PHA managed AMPs. The expense distribution method is based on the latest HUD approved Subsidy units.
2	Conventional Sites Distribution Method	Expenses for all Conventional Sites AMPs are charged to these Department Codes because the Department provides direct services to all PHA managed Conventional Site AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the Conventional Site AMPs only.
3	North Area Distribution Method	North Area Departments provided services for all PHA managed North Area AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the North Area AMPs only.
4	North East Area Distribution Method	North East Area Departments provided services for all PHA managed North East Area AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the North East Area AMPs only.
5	South Area Distribution Method	South Area Departments provided services for all PHA managed South Area AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the South Area AMPs only.
6	West Area Distribution Method	West Area Departments provided services for all PHA managed West Area AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the West Area AMPs only.
7	North Central Area Distribution Method	North Central Area Departments provided services for all PHA managed North Central Area AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the North Central Area AMPs only.
8	Scattered Sites Area Distribution Method	Scattered Sites Area Departments provided services for all PHA managed Scattered Site AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the Scattered Site AMPs only.

**Philadelphia Housing Authority
Direct Cost Distribution Methods**

	Distribution Method	Definition
9	Scattered Sites Area Region 1 Distribution Method	Scattered Sites Area Region 1 Departments provided services for all PHA managed Scattered Site Region 1 AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the Scattered Site Region 1 AMPs only.
10	Scattered Sites Area Region 2 Distribution Method	Scattered Sites Area Region 2 Departments provided services for all PHA managed Scattered Site Region 2 AMPs. The expense distribution method is based on the latest HUD approved Subsidy units for the Scattered Site Region 2 AMPs only.
11	PAPMC Distribution Method	The departments that distribute expenses using the PAPMC Distribution Method provide services for PHA's PAPMC managed units. The expense distribution method is based on the latest HUD approved Subsidy units for the PAPMC managed AMPs only.
12	Vehicle Distribution Method	Departments that provide direct services to PHA's vehicles will distribute expenses using the Vehicle Distribution Method. The expense distribution method is based on the number of vehicles utilized by the program and/or AMP.
13	Section 8 Programs Distribution Method	Departments that provide direct services to PHA's Section 8 Programs will distribute expenses using the Section 8 Programs Distribution Method. The expense distribution method is based on the HUD approved baseline units for each of the Section 8 Programs.
14	Section 8 Project Based Programs Distribution Method	Departments that provide direct services to PHA's Section 8 Project Based Programs will distribute expenses using the Section 8 Project Based Programs Distribution Method. The expense distribution method is based on the HUD approved baseline units for each of the Section 8 Project Based Programs Only.

ATTACHMENT 6

**Philadelphia Housing Authority
LIPH Distribution Method**

Project Number	Project Name	Units	Percentage
PA2-001	Johnson	526	4.8090%
PA2-003	Allen	150	1.3710%
PA2-010	Rosen	552	5.0470%
PA2-013	Wilson	727	6.6470%
PA2-014	Norris	145	1.3260%
PA2-015	Harrison	299	2.7340%
PA2-018	Arch	73	0.6670%
PA2-020	Spring Garden	203	1.8560%
PA2-023	Liddonfield	0	0.0000%
PA2-024	Queen Lane	138	1.2620%
PA2-029	Hill Creek	331	3.0260%
PA2-030	Abbottsford	235	2.1480%
PA2-031	Bartram	493	4.5070%
PA2-032	Oxford	199	1.8190%
PA2-034	Whitehall	248	2.2670%
PA2-035	Haddington	147	1.3440%
PA2-039	Westpark	323	2.9530%
PA2-042	Champlost	102	0.9330%
PA2-046	Haverford	24	0.2190%
PA2-049	Morton	248	2.2670%
PA2-050	Blumberg	497	4.5440%
PA2-054	Parkview	20	0.1830%
PA2-055	Fairhill	264	2.4140%
PA2-061	Paschall	0	0.0000%
PA2-062	Cassie L. Halley	71	0.6490%
PA2-063	Jackson	56	0.5120%
PA2-065	Collegeview	54	0.4940%
PA2-066	Holmecrest	84	0.7680%
PA2-076	Emlen	155	1.4170%
PA2-077	Bentley	96	0.8780%
PA2-079	Plymouth Hall	53	0.4850%
PA2-093	Westpark Plz	65	0.5940%
PA2-100	Moore	29	0.2650%
PA2-104	Arlene	32	0.2930%
PA2-114	Jacobs	79	0.7220%
PA2-901	Scat. Sites	436	3.9860%
PA2-902	Scat. Sites	384	3.5110%
PA2-903	Scat. Sites	526	4.8090%
PA2-904	Scat. Sites	370	3.3830%
PA2-905	Scat. Sites	449	4.1050%
PA2-906	Scat. Sites	442	4.0410%
PA2-907	Scat. Sites	426	3.8950%
PA2-908	Scat. Sites	419	3.8310%
PA2-909	Scat. Sites	438	4.0040%
PA2-910	Scat. Sites	330	3.0170%
Public Housing Unit Totals		10,938	100.00%

Unit count based on submitted subsidy units requested with 12/31/12 Operating Subsidy Calculation (units as of 6/30/2011)

**Philadelphia Housing Authority
Conventional Sites Distribution Method**

Project Number	Project Name	Units	Percentage
PA2-001	Johnson	526	7.8300%
PA2-003	Allen	150	2.2330%
PA2-010	Rosen	552	8.2170%
PA2-013	Wilson	727	10.8220%
PA2-014	Norris	145	2.1580%
PA2-015	Harrison	299	4.4510%
PA2-018	Arch	73	1.0870%
PA2-020	Spring Garden	203	3.0220%
PA2-023	Liddonfield	0	0.0000%
PA2-024	Queen Lane	138	2.0540%
PA2-029	Hill Creek	331	4.9270%
PA2-030	Abbottsford	235	3.4980%
PA2-031	Bartram	493	7.3380%
PA2-032	Oxford	199	2.9620%
PA2-034	Whitehall	248	3.6920%
PA2-035	Haddington	147	2.1880%
PA2-039	Westpark	323	4.8080%
PA2-042	Champlost	102	1.5180%
PA2-046	Haverford	24	0.3570%
PA2-049	Morton	248	3.6920%
PA2-050	Blumberg	497	7.3980%
PA2-054	Parkview	20	0.2980%
PA2-055	Fairhill	264	3.9300%
PA2-061	Paschall	0	0.0000%
PA2-062	Cassie L. Halley	71	1.0570%
PA2-063	Jackson	56	0.8340%
PA2-065	Collegeview	54	0.8040%
PA2-066	Holmecrest	84	1.2500%
PA2-076	Emlen	155	2.3070%
PA2-077	Bentley	96	1.4290%
PA2-079	Plymouth Hall	53	0.7890%
PA2-093	Westpark Plz	65	0.9680%
PA2-100	Moore	29	0.4320%
PA2-104	Arlene	32	0.4760%
PA2-114	Jacobs	79	1.1760%
Conventional Sites Total		6,718	100.00%

Unit count based on submitted subsidy units requested with 12/31/12 Operating Subsidy Calculation (units as of 6/30/2011)

**Philadelphia Housing Authority
Regional Department Distribution Method**

Project Number	Project Name	Units	Percentage
PA2-003	Allen	150	13.1580%
PA2-014	Norris	145	12.7190%
PA2-015	Harrison	299	26.2280%
PA2-020	Spring Garden	203	17.8070%
PA2-055	Fairhill	264	23.1580%
PA2-114	Jacobs	79	6.9300%
North Area Totals		1,140	
PA2-023	Liddonfield	0	0.0000%
PA2-029	Hill Creek	331	36.1750%
PA2-032	Oxford	199	21.7490%
PA2-034	Whitehall	248	27.1040%
PA2-066	Holmecrest	84	9.1800%
PA2-079	Plymouth Hall	53	5.7920%
Northeast Area Totals		915	
PA2-013	Wilson	727	56.3130%
PA2-031	Bartram	493	38.1870%
PA2-061	Paschall	0	0.0000%
PA2-062	Cassie L. Halley	71	5.5000%
South Area Totals		1,291	
PA2-018	Arch	73	6.0030%
PA2-024	Queen Lane	138	11.3490%
PA2-030	Abbottsford	235	19.3260%
PA2-035	Haddington	147	12.0890%
PA2-039	Westpark	323	26.5630%
PA2-046	Haverford	24	1.9740%
PA2-063	Jackson	56	4.6050%
PA2-076	Emlen	155	12.7470%
PA2-093	Westpark Plz	65	5.3450%
West Area Totals		1,216	
PA2-001	Johnson	526	24.3970%
PA2-010	Rosen	552	25.6030%
PA2-042	Champlost	102	4.7310%
PA2-049	Morton	248	11.5030%
PA2-050	Blumberg	497	23.0520%
PA2-054	Parkview	20	0.9280%
PA2-065	Collegeview	54	2.5050%
PA2-077	Bentley	96	4.4530%
PA2-100	Moore	29	1.3450%
PA2-104	Arlene	32	1.4840%
North Central Area Totals		2,156	

ATTACHMENT 6

Philadelphia Housing Authority
Regional Department Distribution Method

Project Number	Project Name	Units	Percentage
PA2-901	Scat. Sites	436	10.3320%
PA2-902	Scat. Sites	384	9.1000%
PA2-903	Scat. Sites	526	12.4640%
PA2-904	Scat. Sites	370	8.7680%
PA2-905	Scat. Sites	449	10.6400%
PA2-906	Scat. Sites	442	10.4740%
PA2-907	Scat. Sites	426	10.0950%
PA2-908	Scat. Sites	419	9.9290%
PA2-909	Scat. Sites	438	10.3790%
PA2-910	Scat. Sites	330	7.8200%
Scattered Sites Totals		4,220	
PA2-901	Scat. Sites	436	24.6190%
PA2-902	Scat. Sites	384	21.6830%
PA2-903	Scat. Sites	526	29.7010%
PA2-904	Scat. Sites	370	20.8920%
PA2-905	Scat. Sites	449	25.3530%
PA2-907	Scat. Sites	426	24.0540%
Scattered Sites Area 1 Totals		1,771	
PA2-906	Scat. Sites	442	27.1330%
PA2-908	Scat. Sites	419	25.7210%
PA2-909	Scat. Sites	438	26.8880%
PA2-910	Scat. Sites	330	20.2580%
Scattered Sites Area 2 Totals		1,629	

Unit count based on submitted subsidy units requested with 12/31/12 Operating Subsidy
Calculation (units as of 6/30/2011)

ATTACHMENT 6

**Philadelphia Housing Authority
Vehicle Distribution Method**

Program Name	Vehicle Costs	Percentage
LIPH Program - (Includes CFP purchased)	7,723,741	89.1730%
Drug Forfeitures	64,829	0.7480%
Non-MTW HCV Program	90,963	1.0500%
MTW Vouchers Program	775,236	8.9500%
ROSS	6,800	0.0790%
Total Section 8 Programs Allocation	8,661,568	100.00%

Total cost of Automobiles based on March 31, 2011 fixed assets register

**Philadelphia Housing Authority
PAPMC Distribution Method**

Project Number	Project Name	Units	Area Percentage	Total	Total Percentage
PA2-129	Cambridge II	40	2.07%	40	1.28%
PA2-132	Suffolk	137	7.10%	137	4.39%
PA2-133	Allen 'Off-site"	178	9.23%	178	5.70%
PA2-137	Cambridge	44	2.28%	44	1.41%
PA2-138	Mt. Olivet	161	8.35%	161	5.15%
PA2-139	Tasker	245	12.70%	245	7.84%
PA2-143	Tasker II	184	9.54%	184	5.89%
PA2-145	Lucien E Blackwell	80	4.15%	80	2.56%
PA2-147	Cambridge III	40	2.07%	40	1.28%
PA2-149	MLK 4	42	2.18%	42	1.34%
PA2-150	LEB II	80	4.15%	80	2.56%
PA2-152	Germantown House	133	6.90%	133	4.26%
PA2-153	LEB III	50	2.59%	50	1.60%
PA2-156	Marshal Shepard	80	4.15%	80	2.56%
PA2-157	Ludlow	75	3.89%	75	2.40%
PA2-158	Nellie Reynolds	64	3.32%	64	2.05%
PA2-160	Warnock I	50	2.59%	50	1.60%
PA2-161	Warnock II	45	2.33%	45	1.44%
PA2-163	Mantua I	50	2.59%	50	1.60%
PA2-164	Mantua II	51	2.64%	51	1.63%
PA2-173	Paschall I	50	2.59%	50	1.60%
PA2-174	Paschall II	50	2.59%	50	1.60%
PAPMC Sites Total		1,929	100.00%		
PA2-121	Southwark	470	39.33%	470	15.05%
PA2-126	"8 Diamonds"	152	12.72%	152	4.87%
PA2-127	Spring Garden	86	7.20%	86	2.75%
PA2-128	New MLK	49	4.10%	49	1.57%
PA2-130	New Schuylkill	135	11.30%	135	4.32%
PA2-131	St. Anthony	38	3.18%	38	1.22%
PA2-136	MLK	45	3.77%	45	1.44%
PA2-146	St. Ignatius	67	5.61%	67	2.15%
PA2-148	Neuman North	67	5.61%	67	2.15%
PA2-159	Angela Court II	54	4.52%	54	1.73%
PA2-162	Spring Garden SS	32	2.68%	32	1.02%
AME Sites Total		1,195	100.00%	3,124	100.00%

Unit count based on submitted subsidy units requested with
12/31/12 Operating Subsidy Calculation (units as of 6/30/2011)

**Philadelphia Housing Authority
Section 8 Programs Direct Cost Distribution Method**

Project Number	Project Name	Units	Percentage
K01	Mod Rehab - Various	44	0.2250%
K02	Mod Rehab - Various	70	0.3590%
K03	Mod Rehab - Various	60	0.3070%
K07	Mod Rehab - Various	10	0.0510%
K08	Mod Rehab - Various	22	0.1130%
K09	SRO - Various	81	0.4150%
K12	Fairmount	48	0.2460%
K13	Germantown YMCA	80	0.4100%
K14	Shelter plus Care	52	0.2660%
K16	Projecto Escalera	12	0.0610%
K17	2601 N. Broad street	80	0.4100%
K18	Mid-City YWCA	24	0.1230%
K19	Mid-City YWCA	24	0.1230%
K20	Reed House SRO	66	0.3380%
MTW	MTW Housing Choice Vouchers	17,850	91.4730%
MS	Mainstream	70	0.3590%
Non-MTW	Non-MTW / VASH Programs	921	4.7200%
Total Section 8 Programs Allocation		19,514	100.00%
Mod Rehab / SRO Totals		673	3.4470%

Unit count based on 12/1/2011 PHA ACC Report

Philadelphia Housing Authority
Section 8 Project Based Programs Direct Cost Distribution Method

Project Number	Project Name	Units	Percentage
K01	Mod Rehab - Various	44	5.9220%
K02	Mod Rehab - Various	70	9.4210%
K03	Mod Rehab - Various	60	8.0750%
K07	Mod Rehab - Various	10	1.3460%
K08	Mod Rehab - Various	22	2.9610%
K09	SRO - Various	81	10.9020%
K12	Fairmount	48	6.4600%
K13	Germantown YMCA	80	10.7670%
K14	Shelter plus Care	52	6.9990%
K16	Projecto Escalera	12	1.6150%
K17	2601 N. Broad street	80	10.7670%
K18	Mid-City YWCA	24	3.2300%
K19	Mid-City YWCA	24	3.2300%
K20	Reed House SRO	66	8.8830%
MS	Mainstream	70	9.4210%
Total Section 8 Programs Allocation		743	100.00%

Unit count based on 12/1/2011 PHA ACC Report



Philadelphia Housing Authority

Housing Choice Voucher Program

Building Beyond Expectations

2850 Germantown Ave, 2nd Floor, North Entrance
Philadelphia, PA 19133

ATTACHMENT 7

PHA Final ACC

for 12/01/2011

Program Management Group - MOD

ACC Description	HUD Cap	PHA Cap	Leased	Total Shopping	Transfers	Active Vouchers Prev Tenants	Shopping New Applicants	Available Vouchers	Difference	% Leased	Expiration Date
K01 MOD. REHAB - VARIOUS - K01	44	44	44	0	0	0	0	0	0	100.00%	03/31/2018
K02 MOD. REHAB. - VARIOUS - K02	70	70	62	0	0	0	0	8	0	88.57%	03/31/2018
K03 MOD. REHAB. - VARIOUS - K03	60	60	54	0	0	0	0	6	0	90.00%	03/31/2018
K07 MOD. REHAB. - VARIOUS - K07	10	10	10	0	0	0	0	0	0	100.00%	03/31/2018
K08 MOD. REHAB. - VARIOUS - K08	22	22	22	0	0	0	0	0	0	100.00%	03/31/2018
K09 SRO-VARIOUS - K09	81	81	40	0	0	0	0	41	0	49.38%	03/31/2018
K12 FAIRMOUNT - K12	48	48	45	0	0	0	0	3	0	93.75%	03/31/2018
K13 GERMANTOWN YMCA - K13	80	80	73	1	0	0	1	6	0	91.25%	03/31/2018
K14 SHELTER + CARE - K14	52	52	49	0	0	0	0	3	0	94.23%	03/31/2018
K16 PROJECTO ESCALERA - K16	12	12	11	0	0	0	0	1	0	91.67%	03/31/2018
K17 2601 N. BROAD STREET - K17	80	80	76	0	0	0	0	4	0	95.00%	09/01/2018
K18 MID-CITY YWCA - K18	24	24	24	0	0	0	0	0	0	100.00%	03/31/2018
K19 MID-CITY YWCA - K19	24	24	23	0	0	0	0	1	0	95.83%	03/31/2018
K20 REED HOUSE SRO - K20	66	66	57	0	0	0	0	9	0	86.36%	03/31/2018
Totals for MOD	673	673	590	1	0	0	1	82	0	87.67%	



Philadelphia Housing Authority

Housing Choice Voucher Program

Building Beyond Expectations

2850 Germantown Ave, 2nd Floor, North Entrance

Philadelphia, PA 19133

ATTACHMENT 7

PHA Final ACC

for 12/01/2011

Program Management Group - MTW

ACC Description	HUD Cap	PHA Cap	Leased	Total Shopping	Transfers	Active Vouchers Prev Tenants	Shopping New Applicants	Available Vouchers	Difference	% Leased	Expiration Date
M17 MTW VOUCHER (Part I) - M17	8695	7043	7466	546	353	116	77	-616	1652	106.01%	03/31/2018
M17 MTW VOUCHER (Part I) - MTWPB	2609	1657	1557	7	0	5	2	93	952	93.96%	03/31/2018
M24 MTW VOUCHER (Part II) - M24	6546	6150	5827	544	244	94	206	23	396	94.75%	03/31/2018
Totals for MTW	17850	14850	14850	1097	597	215	285	-500	3000	100.00%	



Philadelphia Housing Authority

Housing Choice Voucher Program

Building Beyond Expectations

2850 Germantown Ave, 2nd Floor, North Entrance

Philadelphia, PA 19133

ATTACHMENT 7

PHA Final ACC

for 12/01/2011

Program Management Group - Non-MTW

ACC Description	HUD Cap	PHA Cap	Leased	Total Shopping	Transfers	Active Vouchers Prev Tenants	Shopping New Applicants	Available Vouchers	Difference	% Leased	Expiration Date
N22 NON MTW FUP - N22	200	200	190	18	10	3	5	2	0	95.00%	03/31/2018
N24 NON MTW FUP - N24	100	100	67	14	5	0	9	24	0	67.00%	03/31/2018
N37 MAINSTREAM - N37	50	50	32	4	3	1	0	17	0	64.00%	03/31/2018
N39 Veterans VASH Program - N39	105	105	100	8	3	0	5	0	0	95.24%	03/31/2018
N42 NON MTW DES HOUSING - N42	250	250	158	11	8	3	0	89	0	63.20%	03/31/2018
N46 NON MTW MAINSTREAM - N46	20	20	12	1	0	0	1	7	0	60.00%	03/31/2018
N54 Veterans Affairs Supportive Housing - N54	105	105	97	3	1	0	2	6	0	92.38%	05/31/2018
N56 Elder Place I - N56	47	47	3	4	0	0	4	40	0	6.38%	06/01/2020
N57 Elder Place II - N57	39	39	0	0	0	0	0	39	0	0.00%	06/01/2020
N58 Veterans Affairs Supportive Housing II - N58	75	75	61	2	0	0	2	12	0	81.33%	05/13/2018
Totals for Non-MTW	991	991	720	65	30	7	28	236	0	72.65%	



Philadelphia Housing Authority
 Housing Choice Voucher Program
 Building Beyond Expectations
 2850 Germantown Ave, 2nd Floor, North Entrance
 Philadelphia, PA 19133

ATTACHMENT 7

PHA Final ACC
 for 12/01/2011

Program Management Group - Portability

ACC Description	HUD Cap	PHA Cap	Leased	Total Shopping	Transfers	Active Vouchers Prev Tenants	Shopping New Applicants	Available Vouchers	Difference	% Leased	Expiration Date
PIV INCOMING PORTABLE - PIV	860	860	538	78	15	7	56	261	0	62.56%	03/31/2018
Totals for Portability	860	860	538	78	15	7	56	261	0	62.56%	

** End of Report **

ATTACHMENT 8

PeopleSoft AM
COST ACTIVITY DETAIL

Page No. 1
Run Date 01/18/2012
Run Time 17:51:06

Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund: 001 -- M-55
From Year 2011 Period 1 Thru Year 2011 Period 12
Dept

Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
Total for Dept	100100		101,010.00	0.00	0.00	0.00
Total for Dept	200200		20,639.00	0.00	0.00	-20,639.00
Total for Dept	344344		42,152.34	0.00	0.00	-19,700.00
Total for Dept	401401		931,650.00	0.00	0.00	-23,994.00
Total for Dept	402402		25,698.87	0.00	0.00	25,698.87
Total for Dept	403403		0.00	0.00	0.00	0.00
Total for Dept	404404		107,114.00	0.00	0.00	107,114.00
Total for Dept	407407		22,858.00	0.00	0.00	22,858.00
Total for Dept	410410		9,999.00	0.00	0.00	9,999.00
Total for Dept	412412		0.00	0.00	0.00	0.00
Total for Dept	425425		62,638.00	0.00	0.00	62,638.00
Total for Dept	431034		17,480.00	0.00	0.00	17,480.00

ATTACHMENT 8

PeopleSoft AM
COST ACTIVITY DETAIL

Page No. 6
Run Date 01/18/2012
Run Time 17:51:06

Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL --- PHA's Federal Reporting Book
Fund : 001 -- M-55
From Year 2011 Period 1 Thru Year 2011 Period 12
Dept

Asset Id	Description	Type	Beginning Cost	Additions	Adjustments	Transfers	Retirements
						Recategorises	Ending Cost
Total for Dept	466664		76,005.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	70,005.00
Total for Dept	467467		82,851.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	82,851.00
Total for Dept	468468		11,698.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	11,698.00
Total for Dept	470470		0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00
Total for Dept	471471		90,727.00	0.00	0.00	0.00	-19,075.00
				0.00	0.00	0.00	71,652.00
Total for Dept	472472		0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00
Total for Dept	491491		0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00
Total for Dept	492492		42,064.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	62,064.00
Total for Dept	493493		232,796.70	0.00	0.00	0.00	-21,738.00
				0.00	0.00	0.00	211,058.70
Total for Dept	494494		753,125.60	41,206.00	0.00	0.00	-23,839.00
				0.00	0.00	0.00	770,492.60
Total for Dept	495495		71,302.87	0.00	0.00	0.00	-22,000.00
				0.00	0.00	0.00	49,302.87
Total for Dept	508508		39,673.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	39,673.00

ATTACHMENT 8

Peoplesoft JM
COST ACTIVITY DETAIL

Page No. 4
Run Date 01/18/2012
Run Time 17:51:06

Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund: 001 -- M-55
From Year 2011 Period 1 Thru Year 2011 Period 12
Dept
Asset Id Description Type

Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
TOTAL for Dept	454061		33,033.00	0.00	0.00	0.00
				0.00	0.00	33,033.00
TOTAL for Dept	454454		66,401.00	0.00	0.00	-20,650.00
				0.00	0.00	45,751.00
TOTAL for Dept	455003		25,698.87	0.00	0.00	0.00
				0.00	0.00	25,698.87
TOTAL for Dept	455008		33,291.00	0.00	0.00	0.00
				0.00	0.00	33,291.00
TOTAL for Dept	455455		800,384.41	0.00	0.00	-22,765.00
				0.00	0.00	777,619.41
TOTAL for Dept	456656		387,320.00	0.00	0.00	0.00
				0.00	0.00	387,320.00
TOTAL for Dept	458001		426,293.81	0.00	0.00	0.00
				0.00	0.00	426,293.81
TOTAL for Dept	458010		9,999.00	0.00	0.00	0.00
				0.00	0.00	9,999.00
TOTAL for Dept	458049		17,871.00	0.00	0.00	0.00
				0.00	0.00	17,871.00
TOTAL for Dept	458458		25,698.87	0.00	0.00	0.00
				0.00	0.00	25,698.87
TOTAL for Dept	459139		23,231.00	0.00	0.00	0.00
				0.00	0.00	23,231.00
TOTAL for Dept	460460		0.00	0.00	0.00	0.00
				0.00	0.00	0.00

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COST ACTIVITY DETAIL

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund : 003 -- 4-55
From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorize	Retirement# Ending Cost
Total for Dept	461901			11,079.00	0.00	0.00	0.00
Total for Dept	461902			60,438.00	0.00	0.00	11,079.00
Total for Dept	461903			35,496.00	0.00	0.00	60,438.00
Total for Dept	461904			100,783.35	0.00	0.00	35,496.00
Total for Dept	461905			150,588.87	0.00	0.00	-35,076.48
Total for Dept	461906			108,248.37	0.00	0.00	65,706.87
Total for Dept	461907			114,852.00	0.00	0.00	-600.00
Total for Dept	461908			110,897.00	0.00	0.00	149,988.87
Total for Dept	461909			19,872.00	0.00	0.00	-26,044.00
Total for Dept	461910			0.00	0.00	0.00	82,204.37
Total for Dept	462002			24,739.00	0.00	0.00	0.00
Total for Dept	462462			690,898.47	0.00	0.00	114,852.00
Total for Dept					0.00	0.00	-23,231.00
Total for Dept					0.00	0.00	87,666.00
Total for Dept					0.00	0.00	19,872.00
Total for Dept					0.00	0.00	0.00
Total for Dept					0.00	0.00	0.00
Total for Dept					0.00	0.00	0.00
Total for Dept					0.00	0.00	24,739.00
Total for Dept					0.00	0.00	-61,993.00
Total for Dept					0.00	0.00	628,705.47

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 COST ACTIVITY DETAIL

Page No. 2
 Run Date 01/18/2012
 Run Time 17:51:06

Report ID: AMAS2000
 Bus. Unit: PHA00 -- Philadelphia Housing Authority
 Book: FEDERAL -- PHA's Federal Reporting Book
 Fund: 001 -- R-55
 From Year 2011 Period 1 Thru Year 2011 Period 12
 Dept

Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategories	Retirements Ending Cost
Total for Dept	432432		0.00	0.00	0.00	0.00
Total for Dept	433013		37,588.00	0.00	0.00	0.00
Total for Dept	440440		10,827.00	0.00	0.00	37,588.00
Total for Dept	440901		20,639.00	0.00	0.00	10,827.00
Total for Dept	440907		25,489.00	0.00	0.00	0.00
Total for Dept	440909		16,675.00	0.00	0.00	0.00
Total for Dept	440910		11,698.00	0.00	0.00	11,698.00
Total for Dept	441441		10,285.00	0.00	0.00	-10,285.00
Total for Dept	450450		45,858.48	0.00	0.00	0.00
Total for Dept	451014		0.00	0.00	0.00	45,858.48
Total for Dept	451015		16,448.00	0.00	0.00	0.00
Total for Dept	451020		28,613.00	0.00	0.00	16,448.00
Total for Dept						28,613.00

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PeopleSoft AM
COST ACTIVITY DETAIL

Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund: 001 -- W-55
From Year 2011 period 1 Thru Year 2011 Period 12
Dept Asset Id Description Type

Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
Total for Dept	451441		74,255.00	0.00	0.00	0.00
Total for Dept	452023		31,173.00	0.00	0.00	74,255.00
Total for Dept	452024		25,698.87	0.00	0.00	0.00
Total for Dept	452032		24,299.00	0.00	0.00	31,173.00
Total for Dept	452034		18,640.00	0.00	0.00	0.00
Total for Dept	452452		91,538.00	0.00	0.00	25,698.87
Total for Dept	451013		19,872.00	0.00	0.00	0.00
Total for Dept	453031		109,837.18	0.00	0.00	24,299.00
Total for Dept	453036		11,698.00	0.00	0.00	0.00
Total for Dept	453453		26,466.48	0.00	0.00	0.00
Total for Dept	454039		43,119.00	0.00	0.00	0.00
Total for Dept	454045		20,713.48	0.00	0.00	0.00

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COST ACTIVITY DETAIL

Report ID: AMAS2000
 Bus. Unit: PHA00 -- Philadelphia Housing Authority
 Book: FEDERAL -- PHA's Federal Reporting Book
 Fund: 005 -- SEC.8 CERTIFICATES
 From Year 2011 Period 1 Thru Year 2011 Period 12

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Asset Id	Description	Type	Beginning Cost	Additions	Transfers	Retirements
				Adjustments	Recategorizes	Ending Cost
Total for Dept	343343		10,375.00	0.00	0.00	0.00
Total for Dept	344344		11,734.00	0.00	0.00	10,375.00
Total for Dept	435435		11,791.00	0.00	0.00	0.00
Total for Dept	462462		57,063.00	0.00	0.00	11,734.00
Total for Dept	900133		10,827.00	0.00	0.00	0.00
Total for Fund	005		101,796.00	0.00	0.00	11,791.00
				0.00	0.00	57,063.00
				0.00	0.00	-10,827.00
				0.00	0.00	0.00
				0.00	0.00	-10,827.00
				0.00	0.00	90,963.00

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 COST ACTIVITY DETAIL

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Report ID: AMAS2000
 Bus. Unit: PHA00 -- Philadelphia Housing Authority
 Book: FEDERAL -- PHA's Federal Reporting Book
 Fund: 277 -- Neighborhood Networks
 From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
		Total for Dept	451651	6,800.00	0.00	0.00	0.00
		Total for Fund	277	6,800.00	0.00	0.00	6,800.00

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Report ID: 44MS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund: 718 -- Capital Fund Program FY 2008
From Year 2011 Period 1 Thru Year 2011 Period 12
DEPT

Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
Total for Dept	404494		155,392.33	72,309.66 0.00	0.00 0.00	0.00 227,701.99
Total for Dept	707707		231,888.00	69,277.50 0.00	0.00 0.00	0.00 163,165.50
Total for Fund	718		247,280.33	141,587.16 0.00	0.00 0.00	0.00 390,867.49

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 COST ACTIVITY DETAIL

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Report ID: AMAS2000
 Bus. Unit: PHA00 -- Philadelphia Housing Authority
 Book: FEDERAL -- PHA's Federal Reporting Book
 PUND: 802 -- Move to Work (MTW) YEAR II
 From Year 2011 Period 1 Thru Year 2011 Period 12
 Dept
 Asset Id Description Type

Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
	Total for Dept	494494	\$2,525.00	0.00 0.00	0.00 0.00	0.00 52,525.00
	Total for Pund	802	\$2,525.00	0.00 0.00	0.00 0.00	0.00 52,525.00

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 COST ACTIVITY DETAIL

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Report ID: AMAS2090
 Bus. Unit: PHA00 -- Philadelphia Housing Authority
 Book: FEDERAL -- PHA's Federal Reporting Book
 Fund: 804 -- Move to Work (MTW)
 From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
	Total for Dept	410410		13,086.15	0.00	0.00	-13,086.15
					0.00	0.00	0.00
	Total for Dept	453013		21,054.78	0.00	0.00	-21,054.78
					0.00	0.00	0.00
	Total for Dept	617817		21,054.78	0.00	0.00	0.00
					0.00	0.00	21,054.78
	Total for Fund	804		55,195.71	0.00	0.00	-34,140.93
					0.00	0.00	21,054.78

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COST ACTIVITY DETAIL

Report ID: AMAS2000
 Bus. Unit: PHA00 -- Philadelphia Housing Authority
 Book: FEDERAL -- PHA's Federal Reporting Book
 Fund : 807 -- Move to Work (MTW) Year VII
 From Year 2011 Period 1 Thru Year 2011 Period 12
 Dept
 Asset Id Description Type

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Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
	Total for Dept	800800	137,100.15	0.00 0.00	0.00 0.00	0.00 137,100.15
	Total for Fund	807	137,100.15	0.00 0.00	0.00 0.00	0.00 137,100.15

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 COST ACTIVITY DETAIL

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Report ID: AMAS2000
 Bus. Unit: PHA00 -- Philadelphia Housing Authority
 Book: FEDBBAL -- PHA's Federal Reporting Book
 Fund: 808 -- Move to Work (MTW) Year VIII
 From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
		Total for Dept	410410	201,804.00	0.00 0.00	0.00 0.00	0.00 201,804.00
		Total for Fund	808	201,804.00	0.00 0.00	0.00 0.00	0.00 201,804.00

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 COST ACTIVITY DETAIL

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Report ID: AMAS2000
 Bus. Unit: PHA00 -- Philadelphia Housing Authority
 Book: FEDERAL -- PHA's Federal Reporting Book
 Fund: 809 -- Move to Work (MTW) Year IX
 From Year 2011 Period 1 Thru Year 2011 Period 12

Dept	Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
	Total for Dept	410410		0.00	54,023.00 0.00	0.00 0.00	0.00 54,023.00
	Total for Dept	424494		54,592.81	0.00 0.00	0.00 0.00	0.00 54,592.81
	Total for Fund	809		54,592.81	54,023.00 0.00	0.00 0.00	0.00 108,615.81

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COST ACTIVITY DETAIL

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Report ID: AMAS2000
Bus. Unit: PHA00 -- Philadelphia Housing Authority
Book: FEDERAL -- PHA's Federal Reporting Book
Fund: 810 -- Move to Work (MTW) Year X
From Year 2011 Period 1 Thru Year 2011 Period 12
Dept
Asset Id Description Type

Asset Id	Description	Type	Beginning Cost	Additions Adjustments	Transfers Recategorizes	Retirements Ending Cost
Total for Dept	410410		0.00	147,576.69 0.00	0.00 0.00	0.00 147,576.69
Total for Fund	810		0.00	147,576.69 0.00	0.00 0.00	0.00 147,576.69
Total for Book ID	FEDERAL		0.735,119.59	384,392.85 0.00	0.00 0.00	-457,944.41 0,661,568.01
Total for Report			0.735,119.59	384,392.85 0.00	0.00 0.00	-457,944.41 0,661,568.01

End of Report

Philadelphia Housing Authority (PA002)
 PHILADELPHIA, PA
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
70300 Net Tenant Rental Revenue	\$23,557,187				\$8,604,958		\$238,786
70400 Tenant Revenue - Other	\$438,342				\$337,722		
70500 Total Tenant Revenue	\$23,995,529	\$0	\$0	\$0	\$8,942,680	\$0	\$238,786
70600 HUD PHA Operating Grants		\$8,255,252	\$145,257		\$13,810,916	\$383,628	
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		\$312			\$11,034		\$94,101
71200 Mortgage Interest Income							\$4,654,519
71300 Proceeds from Disposition of Assets Held for Sale							
71310 Cost of Sale of Assets							
71400 Fraud Recovery							
71500 Other Revenue	\$20,253	\$4,558,908			\$554,043		\$6,816,037
71600 Gain or Loss on Sale of Capital Assets	\$599,830	\$759					
72000 Investment Income - Restricted	\$0	\$4,832			\$23,124		\$44,724

Philadelphia Housing Authority (PA002)
PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
70000 Total Revenue	\$24,615,612	\$12,820,063	\$145,257	\$0	\$23,341,797	\$383,628	\$11,848,167
91100 Administrative Salaries	\$3,453,573	\$619,600	\$91,076		\$1,536,796	\$71,407	\$754,721
91200 Auditing Fees					\$496,580		\$83,933
91300 Management Fee							
91310 Book-keeping Fee							
91400 Advertising and Marketing							
91500 Employee Benefit contributions - Administrative	\$2,067,982	\$437,141	\$54,181		\$592,249	\$45,252	\$234,260
91600 Office Expenses	\$517,394				\$299,629		\$54,955
91700 Legal Expense					\$371,276		\$509,267
91800 Travel	\$3,801	\$78				\$5,159	\$194,897
91810 Allocated Overhead	\$54,929,355						
91900 Other	\$926,619	\$30,154			\$2,163,034	\$206,209	\$188,086
91000 Total Operating - Administrative	\$61,898,724	\$1,086,973	\$145,257	\$0	\$5,490,080	\$328,027	\$2,020,119
92000 Asset Management Fee							
92100 Tenant Services - Salaries	\$68,566				\$103,450		\$13,006
92200 Relocation Costs	\$828,079						
92300 Employee Benefit Contributions - Tenant Services	\$39,166				\$31,566		
92400 Tenant Services - Other	\$84,563				\$153,034	\$2,950	\$196,258
92500 Total Tenant Services	\$1,020,374	\$0	\$0	\$0	\$288,050	\$2,950	\$209,264

Philadelphia Housing Authority (PA002)
 PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
93100 Water	\$10,405,695				\$1,783,213		\$857
93200 Electricity	\$6,365,845				\$1,193,219		
93300 Gas	\$8,914,579				\$674,147		
93400 Fuel							
93500 Labor	\$86,866						
93600 Sewer					\$181,300		
93700 Employee Benefit Contributions - Utilities	\$49,809						
93800 Other Utilities Expense	\$30,407						
93000 Total Utilities	\$25,853,201	\$0	\$0	\$0	\$3,881,879	\$0	\$857
94100 Ordinary Maintenance and Operations - Labor	\$20,100,269				\$2,593,063	\$11,446	
94200 Ordinary Maintenance and Operations - Materials and Other	\$4,361,064				\$1,208,728	\$28,079	\$3,318
94300 Ordinary Maintenance and Operations Contracts	\$5,398,010				\$4,153,645		\$729
94500 Employee Benefit Contributions - Ordinary Maintenance	\$12,298,135				\$1,349,874	\$7,253	
94000 Total Maintenance	\$42,157,478	\$0	\$0	\$0	\$9,305,310	\$46,778	\$4,047
95100 Protective Services - Labor					\$106,108		
95200 Protective Services - Other Contract Costs	\$2,957,831				\$743,280		
95300 Protective Services - Other							\$1,054
95500 Employee Benefit Contributions - Protective Services							
95000 Total Protective Services	\$2,957,831	\$0	\$0	\$0	\$849,388	\$0	\$1,054

Philadelphia Housing Authority (PA002)
PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
96110 Property Insurance	\$2,136,664				\$1,160,108		
96120 Liability Insurance					\$386,703		
96130 Workmen's Compensation	\$3,436,966	\$19,531			\$537,375	\$5,873	\$7,302
96140 All Other Insurance					\$29,002		\$10,299
96100 Total Insurance Premiums	\$5,573,630	\$19,531	\$0	\$0	\$2,113,188	\$5,873	\$17,601
96200 Other General Expenses	\$13,877,509	\$6,431			\$545,903		\$2,489
96210 Compensated Absences							\$4,210
96300 Payments in Lieu of Taxes					\$100,459		
96400 Bad debt - Tenant Rents	\$742,481				\$73,617		
96500 Bad debt - Mortgages							
96600 Bad debt - Other					\$441		
96800 Severance Expense	\$49,260	\$10,487					
96000 Total Other General Expenses	\$14,669,250	\$16,918	\$0	\$0	\$720,420	\$0	\$6,699
96710 Interest of Mortgage (or Bonds) Payable							\$970,335
96720 Interest on Notes Payable (Short and Long Term)					\$5,373,610		
96730 Amortization of Bond Issue Costs					\$187,788		\$25,230
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$5,872,395	\$0	\$995,565
96900 Total Operating Expenses	\$154,130,488	\$1,123,422	\$145,257	\$0	\$28,470,710	\$383,628	\$3,255,206

Philadelphia Housing Authority (PA002)
PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
97000 Excess of Operating Revenue over Operating Expenses	-\$129,514,876	\$11,696,641	\$0	\$0	-\$5,128,913	\$0	\$8,592,961
97100 Extraordinary Maintenance	\$3,877,724						\$3,391,369
97200 Casualty Losses - Non-capitalized							
97300 Housing Assistance Payments		\$3,471,611					
97350 HAP Portability-In		-\$4,209,183					
97400 Depreciation Expense	\$36,517,007	\$51,694			\$15,184,593		\$2,334,221
97500 Fraud Losses							
97600 Capital Outlays - Governmental Funds							
97700 Debt Principal Payment - Governmental Funds							
97800 Dwelling Units Rent Expense							
90000 Total Expenses	\$194,525,219	\$8,855,910	\$145,257	\$0	\$43,655,303	\$383,628	\$8,980,796
10010 Operating Transfer In	\$10,000,000				\$16,722,214		\$28,442,754
10020 Operating Transfer Out	-\$10,000,000						
10030 Operating Transfers from/to Primary Government							
10040 Operating Transfers from/to Component Unit							\$615,209
10050 Proceeds from Notes, Loans and Bonds							
10060 Proceeds from Property Sales							
10070 Extraordinary Items, Net Gain/Loss							\$3,150,994
10080 Special Items (Net Gain/Loss)	-\$13,192,988						
10091 Inter Project Excess Cash Transfer In							

Philadelphia Housing Authority (PA002)
PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.866 Revitalization of Severely Distressed Public Housing	14.182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
10092 Inter Project Excess Cash Transfer Out							
10093 Transfers between Program and Project - In	\$187,771,371						\$10,010,862
10094 Transfers between Project and Program - Out	-\$10,010,862						
10100 Total Other financing Sources (Uses)	\$164,567,521	\$0	\$0	\$0	\$16,722,214	\$0	\$42,219,819
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$5,342,086	\$3,964,153	\$0	\$0	-\$3,591,292	\$0	\$45,087,190
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$3,860,000
11030 Beginning Equity	\$472,911,276	\$6,104,951	\$27,943,930	\$22,872	\$138,981,947	\$0	\$282,654,191
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$88,238		-\$27,943,930		-\$1,512,100		
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 Rents							
11100 Changes in Allowance for Doubtful Accounts - Other							
11170 Administrative Fee Equity		\$589,221					
11180 Housing Assistance Payments Equity		\$9,479,883					
11190 Unit Months Available	127124	10476			35076		12
11210 Number of Unit Months Leased	125909	4673			34577		12
11270 Excess Cash	\$7,589,717						
11610 Land Purchases	\$7,387						

Philadelphia Housing Authority (PA002)
 PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2011

	Project Total	14,871 Housing Choice Vouchers	14,866 Revitalization of Severely Distressed Public Housing	14,182 N/C S/R Section 8 Programs	6 Component Units	9 Other Federal Program 2	1 Business Activities
11620 Building Purchases	\$82,548,414						
11630 Furniture & Equipment - Dwelling Purchases	\$0						
11640 Furniture & Equipment - Administrative Purchases	\$439,394						
11650 Leasehold Improvements Purchases	\$0						
11660 Infrastructure Purchases	\$0						
13510 CFPP Debt Service Payments	\$12,058,128						
13901 Replacement Housing Factor Funds	\$13,097,353						

Philadelphia Housing Authority (PA002)
PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

93.575 Child Care and Development Block Grant	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.170 Congregate Housing Service Program	10.559 Summer Food Service Program for Children	14.870 Resident Opportunity and Supportive Services	97.109 Disaster Housing Assistance Grant	14.Y5H HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM	14.884 Competitive Capital Fund Stimulus Grant	14.885 Formula Capital Fund Stimulus Grant	14.181 Supportive Housing for Persons with Disabilities	14.HCV MTW Demonstration Program for HCV program
\$1,034,415	\$1,977,553	\$130,416	\$310,534	\$481,357	\$0	\$1,252,161	\$22,717,829	\$46,235,596	\$318,162	\$177,700,325
	\$220,620			\$148,280					\$28,806	
	\$157,131			\$17,589					\$21,623	
				\$3,787						
			\$1,624							
\$2,466				\$41,775						
\$2,466	\$377,751	\$0	\$1,624	\$211,431	\$0	\$0	\$0	\$0	\$50,429	\$0
		\$21,080	\$89,025	\$260,915						
		\$3,739		\$6,513						
\$4,982		\$97,731	\$219,885	\$2,075						
\$4,982	\$0	\$122,550	\$308,910	\$269,503	\$0	\$0	\$0	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)
 PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133		Fiscal Year End: 03/31/2011							
14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.170 Congregate Housing Service Program	10.559 Summer Food Service Program for Children	14.870 Resident Opportunity and Supportive Services (HUD-VASH) PROGRAM	97.109 Disaster Housing Assistance Grant	14.VSH HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM	14.884 Competitive Capital Fund Stimulus Grant	14.885 Formula Capital Fund Stimulus Grant	14.181 Supportive Housing for Persons with Disabilities	14.HCV MTW Demonstration Program for HCV program
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Philadelphia Housing Authority (PA002)
PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

93.575 Child Care and Development Block Grant	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.170 Congregate Housing Service Program	10.559 Summer Food Service Program for Children	14.870 Resident Opportunity and Supportive Services	97.109 Disaster Housing Assistance Grant	14. VSH HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM	14.884 Competitive Capital Fund Stimulus Grant	14.885 Formula Capital Fund Stimulus Grant	14.181 Supportive Housing for Persons with Disabilities	14.HCV MTW Demonstration Program for HCV program
	\$8,477	\$210		\$472						
\$0	\$8,477	\$210	\$0	\$472	\$0	\$0	\$0	\$0	\$0	\$0
						\$6,349			\$320	
\$0	\$0	\$0	\$0	\$0	\$0	\$6,349	\$0	\$0	\$320	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$7,448	\$386,228	\$122,760	\$310,534	\$481,406	\$0	\$6,349	\$0	\$0	\$50,749	\$0

Philadelphia Housing Authority (PA002)
 PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2011

93.575 Child Care and Development Block Grant	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.170 Congregate Housing Service Program	10.559 Summer Food Service Program for Children	14.870 Resident Opportunity and Supportive Services	97.109 Disaster Housing Assistance Grant	14. VSH HUD- VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM	14.884 Competitive Capital Fund Stimulus Grant	14.885 Formula Capital Fund Stimulus Grant	14.181 Supportive Housing for Persons with Disabilities	14. HCV MTW Demonstration Program for HCV program
\$1,026,967	\$1,591,325	\$7,656	\$0	-\$49	\$0	\$1,245,812	\$22,717,829	\$46,235,596	\$267,413	\$177,700,325
\$773,935				\$778			\$3,870,235	\$1,617,995		
	\$1,667,229					\$1,080,065			\$273,553	
\$24,079				\$22,655						
\$805,462	\$2,053,457	\$122,760	\$310,534	\$504,839	\$0	\$1,086,414	\$3,870,235	\$1,617,995	\$324,302	\$0
							-\$15,993,939			-\$177,700,325

Philadelphia Housing Authority (PA002)
PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 03/31/2011

14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging Title III, Part B Grants for Supportive	14.856 Lower Income Housing Assistance Program_Section 8 Moderate Rehabilitat	Subtotal	ELIM	Total
				\$0	\$32,400,931		\$32,400,931
				\$0	\$776,064		\$776,064
	\$0	\$0	\$0	\$0	\$33,176,995	\$0	\$33,176,995
\$121,319,446	\$50,910,562			\$1,926,752	\$400,061,590		\$400,061,590
	\$35,516,552			\$0	\$82,987,808		\$82,987,808
				\$0			
				\$0			
				\$0			
				\$0			
				\$0	\$0	\$0	\$0
				\$0			
				\$0			
				\$0			
		\$212,525		\$270	\$1,124,814		\$1,124,814
				\$0	\$318,242		\$318,242
				\$0	\$4,654,519		\$4,654,519
				\$0			
				\$0			
				\$0			
		\$532,236		\$0	\$12,734,027		\$12,734,027
				\$0	\$600,540		\$600,540
				\$0	\$72,680		\$72,680

Philadelphia Housing Authority (PA002)
PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133		Fiscal Year End: 03/31/2011					
14. OPS MTW Demonstration Program for Low Rent	14. CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging Title III, Part B Grants for Supportive	14.856 Lower Income Housing Assistance Program Section 8 Moderate Rehabilitation	Subtotal	ELIM	Total
\$121,319,446	\$86,427,114	\$744,761	\$0	\$1,927,022	\$535,731,215	\$0	\$535,731,215
		\$27,403,103		\$176,405	\$34,504,387		\$34,504,387
		\$339,711		\$0	\$920,224		\$920,224
				\$0			
		\$167,393		\$0	\$197,909		\$197,909
		\$20,151,155		\$125,640	\$23,904,203		\$23,904,203
		\$7,505,115		\$0	\$8,380,880		\$8,380,880
		\$7,814,398		\$0	\$8,694,941		\$8,694,941
		\$187,538		\$0	\$393,097		\$393,097
		-\$54,929,355		\$0	\$0		\$0
		\$18,604,623		\$0	\$22,162,966		\$22,162,966
\$0	\$0	\$27,243,681	\$0	\$302,045	\$99,158,607	\$0	\$99,158,607
				\$0			
		\$516,546		\$0	\$1,072,588		\$1,072,588
		\$63,070		\$0	\$891,149		\$891,149
		\$343,298		\$0	\$424,282		\$424,282
		\$455,260		\$0	\$1,216,738		\$1,216,738
\$0	\$0	\$1,378,174	\$0	\$0	\$3,604,757	\$0	\$3,604,757

Philadelphia Housing Authority (PA002)
PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133		Fiscal Year End: 03/31/2011					
14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration; Program	93.044 Special Programs for the Aging Title III, Part B - Grants for Supportive	14.856 Lower Income Housing Assistance Program, Section 8 Moderate Rehabilitat	Subtotal	ELIM	Total
		\$63,548		\$0	\$12,253,313		\$12,253,313
		\$449,936		\$0	\$8,009,000		\$8,009,000
		\$19,640		\$0	\$9,608,366		\$9,608,366
				\$0			
		\$13,446		\$0	\$100,312		\$100,312
				\$0	\$181,300		\$181,300
		\$12,285		\$0	\$62,094		\$62,094
		\$83		\$0	\$30,490		\$30,490
\$0		\$558,938	\$0	\$0	\$30,244,875	\$0	\$30,244,875
		\$3,425,865		\$0	\$26,130,643		\$26,130,643
		\$893,206		\$0	\$6,494,395		\$6,494,395
		\$2,248,322		\$0	\$11,800,706		\$11,800,706
		\$3,003,363		\$0	\$16,658,625		\$16,658,625
\$0	\$0	\$9,570,756	\$0	\$0	\$61,084,369	\$0	\$61,084,369
		\$2,389,656		\$0	\$2,495,764		\$2,495,764
		\$1,156,620		\$0	\$4,857,731		\$4,857,731
		\$49,166		\$0	\$50,220		\$50,220
		\$1,856,036		\$0	\$1,856,036		\$1,856,036
\$0	\$0	\$5,451,478	\$0	\$0	\$9,259,751	\$0	\$9,259,751

Philadelphia Housing Authority (PA002)
 PHILADELPHIA, PA
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133		Fiscal Year End: 03/31/2011					
14.OPS MTW Demonstration Program for Low Rent:	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging Title III, Part B Grants for Supportive	14.856 Lower Income Housing Assistance Program Section 8 Moderate Rehabilitat	Subtotal	ELIM:	Total
		\$1,199,453	\$0	\$0	\$4,496,225		\$4,496,225
		\$597,638		\$0	\$984,341		\$984,341
		\$594,741		\$6,780	\$4,617,727		\$4,617,727
		\$85,121		\$0	\$124,422		\$124,422
\$0	\$0	\$2,476,953	\$0	\$6,780	\$10,222,715	\$0	\$10,222,715
		\$375,096		\$34,329	\$14,848,426		\$14,848,426
				\$0	\$4,210		\$4,210
				\$0	\$100,459		\$100,459
		\$2,581		\$0	\$818,679		\$818,679
				\$0			
				\$0	\$441		\$441
		\$138,498		\$0	\$198,245		\$198,245
\$0	\$0	\$516,175	\$0	\$34,329	\$15,970,460	\$0	\$15,970,460
		\$4,967,577		\$0	\$11,311,522		\$11,311,522
				\$0	\$213,018		\$213,018
				\$0	\$310,997		\$310,997
\$0	\$0	\$4,967,577	\$0	\$0	\$11,835,537	\$0	\$11,835,537
\$0	\$0	\$52,163,732	\$0	\$343,154	\$241,381,071	\$0	\$241,381,071

Philadelphia Housing Authority (PA002)
PHILADELPHIA, PA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133		Fiscal Year End: 03/31/2011		ELIM	Total
14.OPS MTW Demonstration Program for Low Rent:	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration: Program	93.044 Special Programs for the Aging Title III, Part B: Grants for Supportive Moderate Rehabilitat	14.856 Lower Income Housing Assistance Program_Section 8	
\$121,319,446	\$86,427,114	-\$51,418,971	\$0	\$1,583,868	\$294,350,144
		\$12,399,046		\$0	\$25,931,082
				\$0	
		\$100,777,569		\$1,612,101	\$108,882,128
				\$0	\$4,209,183
		\$9,980,605		\$0	\$64,114,854
				\$0	
				\$0	
				\$0	
\$0	\$0	\$175,320,952	\$0	\$1,955,255	\$444,518,318
				\$0	
		\$385,446,885		\$0	\$440,611,853
-\$121,319,446	-\$86,427,114	-\$12,448,815		\$0	-\$423,889,639
				\$0	
		-\$615,209		\$0	\$0
				\$0	
				\$0	
				\$0	
				\$0	
		-\$359,925		\$0	\$3,150,994
				\$0	-\$13,552,913
				\$0	

Philadelphia Housing Authority (PA002)
 PHILADELPHIA, PA
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133		Fiscal Year End: 03/31/2011					
14.OPS MTW Demonstration Program for Low Rent	14.CFP MTW Demonstration Program for Capital Fund	14.881 Moving to Work Demonstration Program	93.044 Special Programs for the Aging, Title III, Part B, Grants for Supportive	14.856 Lower Income Housing Assistance Program, Section 8 Moderate Rehabilitat	Subtotal	ELIM	Total
				\$0	\$82,548,414		\$82,548,414
				\$0	\$0		\$0
				\$0	\$439,394		\$439,394
				\$0	\$0		\$0
				\$0	\$0		\$0
				\$0	\$12,058,128		\$12,058,128
				\$0	\$13,097,353		\$13,097,353

ATTACHMENT 10

**Philadelphia Housing Authority
PAPMC Allocated Staff**

Title	2010 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	110,478.68	1,820	84	6	7	84	181	9.95%	10,987.17
Accounting Supervisor	99,097.44	1,820	252	24	7	84	367	20.16%	19,982.84
Director of Operations	124,908.16	1,820	-	-	-	84	84	4.62%	5,764.99
Business Manager	84,639.88	1,820	-	-	-	231	231	12.69%	10,742.75
	419,124.16	7,280	336	30	14	483	863	11.85%	47,477.75

Title	2009 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	102,978.20	1,820	84	6	7	81	178	9.78%	10,071.49
Accounting Supervisor	95,207.84	1,820	252	24	7	81	364	20.00%	19,041.57
Director of Operations	107,981.64	1,820	-	-	-	81	81	4.45%	4,805.78
Business Manager	73,607.04	1,820	-	-	-	225	225	12.36%	9,099.77
	379,774.72	7,280	336	30	14	468	848	11.65%	43,018.61

Title	2008 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	108,231.24	1,820	84	6	7	81	178	9.78%	10,585.25
Accounting Supervisor	86,442.72	1,820	252	24	7	81	364	20.00%	17,288.54
Director of Operations	105,061.84	1,820	-	-	-	81	81	4.45%	4,675.83
Business Manager	137,386.38	1,820	-	-	-	225	225	12.36%	16,984.58
	437,122.18	7,280	336	30	14	468	848	11.65%	49,534.21

Title	2007 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	93,938.52	1,820	84	6	7	75	172	9.45%	8,877.71
Accounting Supervisor	82,794.40	1,820	252	24	7	75	358	19.67%	16,285.93
Director of Operations	87,773.92	1,820	-	-	-	75	75	4.12%	3,617.06
Business Manager	104,186.16	1,820	-	-	-	205	205	11.26%	11,735.25
	368,693.00	7,280	336	30	14	430	810	11.13%	40,515.95

Title	2006 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	90,086.88	1,820	84	6	7	75	172	9.45%	8,513.71
Accounting Supervisor	79,752.40	1,820	252	24	7	75	358	19.67%	15,687.56
Director of Operations	93,982.20	1,820	-	-	-	75	75	4.12%	3,872.89
Business Manager/	83,052.32	1,820	-	-	-	205	205	11.26%	9,354.79
	346,873.80	7,280	336	30	14	430	810	11.13%	37,428.95

Title	2005 Cost	Hours	PHADC	PHAHC	HDC	AME's	Total	Allocated %	Allocated \$
Accounting Manager	89,176.88	1,820	84	6	7	70	167	9.18%	8,182.71
Accounting Supervisor	79,752.92	1,820	252	24	7	70	353	19.40%	15,468.56
Director of Operations	86,747.96	1,820	-	-	-	70	70	3.85%	3,336.46
Business Manager/	72,018.44	1,820	-	-	-	192	192	10.55%	7,597.55
	327,696.20	7,280	336	30	14	402	782	10.74%	34,585.28

ATTACHMENT 10

PAPMC Shared Services Expenses 2004 thru 2010					
Year	Management Fees	PHA Indirect Expense Rate	PAPMC Shared Services Agreement Fee	Less: Funds due from PHA	Net funds due to PHA
2004	-	0.00%	-	-	-
2005	376,560.00	18.54%	69,814.22	(34,585.28)	35,228.94
2006	586,440.00	16.55%	97,055.82	(37,428.95)	59,626.87
2007	763,560.00	13.07%	99,797.29	(40,515.95)	59,281.34
2008	805,410.00	11.48%	92,461.07	(49,534.21)	42,926.86
2009	881,820.00	10.83%	95,501.11	(43,018.61)	52,482.50
2010	927,045.00	19.81%	183,647.61	(47,477.75)	136,169.87
Total 2004 thru 2010			638,277.12	(252,560.75)	385,716.38

PHADC Shared Services Agreement Fee (Limited Partnerships)							
LP	Limited Partnership	Total Development Cost	Shared Services Fee Rate	% Completion 3/31/12	3% of Total Development Cost as of 3/31/12	Developer Fee	Lower of 3% or Dev Fee
CPLP1	Cambridge Plaza LP	7,237,820	3.0%	100%	217,135	165,323	165,323
CPLP2	Cambridge Plaza II LP	9,658,621	3.0%	100%	289,759	743,708	289,759
CPLP3	Cambridge Plaza III LP	9,294,360	3.0%	100%	278,831	611,907	278,831
GHLP1	Germantown House LP	19,911,631	3.0%	100%	597,349	1,703,529	597,349
MCLP1	Mill Creek LP	18,758,184	3.0%	100%	562,746	1,519,609	562,746
LBLP2	Lucien E. Blackwell II LP	18,119,075	3.0%	100%	543,572	1,480,076	543,572
LBLP3	Lucien E. Blackwell III LP	14,328,395	3.0%	100%	429,852	965,038	429,852
LLSS3	Ludlow Scattered Sites 3 LP	24,590,749	3.0%	100%	737,722	1,688,595	737,722
MALP1	Mantua Phase I LP - estimated*	15,073,427	3.0%	100%	452,203	1,254,977	452,203
MALP2	Mantua Phase II LP - estimated*	12,161,637	3.0%	100%	364,849	1,500,000	364,849
MSVLP	Marshall Shepard Village LP	22,986,485	3.0%	100%	689,595	1,705,067	689,595
MLKLP	Uni-Penn Housing Partnership IV LP	8,993,925	3.0%	100%	269,818	41,048	41,048
MTOLP	Mt. Olivet LP	17,152,890	3.0%	100%	514,587	221,790	221,790
NRGLP	Nellie Reynolds Gardens LP	18,772,531	3.0%	100%	563,176	1,230,608	563,176
NORLP	Norris Apartments LP - estimated*	19,217,200	3.0%	93%	536,160	1,500,000	536,160
PALP1	Paschall Phase I LP - estimated*	16,393,605	3.0%	100%	491,808	1,500,000	491,808
PALP2	Paschall Phase II LP - estimated*	17,153,453	3.0%	100%	514,604	1,500,000	514,604
RALP3	Richard Allen 3 LP	35,062,431	3.0%	100%	1,051,873	1,126,371	1,051,873
SMLP1	Suffolk Manor LP	23,475,031	3.0%	100%	704,251	1,507,941	704,251
TALP1	Tasker I LP	48,607,534	3.0%	100%	1,458,226	3,618,640	1,458,226
TALP2	Tasker II LP	33,850,898	3.0%	100%	1,015,527	2,827,528	1,015,527
WNLP1	Warnock I LP	18,626,788	3.0%	100%	558,804	1,263,912	558,804
WNLP2	Warnock II LP	15,334,418	3.0%	100%	460,033	975,128	460,033
Totals		444,761,088			13,302,477	30,650,795	12,729,098

* estimated numbers are based on the HUD F1 for total development costs (adjustments will be made once the PHFA Cost Certification is completed)

**Methodology for Shared Services Reimbursement
for PHA Mixed Finance Development Services**

Background and Task

The Philadelphia Housing Authority (PHA) has developed over 30 mixed-finance projects since 1997. Many of these were developed through PHA's affiliate developer, the Philadelphia Housing Authority Development Corporation (PHADC), which utilizes staff of PHA's Construction and Development Department to perform development functions. A development agreement is executed between PHA and PHADC for each mixed finance project which delineates the development functions to be performed by PHADC. Under a Resource Allocation Agreement, PHADC is to reimburse PHA for the costs attributable to the development functions carried out under PHADC. TAG Associates performed an analysis to determine the cost reimbursement from PHADC to PHA for shared services related to the development of seven recently completed mixed finance projects: Warnock Phase I, Warnock Phase II, Mantua Phase I, Mantua Phase II, Paschall Phase I, Paschall Phase II, and Norris Apartments. The data used in this analysis is summarized below and is presented in more detail on the attached spreadsheets.

Project Development Costs and Fees

The aggregate total development cost ("A" costs) of the seven projects is 134,209,179. (The budgets of two recently completed projects, Warnock II and Norris, are still interim and are expected to be finalized this year.) The aggregate development fee for the seven mixed-finance projects totals \$9.494 million. The fee amounts were established in accordance with Pennsylvania Housing Finance Agency (PHFA) guidelines (which cap development fees at \$1.5 million) and HUD Safe Harbor and Cost Control Guidelines. The entire development fee amount is due to PHADC. (In several cases, payment of the development fee to PHADC is awaiting approval from the tax credit investor.)

Development Costs and Development Fees

	Project Total Development Cost	Development Fee
Norris Apartments	22,428,061	1,500,000
Paschall II	21,309,465	1,500,000
Paschall I	20,387,899	1,500,000
Mantua II	17,399,000	1,500,000
Mantua I	18,141,305	1,254,977
Warnock II	15,960,313	975,128
Warnock I	18,583,136	1,263,912
Total	\$134,209,179	\$9,494,017

Determining Development Services Costs

Development services costs consist of the costs of time spent by personnel providing development services, any overhead related to personnel and internal operations and administration, and the any third-party costs related to development services performed (such as outside consultants). A percentage should be determined for personnel and operational overhead and that percentage should then be added to the personnel cost to arrive at a total cost for development services performed by the developer's staff. These costs would include normal costs related to personnel benefits and fringe as well as administrative operations costs such as office facilities, office equipment and supplies, office services, staff training and travel. In addition, based on a review of current budget allocations an additional percentage was added to cover other departmental overhead functions. Any costs for third parties

performing development services functions need to be added to arrive at a total cost for the development services performed with respect to a project.

In assessing the costs relating to development, the predevelopment and development periods for each project were obtained to determine the level of effort and duration of PHA staff involvement on each project. Based on project timelines and project time allocation information supplied by Construction and Development, the allocation of the salary cost of C&D personnel to development services functions performed for the seven mixed-finance projects was calculated based on the length of the predevelopment and development periods of each project. The overhead costs of the employees and administrative operations related to development services were also calculated based on the total actual salary and overhead expenses for PHA personnel, as shown on PHA's March 31, 2011 annual audit as noted in the MTW section of the FDS (the location of the development staff activities expenses). Based on those audited numbers, 134.25% was determined to be the overhead percentage applicable to PHA employees overall. This percentage was added to the salary cost of the C&D development personnel to arrive at a loaded personnel cost for the development services functions performed for each of the seven projects along with an amount to cover other related departmental functions referenced above. Third party financial consulting costs, which are reimbursable to PHA, were added to determine a total development services cost for each project. (All other third-party costs are either assigned to the limited partnerships at closing or are carried out by PHA under the development services agreements.)

The total development services cost calculated for the seven projects is \$4,092,730.

Project Development Services Costs

	Loaded Personnel Cost	Reimbursable Third-Party Cost	Development Services Cost
Norris Apartments	720,628	51,218	771,846
Paschall II	447,287	47,885	495,172
Paschall I	496,985	47,885	544,870
Mantua II	608,807	57,496	666,303
Mantua I	521,834	57,496	579,330
Warnock II	397,588	51,681	449,269
Warnock I	534,259	51,681	585,940
Total	\$3,727,388	\$365,342	\$4,092,730

Determination of Cost Reimbursement to PHA

Since under the developments services agreements PHA was performing some of the development service functions for each of these projects, a cost for those services performed by PHA needed to be determined. It should be noted that under HUD's Cost Control and Safe Harbor Standards, for mixed finance projects housing agencies may take a PHA Administration Fee equal to 3% of all hard and soft costs of the project, excluding any Community and Supportive Services costs, to reimburse the PHA for costs associated with planning and sponsoring a mixed-finance development project.

The review indicates that PHA did not budget for and include an administrative fee for these projects. To determine the reimbursement to which PHA was entitled, the PHA Admin Fee applicable to each of the seven projects was calculated. The F-I budgets for each of the seven projects were reviewed to determine the developments costs. (The F-I budgets reviewed were final budgets for five of the projects. For two of the projects, Warnock II and Norris, the budgets used for the analysis were interim budgets expected to be finalized in

2012.) The total development "A" costs for the seven projects is \$134.2 million. A PHA Admin Fee for the seven projects at 3% of total developments cost would equal \$4.026 million, which actually exceeds the total development costs we determined to be incurred by PHA on behalf of PHADC in the aggregate as well as for certain of the individual projects.

Eligible PHA Admin Fees and Reimbursement

	Total Development Cost	Development Services Cost	PHA Admin Fee Offset	PHA Admin Reimbursement
Norris Apartments	22,428,061	771,846	672,842	99,004
Paschall II	21,309,465	495,172	639,284	(144,112)
Paschall I	20,387,899	544,870	611,637	(66,767)
Mantua II	17,399,000	666,303	521,970	144,333
Mantua I	18,141,305	579,330	544,239	35,091
Warnock II	15,960,313	449,269	478,809	(29,540)
Warnock I	18,583,136	585,940	557,494	28,446
Total	\$134,209,179	\$4,092,730	\$4,026,275	\$66,455

Conclusion

Based on the analysis, an option for determining the reimbursement for the seven mixed-finance projects examined would be to cap the reimbursement to PHA at zero for the projects where the standard PHA Admin Fee exceeds the calculated developer costs and receive reimbursement only for those projects where the PHA Admin Fee does not exceed developer costs (Norris, Mantua II, and Mantua I). The minimum obligation would then be the project amounts in excess of the 3% Admin Fee:

PHADC Reimbursement Option

Norris	99,004
Mantua II	144,333
Mantua I	35,091
Warnock II	28,446
Total	\$306,874

The total development services cost represents approximately 43% of the total \$9.49 million in approved developer fee for the seven projects reviewed.

Development Costs and Development Fees

	Project Total Development Cost	Development Fee	Development Services Cost
Norris Apartments	22,428,061	1,500,000	771,846
Paschall II	21,309,465	1,500,000	495,172
Paschall I	20,387,899	1,500,000	544,870
Mantua II	17,399,000	1,500,000	666,303
Mantua I	18,141,305	1,254,977	579,330
Warnock II	15,960,313	975,128	449,269
Warnock I	18,583,136	1,263,912	585,940
Total	\$134,209,179	\$9,494,017	\$4,092,730

In determining how to use the above information in the future, PHA could consider on average that approximately 43% of its development fee is for direct services and overhead in carrying out development functions through its affiliate PHADC. Accordingly, 57% of its developer fee is otherwise available for retention by PHADC without any restrictions other than those periodically imposed by investors or supervisory agencies involved in a development project. We noted in our review that some of the projects had what are considered to be unusually long development and predevelopment periods so it may be useful for PHA to update this analysis in the future and especially, if some or all of its future projects require less of a predevelopment and development period as the time required has a significant effect on the costs relating to the provision of development services.

It is also noted that PHA can take further advantage of allocating costs relating to mixed finance projects in the future as it relates to legal, construction management, architectural and engineering, technical salaries and other areas which are in addition to costs eligible to be covered under the administrative fee permitted under HUD Safe Harbor and Cost Control Guidelines. This attention to allocating the full costs of development projects as both administrative and project costs, as applicable would likely assist PHA in tracking the full costs of development programs in the future.

Attached please find a summary of the data used to undertake the developer fee and reimbursement analysis described above.

B. Capital Fund Program Annual Statements

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA26P00250108	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No:)
 Performance and Evaluation Report for Program Year Ending: 09/30/2012 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Revised 2	Obligated	Expended
1	Total Non-CFP Funds					
2	1406 Operations	10,000,000	3,000,000	3,000,000	3,000,000	3,000,000
3	1408 Management Improvements	5,975,314	4,907,965	4,907,965	4,907,965	4,907,965
4	1410 Administrative Costs	5,875,025	6,267,853	5,821,893	5,821,893	5,821,893
5	1411 Audit	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0
7	1430 Fees and Costs	3,800,000	4,957,645	4,231,553	4,231,553	4,231,553
8	1440 Site Acquisition	100,000	0	0	0	0
9	1450 Site Improvements	2,302,377	3,094,597	3,071,698	3,071,698	3,071,698
10	1460 Dwelling Structures	16,457,000	20,683,043	21,928,268	21,928,268	21,928,268
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	0
12	1470 Non-Dwelling Space	300,000	16,027	16,027	16,027	16,027
13	1475 Non-Dwelling Equipment	1,405,000	1,910,356	1,879,681	1,879,681	1,879,681
14	1485 Demolition	300,000	2,941	2,941	2,941	2,941
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495 Relocation	200,000	53,751	52,500	52,500	52,500
18	1499 Development Activities	500,000	1,362,072	1,343,724	1,343,724	1,343,724
19	1501 Collateralization or Debt Service	12,000,000	11,962,677	11,962,677	11,962,677	11,962,677
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	59,214,716	58,218,926	58,218,926	58,218,926	58,218,926
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

**Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250108		2008						
Development Number / Name HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
000	PHA-Wide	701100	Operating Subsidy	1406	10,000,000	3,000,000	3,000,000	3,000,000	3,000,000	
Total Operating Subsidy Cost					10,000,000	3,000,000	3,000,000	3,000,000	3,000,000	
Management Improvements										
000	PHA-Wide	700168	PHA Development Staff Manager	1408	115,000	100,719	100,719	100,719	100,719	PHA Development Staff Manager consist of Salaries & Benefits.
000	PHA-Wide	700169	Police Officers Salaries and Benefits	1408	2,662,514	2,924,074	2,924,074	2,924,074	2,924,074	Police Officers Salaries and Benefits
000	PHA-Wide	700176	Computer Software Acquisition, Customization, Installation and Program Implementation Training	1408	2,000,000	920,532	920,532	920,532	920,532	
000	PHA-Wide	700368	Apprenticeship Program Field Training	1408	500,000	52,462	52,462	52,462	52,462	PHA provides additional funding through the MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include:preparing public housing residents for entry into approved apprenticeships in various trades.
000	PHA-Wide	700787	Lobby Monitors: Program to enhance site security.	1408	622,800	910,179	910,179	910,179	910,179	Lobby Monitors consist of Salaries & Benefits.
000	PHA-Wide	700796	Staff Development	1408	75,000	0	0	0	0	Provide training opportunities for PHA staff.
Total Management Improvement Cost					5,975,314	4,907,965	4,907,965	4,907,965	4,907,965	
Administrative Costs										
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410	5,875,025	6,267,853	5,821,893	5,821,893	5,821,893	
Total Administrative Cost					5,875,025	6,267,853	5,821,893	5,821,893	5,821,893	
Fees and Costs										
000	PHA-Wide	700184	PHA Technical Salaries	1430	500,000	0	0	0	0	
000	PHA-Wide	700185	A&E, Legal and Consultant Services	1430	2,000,000	4,618,670	3,900,661	3,900,661	3,900,661	
000	PHA-Wide	700187	Master Planning	1430	600,000	11,882	11,882	11,882	11,882	
000	PHA-Wide	700188	Physical Needs Assessment	1430	500,000	0	0	0	0	
000	PHA-Wide	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	200,000	2,690	2,690	2,690	2,690	Environmental Issues: LBP Testing and Asbestos Monitoring
001	Johnson Homes	700855	Environ issues-LBP/asbestos	1430		13,728	13,728	13,728	13,728	Environmental Issues: LBP Testing and Asbestos Monitoring
004	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		8,804	8,804	8,804	8,804	Environmental Issues: LBP Testing and Asbestos Monitoring
005	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		0	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring
012	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		2,657	2,518	2,518	2,518	Environmental Issues: LBP Testing and Asbestos Monitoring
014	Norris Apartments	700855	Environ issues-LBP/asbestos	1430		8,121	7,424	7,424	7,424	Environmental Issues: LBP Testing and Asbestos Monitoring
015	Harrison Plaza	700855	Environ issues-LBP/asbestos	1430		6,135	6,135	6,135	6,135	Environmental Issues: LBP Testing and Asbestos Monitoring
018	Arch Homes	700855	Environ issues-LBP/asbestos	1430		1,548	1,548	1,548	1,548	Environmental Issues: LBP Testing and Asbestos Monitoring
020	Spring Garden Apartments	700855	Environ issues-LBP/asbestos	1430		197,407	196,988	196,988	196,988	Environmental Issues: LBP Testing and Asbestos Monitoring
024	Queen Lane Apartments	700855	Environ issues-LBP/asbestos	1430		3,880	3,880	3,880	3,880	Environmental Issues: LBP Testing and Asbestos Monitoring

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								2008	
Philadelphia Housing Authority		Capital Fund Program Grant No:		PA26P00250108							
Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
025	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			423	423	423	423	Environmental Issues: LBP Testing and Asbestos Monitoring
029	Hill Creek	700855	Environ issues-LBP/asbestos	1430			1,979	1,979	1,979	1,979	Environmental Issues: LBP Testing and Asbestos Monitoring
031	Bartram Village	700855	Environ issues-LBP/asbestos	1430			844	844	844	844	Environmental Issues: LBP Testing and Asbestos Monitoring
032	Oxford Village	700855	Environ issues-LBP/asbestos	1430			1,842	1,703	1,703	1,703	Environmental Issues: LBP Testing and Asbestos Monitoring
034	Whitehall Apartments	700855	Environ issues-LBP/asbestos	1430			515	515	515	515	Environmental Issues: LBP Testing and Asbestos Monitoring
035	Haddington Homes	700855	Environ issues-LBP/asbestos	1430			40,951	40,951	40,951	40,951	Environmental Issues: LBP Testing and Asbestos Monitoring
039	West Park Apartments	700855	Environ issues-LBP/asbestos	1430			14,313	8,275	8,275	8,275	Environmental Issues: LBP Testing and Asbestos Monitoring
046	Haverford Homes	700855	Environ issues-LBP/asbestos	1430			0	0	0	0	Environmental Issues: LBP Testing and Asbestos Monitoring
049	Morton Homes	700855	Environ issues-LBP/asbestos	1430			4,806	4,434	4,434	4,434	Environmental Issues: LBP Testing and Asbestos Monitoring
060	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			419	419	419	419	Environmental Issues: LBP Testing and Asbestos Monitoring
069	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			3,819	3,819	3,819	3,819	Environmental Issues: LBP Testing and Asbestos Monitoring
080	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			4,069	3,790	3,790	3,790	Environmental Issues: LBP Testing and Asbestos Monitoring
081	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			1,510	1,510	1,510	1,510	Environmental Issues: LBP Testing and Asbestos Monitoring
085	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			1,676	1,676	1,676	1,676	Environmental Issues: LBP Testing and Asbestos Monitoring
088	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			1,935	1,935	1,935	1,935	Environmental Issues: LBP Testing and Asbestos Monitoring
091	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			1,258	1,258	1,258	1,258	Environmental Issues: LBP Testing and Asbestos Monitoring
092	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			1,155	1,155	1,155	1,155	Environmental Issues: LBP Testing and Asbestos Monitoring
093	Westpark Plaza	700855	Environ issues-LBP/asbestos	1430			473	473	473	473	Environmental Issues: LBP Testing and Asbestos Monitoring
097	Scattered Sites	700855	Environ issues-LBP/asbestos	1430			140	140	140	140	Environmental Issues: LBP Testing and Asbestos Monitoring
			Total Professional Services Costs and Fees				3,800,000	4,957,645	4,231,553	4,231,553	
			Site Acquisition								
000	PHA-Wide	700165	Acquire properties below TDC	1440			100,000	0	0	0	0
			Total Site Acquisition Costs				100,000	0	0	0	0
			PHA- Wide Site Improvements								
000	PHA-Wide	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units		250,000	0	0	0	0

**Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250108			2008					
Development Number / Name HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
001	Johnson Homes	700174	504 Site Improvements	1450		22,722	22,722	22,722	22,722	504 Exterior Improvements, Ramps, Exterior Glides
003	Richard Allen	700174	504 Site Improvements	1450		5,268	5,268	5,268	5,268	504 Exterior Improvements, Ramps, Exterior Glides
004	Scattered Sites	700174	504 Site Improvements	1450		45,170	41,845	41,845	41,845	504 Exterior Improvements, Ramps, Exterior Glides
005	Scattered Sites	700174	504 Site Improvements	1450		870	870	870	870	504 Exterior Improvements, Ramps, Exterior Glides
010	Raymond Rosen	700174	504 Site Improvements	1450		11,792	11,792	11,792	11,792	504 Exterior Improvements, Ramps, Exterior Glides
012	Scattered Sites	700174	504 Site Improvements	1450		24,288	24,195	24,195	24,195	504 Exterior Improvements, Ramps, Exterior Glides
013	Wilson Park - Sen	700174	504 Site Improvements	1450		16,925	16,345	16,345	16,345	504 Exterior Improvements, Ramps, Exterior Glides
014	Norris Apartments	700174	504 Site Improvements	1450		10,936	10,936	10,936	10,936	504 Exterior Improvements, Ramps, Exterior Glides
015	Harrison Plaza	700174	504 Site Improvements	1450		4,058	4,058	4,058	4,058	504 Exterior Improvements, Ramps, Exterior Glides
023	Liddonfield Home	700174	504 Site Improvements	1450		5,765	5,540	5,540	5,540	504 Exterior Improvements, Ramps, Exterior Glides
024	Queen Lane Apart	700174	504 Site Improvements	1450		1,086	1,086	1,086	1,086	504 Exterior Improvements, Ramps, Exterior Glides
029	Hill Creek	700174	504 Site Improvements	1450		13,698	13,697	13,697	13,697	504 Exterior Improvements, Ramps, Exterior Glides
032	Oxford Village	700174	504 Site Improvements	1450		26,838	25,602	25,602	25,602	504 Exterior Improvements, Ramps, Exterior Glides
035	Haddington Home	700174	504 Site Improvements	1450		11,531	11,531	11,531	11,531	504 Exterior Improvements, Ramps, Exterior Glides
049	Morton Homes	700174	504 Site Improvements	1450		34,376	34,153	34,153	34,153	504 Exterior Improvements, Ramps, Exterior Glides
050	Blumberg Apts	700174	504 Site Improvements	1450		6,650	6,650	6,650	6,650	504 Exterior Improvements, Ramps, Exterior Glides
061	Paschall Apartmer	700174	504 Site Improvements	1450		530	530	530	530	504 Exterior Improvements, Ramps, Exterior Glides
065	College View	700174	504 Site Improvements	1450		6,875	6,875	6,875	6,875	504 Exterior Improvements, Ramps, Exterior Glides
069	Scattered Sites	700174	504 Site Improvements	1450		54,201	53,889	53,889	53,889	504 Exterior Improvements, Ramps, Exterior Glides
080	Scattered Sites	700174	504 Site Improvements	1450		9,293	9,293	9,293	9,293	504 Exterior Improvements, Ramps, Exterior Glides
081	Scattered Sites	700174	504 Site Improvements	1450		4,609	4,609	4,609	4,609	504 Exterior Improvements, Ramps, Exterior Glides
085	Scattered Sites	700174	504 Site Improvements	1450		11,839	11,654	11,654	11,654	504 Exterior Improvements, Ramps, Exterior Glides
088	Scattered Sites	700174	504 Site Improvements	1450		19,322	19,024	19,024	19,024	504 Exterior Improvements, Ramps, Exterior Glides

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number									2008
Philadelphia Housing Authority		Capital Fund Program Grant No:		PA26P00250108							
Development Number / Name	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments
						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
091	Scattered Sites	700174	504 Site Improvements	1450			3,465	3,465	3,465	3,465	504 Exterior Improvements, Ramps, Exterior Glides
092	Scattered Sites	700174	504 Site Improvements	1450			18,355	18,355	18,355	18,355	504 Exterior Improvements, Ramps, Exterior Glides
097	Scattered Sites	700174	504 Site Improvements	1450			5,008	4,268	4,268	4,268	504 Exterior Improvements, Ramps, Exterior Glides
114	Gladys B Jacobs	700174	504 Site Improvements	1450			3,569	3,369	3,369	3,369	504 Exterior Improvements, Ramps, Exterior Glides
135	Scatt Sites - 117 I	700174	504 Site Improvements	1450			10,824	10,634	10,634	10,634	504 Exterior Improvements, Ramps, Exterior Glides
000	PHA-Wide	700856	Underground Storage Tank Removal & Inspections	1450	Varies	50,000					removal/inspection of underground tanks.
000	PHA-Wide	700857	PCB Removal & Disposal	1450	Varies	30,000					PCB Removal & Disposal
000	PHA-Wide	700876	Install Back Flow Preventors	1450	4 sites	50,000					Install Back Flow Preventors
000	PHA-Wide	700992	Landscaping including Tree Trimming/Tree Removal	1450	Varies	100,000					Landscaping including Tree Trimming/Tree Removal
000	PHA-Wide	701097	Asphalt/Paving	1450	Varies	0	0	0		0	
001	Johnson Homes	701097	Asphalt/Paving	1450			23,335	23,335	23,335	23,335	asphalt repair/replacement of driveways
013	Wilson Park - Sen	701097	Asphalt/Paving	1450			9,810	9,810	9,810	9,810	asphalt repair/replacement of driveways
015	Harrison Plaza	701097	Asphalt/Paving	1450			7,285	7,285	7,285	7,285	asphalt repair/replacement of driveways
020	Spring Garden Ap	701097	Asphalt/Paving	1450			36,155	36,155	36,155	36,155	asphalt repair/replacement of driveways
030	Abbottsford Home	701097	Asphalt/Paving	1450			35,555	35,555	35,555	35,555	asphalt repair/replacement of driveways
031	Bartram Village	701097	Asphalt/Paving	1450			71,935	71,935	71,935	71,935	asphalt repair/replacement of driveways
034	Whitehall Apartm	701097	Asphalt/Paving	1450			16,295	16,295	16,295	16,295	asphalt repair/replacement of driveways
035	Haddington Home	701097	Asphalt/Paving	1450			30,460	30,460	30,460	30,460	asphalt repair/replacement of driveways
042	Champlost Homes	701097	Asphalt/Paving	1450			7,285	7,285	7,285	7,285	asphalt repair/replacement of driveways
049	Morton Homes	701097	Asphalt/Paving	1450			21,760	21,760	21,760	21,760	asphalt repair/replacement of driveways
000	PHA-Wide	701099	Concrete and Pavement	1450	200,000 cy	300,000	0	0	0	0	concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701099	Concrete and pavement	1450	38613 cy		25,742	25,742	25,742	25,742	concreter repair/replacement of sidewalks, walkways and curbs
003	Richard Allen	701099	Concrete and pavement	1450	23076 cy		15,384	15,384	15,384	15,384	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete and pavement	1450	17420 cy		11,614	11,614	11,614	11,614	concreter repair/replacement of sidewalks, walkways and curbs
013	Wilson Park - Sen	701099	Concrete and pavement	1450	30008 cy		20,006	20,006	20,006	20,006	concreter repair/replacement of sidewalks, walkways and curbs
014	Norris Apartments	701099	Concrete and pavement	1450	27318 cy		18,212	18,212	18,212	18,212	concreter repair/replacement of sidewalks, walkways and curbs
015	Harrison Plaza	701099	Concrete and pavement	1450	174345 cy		116,230	116,230	116,230	116,230	concreter repair/replacement of sidewalks, walkways and curbs
018	Arch Homes	701099	Concrete and pavement	1450	29649 cy		19,766	19,766	19,766	19,766	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Ap	701099	Concrete and pavement	1450	64872 cy		43,248	40,473	40,473	40,473	concreter repair/replacement of sidewalks, walkways and curbs
023	Liddonfield Home	701099	Concrete and pavement	1450	12243 cy		8,162	8,162	8,162	8,162	concreter repair/replacement of sidewalks, walkways and curbs

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Development Number / Name HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments	
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
024	Queen Lane Apart	701099	Concrete and pavement	1450	19634 cy		13,090	13,090	13,090	13,090	concreter repair/replacement of sidewalks, walkways and curbs
029	Hill Creek	701099	Concrete and pavement	1450	250994 cy		167,330	167,330	167,330	167,330	concreter repair/replacement of sidewalks, walkways and curbs
030	Abbottsford Home	701099	Concrete and pavement	1450	9738 cy		6,492	6,492	6,492	6,492	concreter repair/replacement of sidewalks, walkways and curbs
031	Bartram Village	701099	Concrete and pavement	1450	62177 cy		41,451	41,445	41,445	41,445	concreter repair/replacement of sidewalks, walkways and curbs
032	Oxford Village	701099	Concrete and pavement	1450	22573 cy		15,049	15,049	15,049	15,049	concreter repair/replacement of sidewalks, walkways and curbs
034	Whitehall Apartm	701099	Concrete and pavement	1450	17576 cy		11,717	11,717	11,717	11,717	concreter repair/replacement of sidewalks, walkways and curbs
035	Haddington Home	701099	Concrete and pavement	1450	41674 cy		27,783	27,783	27,783	27,783	concreter repair/replacement of sidewalks, walkways and curbs
039	West Park Apartm	701099	Concrete and pavement	1450	38025 cy		25,351	25,351	25,351	25,351	concreter repair/replacement of sidewalks, walkways and curbs
042	Champlost Homes	701099	Concrete and pavement	1450	11768 cy		7,846	7,846	7,846	7,846	concreter repair/replacement of sidewalks, walkways and curbs
046	Haverford Homes	701099	Concrete and pavement	1450	1467 cy		979	979	979	979	concreter repair/replacement of sidewalks, walkways and curbs
049	Morton Homes	701099	Concrete and pavement	1450	33982 cy		22,655	22,655	22,655	22,655	concreter repair/replacement of sidewalks, walkways and curbs
050	Blumberg Apts	701099	Concrete and pavement	1450	36418 cy		24,279	24,279	24,279	24,279	concreter repair/replacement of sidewalks, walkways and curbs
055	Fairhill Apartment	701099	Concrete and pavement	1450	25323 cy		16,883	16,883	16,883	16,883	concreter repair/replacement of sidewalks, walkways and curbs
061	Paschall Apartmer	701099	Concrete and pavement	1450	24826 cy		16,551	16,551	16,551	16,551	concreter repair/replacement of sidewalks, walkways and curbs
062	Cassie L Holley	701099	Concrete and pavement	1450	6303 cy		4,202	4,202	4,202	4,202	concreter repair/replacement of sidewalks, walkways and curbs
063	Katie B Jackson	701099	Concrete and pavement	1450	7169 cy		4,780	4,780	4,780	4,780	concreter repair/replacement of sidewalks, walkways and curbs
065	College View	701099	Concrete and pavement	1450	817 cy		545	545	545	545	concreter repair/replacement of sidewalks, walkways and curbs
066	Holmecrest Home	701099	Concrete and pavement	1450	6602 cy		4,401	4,401	4,401	4,401	concreter repair/replacement of sidewalks, walkways and curbs
076	Emlen Arms	701099	Concrete and pavement	1450	3701 cy		2,468	2,468	2,468	2,468	concreter repair/replacement of sidewalks, walkways and curbs
077	Bentley Hall	701099	Concrete and pavement	1450	17143 cy		11,429	11,429	11,429	11,429	concreter repair/replacement of sidewalks, walkways and curbs
085	Scattered Sites	701099	Concrete and pavement	1450	3220 cy		2,147	1,370	1,370	1,370	concreter repair/replacement of sidewalks, walkways and curbs
093	Westpark Plaza	701099	Concrete and pavement	1450	9225 cy		6,150	6,150	6,150	6,150	concreter repair/replacement of sidewalks, walkways and curbs
114	Gladys B Jacobs	701099	Concrete and pavement	1450	3080 cy		2,054	2,054	2,054	2,054	concreter repair/replacement of sidewalks, walkways and curbs

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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
435	Force Account Wa	701099	Concrete and pavement	1450	39847 cy		26,565	26,565	26,565	26,565	concreter repair/replacement of sidewalks, walkways and curbs
907	Ludlow	701099	Concrete and pavement	1450	3449 cy		2,300	2,300	2,300	2,300	concreter repair/replacement of sidewalks, walkways and curbs
000	PHA-Wide	701423	Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000					Repair / Replace Exterior Plumbing Lines
000	PHA-Wide	701478	Fencing	1450	Varies	75,000					Repair/replace fencing
000	PHA-Wide	900630	Sparkle-Signage/Awnings	1450	Varies	75,000	0	0			Repair/replace signage and awnings
042	Champlost Homes	900630	Sparkle-Signage/Awnings	1450			747	747	747	747	Repair/replace signage and awnings
055	Fairhill Apartment	900630	Sparkle-Signage/Awnings	1450			3,296	3,296	3,296	3,296	Repair/replace signage and awnings
000	PHA-Wide	900635	Sparkle-Lighting/Bollards	1450	Varies	50,000	0	0			Repair/replace lighting and bollards
000	PHA-Wide	900660	Sparkle-Iron Fencing	1450	Varies	75,000	0	0			repair/replace iron fences
000	PHA-Wide	900675	Sparkle-Siding	1450	Varies	100,000	0	0			replace/replace siding
Total PHA-Wide Site Improvements						1,305,000	1,396,641	1,385,475	1,385,475	1,385,475	
Scattered Sites Site Improvements											
004	Scattered Sites	700881	Comprehensive Site Improvements	1450	8	100,000	267,353	269,143	269,143	269,143	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
005	Scattered Sites	701400	Comprehensive Site Improvements	1450	2	20,000	43,632	43,632	43,632	43,632	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
012	Scattered Sites	701401	Comprehensive Site Improvements	1450	14	169,377	227,139	227,139	227,139	227,139	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
060	Scattered Sites	701409	Comprehensive Site Improvements	1450	2	20,000	54,185	53,769	53,769	53,769	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
067	Scattered Sites	701410	Comprehensive Site Improvements	1450	0	5,000	1,018	1,018	1,018	1,018	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
069	Scattered Sites	701411	Comprehensive Site Improvements	1450	6	75,000	330,498	323,212	323,212	323,212	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
078	Scattered Sites	701413	Comprehensive Site Improvements	1450	1	8,000	457	457	457	457	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
080	Scattered Sites	701414	Comprehensive Site Improvements	1450	5	60,000	53,703	53,871	53,871	53,871	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
081	Scattered Sites	701415	Comprehensive Site Improvements	1450	5	60,000	121,805	120,238	120,238	120,238	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
085	Scattered Sites	701417	Comprehensive Site Improvements	1450	17	200,000	239,084	237,683	237,683	237,683	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
087	Scattered Sites	701418	Comprehensive Site Improvements	1450	0	5,000	6,119	6,119	6,119	6,119	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.

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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
088	Scattered Sites	701419	Comprehensive Site Improvements	1450	8	100,000	188,692	186,974	186,974	186,974	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
091	Scattered Sites	701420	Comprehensive Site Improvements	1450	8	100,000	125,753	124,450	124,450	124,450	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
092	Scattered Sites	701421	Comprehensive Site Improvements	1450	2	20,000	24,191	24,191	24,191	24,191	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
025	Scattered Sites	701494	Comprehensive Site Improvements	1450	0	5,000	14,327	14,327	14,327	14,327	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
Total Scattered Site Improvements				79		947,377	1,697,956	1,686,223	1,686,223	1,686,223	
Conventional Site Improvements											
055	Fairhill	700856	Underground Storage Tank Removal & Inspections	1450		50,000					removal/inspection of underground tanks.
Total Conventional Site Improvements						50,000	0	0	0	0	
PHA Wide Dwelling Structures											
000	PHA-Wide	700179	Environmental Hazard Abatement	1460	Varies	150,000	66,251	68,740	68,740	68,740	Abestos removal
013	Wilson Park - Sen	700179	Environmental Hazard Abatement	1460			2,630	2,630	2,630	2,630	Abestos removal
014	Norris Apartments	700179	Environmental Hazard Abatement	1460			19,649	19,649	19,649	19,649	Abestos removal
024	Queen Lane Apart	700179	Environmental Hazard Abatement	1460			885	885	885	885	Abestos removal
029	Hill Creek	700179	Environmental Hazard Abatement	1460			4,000	3,990	3,990	3,990	Abestos removal
031	Bartram Village	700179	Environmental Hazard Abatement	1460			250	250	250	250	Abestos removal
032	Oxford Village	700179	Environmental Hazard Abatement	1460			0	0	0	0	Abestos removal
050	Blumberg Apts	700179	Environmental Hazard Abatement	1460			1,231	1,231	1,231	1,231	Abestos removal
054	Parkview Apartme	700179	Environmental Hazard Abatement	1460			1,400	1,360	1,360	1,360	Abestos removal
061	Paschall Apartmen	700179	Environmental Hazard Abatement	1460			3,695	3,695	3,695	3,695	Abestos removal
063	Katie B Jackson	700179	Environmental Hazard Abatement	1460			1,237	1,237	1,237	1,237	Abestos removal
066	Holmcrest Home	700179	Environmental Hazard Abatement	1460			3,145	3,145	3,145	3,145	Abestos removal
076	Emlen Arms	700179	Environmental Hazard Abatement	1460			4,353	4,353	4,353	4,353	Abestos removal
077	Bentley Hall	700179	Environmental Hazard Abatement	1460			1,270	1,270	1,270	1,270	Abestos removal
114	Gladys B Jacobs	700179	Environmental Hazard Abatement	1460			250	250	250	250	Abestos removal
000	PHA-Wide	700181	Mold Remediation	1460	Varies	100,000					mold removal
000	PHA-Wide	700874	Combustion Upgrades	1460	500	500,000	0	0		0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
001	Johnson Homes	700874	Combustion upgrades	1460			51,315	51,315	51,315	51,315	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
010	Raymond Rosen	700874	Combustion upgrades	1460			5,253	5,253	5,253	5,253	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
013	Wilson Park - Senior	700874	Combustion upgrades	1460			6,505	6,505	6,505	6,505	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.

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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
014	Norris Apartments	700874	Combustion upgrades	1460		1,258	1,258	1,258	1,258	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
020	Spring Garden Apartments	700874	Combustion upgrades	1460		159,298	159,298	159,298	159,298	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
029	Hill Creek	700874	Combustion upgrades	1460		49,353	49,283	49,283	49,283	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
030	Abbottsford Homes	700874	Combustion upgrades	1460		3,125	3,125	3,125	3,125	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
031	Bartram Village	700874	Combustion upgrades	1460		17,148	17,148	17,148	17,148	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
050	Blumberg Apts	700874	Combustion upgrades	1460		49,083	47,946	47,946	47,946	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
061	Paschall Apartments	700874	Combustion upgrades	1460		9,556	3,622	3,622	3,622	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
065	College View	700874	Combustion upgrades	1460		0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
066	Holmcrest Homes	700874	Combustion upgrades	1460		12,410	12,410	12,410	12,410	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
114	Gladys B Jacobs	700874	Combustion upgrades	1460		5,265	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
000	PHA-Wide	700875	Electrical Upgrades/Distribution	1460	250 Units	200,000	0	0	0	repair/replace elctrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
063	Katie B Jackson	700875	Electrical distribution system	1460		125,665	112,380	112,380	112,380	repair/replace elctrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
000	PHA-Wide	700878	Plumbing Upgrades	1460	35 Units	100,000	4,306	4,306	4,306	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets, manholes, domestic water tanks, boilers, fixtures and controls.
000	PHA-Wide	700978	Window Replacement	1460	Various Sites	250,000	0	0	0	repair/replace windows
004	Scattered Sites	700978	Window replacement	1460			4,622	4,269	4,269	repair/replace windows
005	Scattered Sites	700978	Window replacement	1460			2,522	2,522	2,522	repair/replace windows
012	Scattered Sites	700978	Window replacement	1460			235	235	235	repair/replace windows
020	Spring Garden Apartments	700978	Window replacement	1460			39,650	39,650	39,650	repair/replace windows
069	Scattered Sites	700978	Window replacement	1460			2,265	2,265	2,265	repair/replace windows
077	Bentley Hall	700978	Window replacement	1460			0	0	0	repair/replace windows

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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
080	Scattered Sites	700978	Window replacement	1460			384	384	384	384	repair/replace windows
081	Scattered Sites	700978	Window replacement	1460			5,536	3,409	3,409	3,409	repair/replace windows
085	Scattered Sites	700978	Window replacement	1460			1,436	1,436	1,436	1,436	repair/replace windows
088	Scattered Sites	700978	Window replacement	1460			9,090	4,235	4,235	4,235	repair/replace windows
091	Scattered Sites	700978	Window replacement	1460			236	0	0	0	repair/replace windows
092	Scattered Sites	700978	Window replacement	1460			2,066	1,949	1,949	1,949	repair/replace windows
097	Scattered Sites	700978	Window replacement	1460			1,226	266	266	266	repair/replace windows
135	Scatt Sites - 117 In-Fill Unit	700978	Window replacement	1460			245	0	0	0	repair/replace windows
000	PHA-Wide	701081	Flooring	1460	20,000 sf	100,000	0	0	0	0	repair/replace flooring
000	PHA-Wide	701089	Replace Metal Handrails and Railings	1460	Varies	50,000	0	0	0	0	repair/replace metal railings
004	Scattered Sites	701089	Replace Metal Handrails and Railings	1460			1,150	1,150	1,150	1,150	repair/replace metal railings
088	Scattered Sites	701089	Replace Metal Handrails and Railings	1460			1,150	1,150	1,150	1,150	repair/replace metal railings
000	PHA-Wide	701090	Fire Safety Code Compliance	1460	Varies	250,000	0	0	0	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
013	Wilson Park - Senior	701090	Fire Safety Code Compliance	1460			10,228	10,228	10,228	10,228	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
014	Norris Apartments	701090	Fire Safety Code Compliance	1460			11,451	11,451	11,451	11,451	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
015	Harrison Plaza	701090	Fire Safety Code Compliance	1460			11,354	11,354	11,354	11,354	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
031	Bartram Village	701090	Fire Safety Code Compliance	1460			480	480	480	480	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
039	West Park Apartments	701090	Fire Safety Code Compliance	1460			14,637	14,637	14,637	14,637	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
050	Blumberg Apts	701090	Fire Safety Code Compliance	1460			38,337	38,337	38,337	38,337	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
063	Katie B Jackson	701090	Fire Safety Code Compliance	1460			1,548	1,548	1,548	1,548	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
076	Emlen Arms	701090	Fire Safety Code Compliance	1460			842	842	842	842	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.
039	West Park Apartments	701091	Trash Chute Doors	1460			19,999	19,999	19,999	19,999	repair/replace trash chute doors
050	Blumberg Apts	701091	Trash Chute Doors	1460			20,369	20,369	20,369	20,369	repair/replace trash chute doors
055	Fairhill Apartments	701091	Trash Chute Doors	1460			13,333	13,333	13,333	13,333	repair/replace trash chute doors
000	PHA-Wide	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	100,000	0	0	0	0	repair/replace HVAC and air conditioning systems.

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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
024	Queen Lane Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460			2,051	2,051	2,051	2,051	repair/replace HVAC and air conditioning systems.
000	PHA-Wide	701098	504 Unit modifications	1460	13 Units	200,000	0	0		0	504 Unit Modification/Fair Housing
001	Johnson Homes	701098	504 Unit modifications	1460			70,190	70,190	70,190	70,190	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit modifications	1460			19,858	19,858	19,858	19,858	504 Unit Modification/Fair Housing
004	Scattered Sites	701098	504 Unit modifications	1460			51,569	49,187	49,187	49,187	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit modifications	1460			2,924	2,924	2,924	2,924	504 Unit Modification/Fair Housing
012	Scattered Sites	701098	504 Unit modifications	1460			3,660	3,660	3,660	3,660	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit modifications	1460			25,930	25,620	25,620	25,620	504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit modifications	1460			636	636	636	636	504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit modifications	1460			73,734	73,445	73,445	73,445	504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit modifications	1460			1,206	1,206	1,206	1,206	504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit modifications	1460			1,108	1,108	1,108	1,108	504 Unit Modification/Fair Housing
023	Liddonfield Homes	701098	504 Unit modifications	1460			294	294	294	294	504 Unit Modification/Fair Housing
024	Queen Lane Apartments	701098	504 Unit modifications	1460			15	15	15	15	504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit modifications	1460			120,286	120,025	120,025	120,025	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit modifications	1460			37,567	37,567	37,567	37,567	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit modifications	1460			34,152	34,035	34,035	34,035	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit modifications	1460			8,463	8,463	8,463	8,463	504 Unit Modification/Fair Housing
035	Haddington Homes	701098	504 Unit modifications	1460			37,117	37,090	37,090	37,090	504 Unit Modification/Fair Housing
042	Champlost Homes	701098	504 Unit modifications	1460			2,185	2,185	2,185	2,185	504 Unit Modification/Fair Housing
046	Haverford Homes	701098	504 Unit modifications	1460			873	873	873	873	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit modifications	1460			46,995	46,780	46,780	46,780	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit modifications	1460			1,138	1,138	1,138	1,138	504 Unit Modification/Fair Housing
065	College View	701098	504 Unit modifications	1460			16,146	15,726	15,726	15,726	504 Unit Modification/Fair Housing
066	Holmcrest Homes	701098	504 Unit modifications	1460			2,794	2,794	2,794	2,794	504 Unit Modification/Fair Housing
069	Scattered Sites	701098	504 Unit modifications	1460			11,440	10,976	10,976	10,976	504 Unit Modification/Fair Housing
076	Emlen Arms	701098	504 Unit modifications	1460			1,165	1,165	1,165	1,165	504 Unit Modification/Fair Housing
077	Bentley Hall	701098	504 Unit modifications	1460			2,859	2,859	2,859	2,859	504 Unit Modification/Fair Housing
080	Scattered Sites	701098	504 Unit modifications	1460			832	832	832	832	504 Unit Modification/Fair Housing
081	Scattered Sites	701098	504 Unit modifications	1460			1,992	1,992	1,992	1,992	504 Unit Modification/Fair Housing
085	Scattered Sites	701098	504 Unit modifications	1460			1,634	1,634	1,634	1,634	504 Unit Modification/Fair Housing
088	Scattered Sites	701098	504 Unit modifications	1460			2,316	2,316	2,316	2,316	504 Unit Modification/Fair Housing
091	Scattered Sites	701098	504 Unit modifications	1460			2,466	2,466	2,466	2,466	504 Unit Modification/Fair Housing
092	Scattered Sites	701098	504 Unit modifications	1460			5,332	5,332	5,332	5,332	504 Unit Modification/Fair Housing
097	Scattered Sites	701098	504 Unit modifications	1460			726	726	726	726	504 Unit Modification/Fair Housing
114	Gladys B Jacobs	701098	504 Unit modifications	1460			41,310	41,310	41,310	41,310	504 Unit Modification/Fair Housing

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						Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
135	Scatt Sites - 117 In-Fill Unit	701098	504 Unit modifications	1460			13,011	12,851	12,851	12,851	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit modifications	1460			0	0	0	0	504 Unit Modification/Fair Housing
501	712 North 16th Street	701098	504 Unit modifications	1460			10,846	10,846	10,846	10,846	504 Unit Modification/Fair Housing
901	Haddington	701098	504 Unit modifications	1460			4,896	4,896	4,896	4,896	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit modifications	1460			21,825	21,825	21,825	21,825	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit modifications	1460			2,914	2,914	2,914	2,914	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit modifications	1460			1,714	1,714	1,714	1,714	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit modifications	1460			35,041	35,041	35,041	35,041	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit modifications	1460			3,573	3,573	3,573	3,573	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit modifications	1460			60,417	60,417	60,417	60,417	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit modifications	1460			4,001	4,001	4,001	4,001	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit modifications	1460			20,744	20,744	20,744	20,744	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit modifications	1460			18,786	18,786	18,786	18,786	504 Unit Modification/Fair Housing
000	PHA-Wide	701165	Elevator Upgrades	1460	4-6 Elevators	275,000					repair/replace elevators
000	PHA-Wide	701206	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000					Contracted security for units under renovation.
000	PHA-Wide	701431	Comprehensive Unit Modernization	1460	360 Units	1,000,000	13,163	13,163	13,163	13,163	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
001	Johnson Homes	701431	Comprehensive Unit Modernization	1460			456,715	450,215	450,215	450,215	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
003	Richard Allen	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
004	Scattered Sites	701431	Comprehensive Unit Modernization	1460			0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
010	Raymond Rosen	701431	Comprehensive Unit Modernization	1460			1,221,165	1,221,237	1,221,237	1,221,237	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
012	Scattered Sites	701431	Comprehensive Unit Modernization	1460		0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
013	Wilson Park - Senior	701431	Comprehensive Unit Modernization	1460		543,164	543,954	543,954	543,954	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
014	Norris Apartments	701431	Comprehensive Unit Modernization	1460		950,847	950,774	950,774	950,774	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
015	Harrison Plaza	701431	Comprehensive Unit Modernization	1460		292,241	292,241	292,241	292,241	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
018	Arch Homes	701431	Comprehensive Unit Modernization	1460		39,580	39,580	39,580	39,580	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
020	Spring Garden Apartments	701431	Comprehensive Unit Modernization	1460		180,774	179,314	179,314	179,314	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
023	Liddonfield Homes	701431	Comprehensive Unit Modernization	1460		336	336	336	336	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
024	Queen Lane Apartments	701431	Comprehensive Unit Modernization	1460		167,453	167,434	167,434	167,434	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
025	Scattered Sites	701431	Comprehensive Unit Modernization	1460		0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
029	Hill Creek	701431	Comprehensive Unit Modernization	1460		270,044	270,044	270,044	270,044	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
030	Abbotsford Homes	701431	Comprehensive Unit Modernization	1460		4,654	4,654	4,654	4,654	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
031	Bartram Village	701431	Comprehensive Unit Modernization	1460		375,346	374,706	374,706	374,706	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
032	Oxford Village	701431	Comprehensive Unit Modernization	1460		142,113	142,113	142,113	142,113	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
034	Whitehall Apartments	701431	Comprehensive Unit Modernization	1460		35,855	35,189	35,189	35,189	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
035	Haddington Homes	701431	Comprehensive Unit Modernization	1460		5,014	14,850	14,850	14,850	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
039	West Park Apartments	701431	Comprehensive Unit Modernization	1460		234,732	234,122	234,122	234,122	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
042	Champlost Homes	701431	Comprehensive Unit Modernization	1460		39,158	39,158	39,158	39,158	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
046	Haverford Homes	701431	Comprehensive Unit Modernization	1460		0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
049	Morton Homes	701431	Comprehensive Unit Modernization	1460		675,818	675,818	675,818	675,818	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
050	Blumberg Apts	701431	Comprehensive Unit Modernization	1460		1,323,805	1,323,805	1,323,805	1,323,805	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
055	Fairhill Apartments	701431	Comprehensive Unit Modernization	1460		205,817	204,782	204,782	204,782	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
061	Paschall Apartments	701431	Comprehensive Unit Modernization	1460		8,957	8,957	8,957	8,957	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
062	Cassie L Holley	701431	Comprehensive Unit Modernization	1460		0	12,141	12,141	12,141	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
063	Katie B Jackson	701431	Comprehensive Unit Modernization	1460		14,774	14,774	14,774	14,774	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
066	Holmcrest Homes	701431	Comprehensive Unit Modernization	1460		636	636	636	636	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
069	Scattered Sites	701431	Comprehensive Unit Modernization	1460		0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
076	Emlen Arms	701431	Comprehensive Unit Modernization	1460		9,149	9,149	9,149	9,149	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
077	Bentley Hall	701431	Comprehensive Unit Modernization	1460		5,695	3,661	3,661	3,661	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
080	Scattered Sites	701431	Comprehensive Unit Modernization	1460		0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
091	Scattered Sites	701431	Comprehensive Unit Modernization	1460		0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
093	Westpark Plaza	701431	Comprehensive Unit Modernization	1460		0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
113	Wilson Park - Family	701431	Comprehensive Unit Modernization	1460		0	10,710	10,710	10,710	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
114	Gladys B Jacobs	701431	Comprehensive Unit Modernization	1460		11,588	11,588	11,588	11,588	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
117	Raymond Rosen - 117	701431	Comprehensive Unit Modernization	1460		0	0	0	0	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
129	Cambridge Plaza II	701431	Comprehensive Unit Modernization	1460		1,012	1,012	1,012	1,012	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
132	Suffolk Manor	701431	Comprehensive Unit Modernization	1460		72	72	72	72	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
134	Richard Allen IIIB	701431	Comprehensive Unit Modernization	1460		52	52	52	52	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
135	Scatt Sites - 117 In-Fill Unit	701431	Comprehensive Unit Modernization	1460		0	75,035	75,035	75,035	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
138	Mount Olivet	701431	Comprehensive Unit Modernization	1460		1,651	1,651	1,651	1,651	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
139	Greater Grays Ferry Estates I	701431	Comprehensive Unit Modernization	1460		1,528	1,528	1,528	1,528	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
144	Greater Grays Ferry II-B	701431	Comprehensive Unit Modernization	1460		540	540	540	540	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
145	Lucien E. Blackwell I	701431	Comprehensive Unit Modernization	1460		298	298	298	298	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
149	Martin Luther King IV	701431	Comprehensive Unit Modernization	1460		773	773	773	773	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
150	Lucien E. Blackwell II	701431	Comprehensive Unit Modernization	1460		46	46	46	46	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.
152	Germantown House	701431	Comprehensive Unit Modernization	1460		6,326	6,326	6,326	6,326	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.

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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
158	Nellie Reynolds Garden	701431	Comprehensive Unit Modernization	1460		1,076	1,076	1,076	1,076	Vacant Conventional Unit Rehab Program: Work includes LBP abatement, kitchens, baths, floors, electrical upgrades, plumbing upgrades, heating upgrades, painting, windows and doors in conventional sites.	
000	PHA-Wide	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	300,000				Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	
000	PHA-Wide	701434	Roof Repair/Replacement	1460	250 Units	100,000	4,924	4,924	4,924	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
004	Scattered Sites	701434	Roof repair/replacement	1460	5 Units		2,030	1,506	1,506	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
005	Scattered Sites	701434	Roof repair/replacement	1460	3 Units		1,546	683	683	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
069	Scattered Sites	701434	Roof repair/replacement	1460	3 Units		1,441	561	561	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
081	Scattered Sites	701434	Roof repair/replacement	1460	1 Units		750	750	750	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
085	Scattered Sites	701434	Roof repair/replacement	1460	3 Units		1,495	1,495	1,495	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
088	Scattered Sites	701434	Roof repair/replacement	1460	5 Units		2,041	1,584	1,584	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
091	Scattered Sites	701434	Roof repair/replacement	1460	1 Units		750	750	750	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
092	Scattered Sites	701434	Roof repair/replacement	1460	1 Units		187	187	187	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
097	Scattered Sites	701434	Roof repair/replacement	1460	1 Units		561	561	561	repair/replace roof including but not limited to taring, flashing, tiles and materials.	
000	PHA-Wide	701091	Trash Chute Doors	1460	Varies	0	0	0	0		
					Total PHA-Wide Dwelling Unit Improvements		3,775,000	8,912,594	8,968,628	8,968,628	
					Scattered Sites Dwelling Unit Renovation						
004	Scattered Sites	700453	Scattered Site Comprehensive Unit Modernization	1460	64	4,800,000	5,487,012	6,892,136	6,891,614	6,891,614	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mantua	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	8,291	8,291	8,291	8,291	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	81	81	81	81	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
906	Francisville	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	767	767	767	767	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
907	Ludlow	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	2,961	2,961	2,961	2,961	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
909	Strawberry Mansion	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	3,763	3,763	3,763	3,763	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910	Oxford Jefferson	700453	Scattered Site Comprehensive Unit Modernization	1460	1	0	1,446	1,446	1,446	1,446	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
005	Scattered Sites	700454	Scattered Site Comprehensive Unit Modernization	1460	1	12,000	13,923	13,923	13,923	13,923	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
012	Scattered Sites	700455	Scattered Site Comprehensive Unit Modernization	1460	3	210,000	397,160	397,145	397,145	397,145	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
025	Scattered Sites	700456	Scattered Site Comprehensive Unit Modernization	1460	1	10,000	88,240	88,240	88,240	88,240	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
060	Scattered Sites	700457	Scattered Site Comprehensive Unit Modernization	1460	1	40,000	41,338	41,338	41,338	41,338	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
067	Scattered Sites	700458	Scattered Site Comprehensive Unit Modernization	1460	1	20,000	13,572	13,572	13,572	13,572	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250108						2008			
Development Number / Name HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments	
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
069	Scattered Sites	700459	Scattered Site Comprehensive Unit Modernization	1460	3	200,000	297,277	296,121	296,121	296,121	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
080	Scattered Sites	700460	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	463,738	463,738	463,738	463,738	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
081	Scattered Sites	700461	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	78,636	78,636	78,636	78,636	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
078	Scattered Sites	700462	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	31,434	31,434	31,434	31,434	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
085	Scattered Sites	700463	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	77,978	77,502	77,502	77,502	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
087	Scattered Sites	700464	Scattered Site Comprehensive Unit Modernization	1460	1	50,000	50,000	50,000	50,000	50,000	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
088	Scattered Sites	700464	Scattered Site Comprehensive Unit Modernization	1460	0	0	901	901	901	901	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
088	Scattered Sites	700465	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	93,433	92,641	92,641	92,641	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
091	Scattered Sites	700466	Scattered Site Comprehensive Unit Modernization	1460	1	75,000	207,399	207,399	207,399	207,399	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250108			2008						
Development Number / Name HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments	
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
092	Scattered Sites	700467	Scattered Site Comprehensive Unit Modernization	1460	1	50,000	219,692	219,692	219,692	219,692	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
901	Haddington	700504	Stimulus Units	1460	Varies	0	535,215	481,283	481,283	481,283	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mantua	700504	Stimulus Units	1460	Varies	0	329,129	258,676	258,676	258,676	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
903	Kingsessing	700504	Stimulus Units	1460	Varies	0	761,300	850,345	850,345	850,345	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
904	Germantown/Hunting Park	700504	Stimulus Units	1460	Varies	0	107,043	132,171	132,171	132,171	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	700504	Stimulus Units	1460	Varies	0	275,607	342,110	342,110	342,110	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
906	Francisville	700504	Stimulus Units	1460	Varies	0	916,343	961,788	961,788	961,788	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
907	Ludlow	700504	Stimulus Units	1460	Varies	0	513,693	381,026	381,026	381,026	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna	700504	Stimulus Units	1460	Varies	0	58,629	51,115	51,115	51,115	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

**Annual Statement/Performance and Evaluation Report
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Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250108		2008							
Development Number / Name HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments	
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
909	Strawberry Mansion	700504	Stimulus Units	1460	Varies	0	587,405	478,375	478,896	478,896	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910	Oxford Jefferson	700504	Stimulus Units	1460	Varies	0	107,043	41,023	41,023	41,023	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
		Scattered Site Unit Renovation Total			4	5,842,000	11,770,449	12,959,640	12,959,640	12,959,640	
		Conventional Site Dwelling Unit Renovation									
014	Norris Homes	700875	Electrical Upgrades/Distribution	1460		125,000	0	0	0	0	repair/replace electrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
039	Westpark Apts.	700875	Electrical Upgrades/Distribution	1460		300,000	0	0	0	0	repair/replace electrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
066	Holmecrest	700875	Electrical Upgrades/Distribution	1460		120,000	0	0	0	0	repair/replace electrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.
062	Point Breeze	701166	Heating Plant Upgrade	1460		300,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
114	G.B. Jacobs	701166	Heating Plant Upgrade	1460		400,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
035	Haddington	701166	Heating Plant Upgrade	1460		375,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
055	Fairhill	701166	Heating Plant Upgrade	1460		520,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
054	Collegeview	701166	Heating Plant Upgrade	1460		200,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
066	Holmecrest	701166	Heating Plant Upgrade	1460		500,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
001	Johnson Homes	701166	Heating Plant Upgrade	1460		1,300,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
015	Harrison Plaza	701166	Heating Plant Upgrade	1460		1,500,000	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
066	Morton Homes	701438	Interior Wall Repair	1460		200,000	0	0	0	0	repair interior walls
029	Hill Creek	700979	Canopies	1460	115 Canopies	1,000,000	0	0	0	0	Installation of canopies

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Part II: Supporting Pages

PHA Name:		Grant Type and Number							2008	
Philadelphia Housing Authority		Capital Fund Program Grant No:		PA26P00250108						
Development Number / Name HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended	
		Total Site Specific Dwelling Unit Work Items			6,840,000	0	0	0	0	
		Total Dwelling Construction	1460			20,683,043	21,928,268	21,928,268	21,928,268	
		Non-Dwelling Structures								
000	PHA-Wide	701486	Modernization of Non-Dwelling Space	1470	1 LS	300,000	0	0	0	replacement/repair of security doors and windows
039	West Park Apartments	701486	Modernization of Non-Dwelling Space	1470	1 LS	0	12,787	12,787	12,787	replacement/repair of security doors and windows
050	Blumberg Apts	701486	Modernization of Non-Dwelling Space	1470	1 LS	0	3,240	3,240	3,240	replacement/repair of security doors and windows
		Total Non-Dwelling Structures				300,000	16,027	16,027	16,027	
		Non-Dwelling Equipment								
000	PHA-Wide	700035	Equipment for Security Upgrades	1475	5 Bldgs	200,000	0	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
000	PHA-Wide	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	Varies	500,000	632,616	602,406	602,406	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services
000	PHA-Wide	700614	Telephone Infrastructure Upgrades	1475	10 Sites	500,000	790,349	790,349	790,349	Telephone equipments including but not limited to network switches.
000	PHA-Wide	700798	Community Space Furniture and Equipment	1475	Varies	30,000	0	0	0	replacement of furniture and or equipment for community centers throughout PHA.
000	PHA-Wide	701203	Maintenance Equipment	1475	Varies	100,000	391,122	390,867	390,867	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment.
000	PHA-Wide	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	75,000	96,270	96,059	96,059	replacement of furniture and or equipment for administrative and office bldgs. throughout PHA.
		Total Non-Dwelling Equipment				1,405,000	1,910,356	1,879,681	1,879,681	
000	PHA-Wide	700882	Demolition	1485	8-11 Units	300,000	2,941	2,941	2,941	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
		Total Demolition				300,000	2,941	2,941	2,941	
000	PHA-Wide	700854	Relocation	1495	Varies	200,000	23,038	21,790	21,790	relocation of tenants
004	Scattered Sites	700854	Relocation	1495			425	425	425	relocation of tenants
014	Norris Apartments	700854	Relocation	1495			590	590	590	relocation of tenants
023	Liddonfield Homes	700854	Relocation	1495			19,002	19,000	19,000	relocation of tenants
050	Blumberg Apts	700854	Relocation	1495			590	590	590	relocation of tenants
061	Paschall Apartments	700854	Relocation	1495			10,107	10,106	10,106	relocation of tenants
		Total Relocation				200,000	53,751	52,500	52,500	
000	PHA-Wide	701490	New Development	1499	Varies	500,000	0	0	0	Funding to be used on new development projects.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

PHA Name:		Grant Type and Number									2008
Philadelphia Housing Authority		Capital Fund Program Grant No:		PA26P00250108							
Development Number / Name HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work Comments	
					Original Budget	Revised Budget	Revised 2 Budget	Obligated	Expended		
139	Greater Grays Ferry Estates I	701098	504 unit modification/fair hsg	1499	Varies	0	252,440	250,405	250,405	250,405	504 unit modification/fair hsg
152	Germantown House	701098	504 unit modification/fair hsg	1499	Varies	0	474,427	469,076	469,076	469,076	504 unit modification/fair hsg
158	Nellie Reynolds Garden	701098	504 unit modification/fair hsg	1499	Varies	0	10,205	10,205	10,205	10,205	504 unit modification/fair hsg
152	Germantown House	701165	Elevator upgrades	1499	Varies	0	625,000	614,039	614,039	614,039	repair elevators
			New Development			500,000	1,362,072	1,343,724	1,343,724	1,343,724	
000	PHA-Wide	701491	Bond Debt Principle	1501		0	6,260,000	6,260,000	6,260,000	6,260,000	bond debt principle payment for Tasker Bond
000	PHA-Wide	701498	Bond Debt Interest	1501		12,000,000	5,702,677	5,702,677	5,702,677	5,702,677	bond debt interest payment for Tasker Bond
			Total Debt Service			12,000,000	11,962,677	11,962,677	11,962,677	11,962,677	
			GRAND TOTAL			59,214,716	58,218,926	58,218,926	58,218,926	58,218,926	

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA26P00250111	Federal FY of Grant: 2011
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (Revision No:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 09/30/2012		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			
		Original Budget	Revised Budget	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	10,000,000	7,221,351	7,221,351	7,221,351
3	1408 Management Improvements	4,390,000	3,170,173	4,380,426	4,302,588
4	1410 Administrative Costs	5,800,000	4,188,384	4,188,384	4,188,384
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	2,600,000	1,833,119	911,030	1,199,925
8	1440 Site Acquisition	100,000	72,214	0	0
9	1450 Site Improvements	3,130,381	4,478,363	5,061,076	5,088,614
10	1460 Dwelling Structures	18,108,907	10,217,997	8,315,329	7,931,314
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Non-Dwelling Space	0	0	0	0
13	1475 Non-Dwelling Equipment	1,673,500	1,897,274	1,365,648	858,146
14	1485 Demolition	300,000	216,641	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	0	0	2,804,581	2,804,581
17	1495 Relocation	200,000	144,427	232,837	228,748
18	1499 Development Activities	0	98,175	116,975	109,711
19	1501 Collateralization or Debt Service	11,949,677	11,918,778	9,607,503	9,607,503
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	58,252,465	45,456,896	44,205,139	43,540,864
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	1,492,877			
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report										
Capital Fund Program (CFP)										
Part II: Supporting Pages										
PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250111								2011
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments	
					Original	Revised Budget	Obilgated	Expended		
701701	Finance	701100	Operating Subsidy	1406		10,000,000	7,221,351	7,221,351	7,221,351	
			Total Operating Subsidy Cost	1406		10,000,000	7,221,351	7,221,351	7,221,351	
Management Improvements										
522522	Organization Development	700168	PHA Development Staff Manager	1408		115,000	83,046	70,182	70,182	PHA Development Staff Manager consist of Salaries & Benefits.
493493	Police	700169	Police Officers Salaries and Benefits	1408		2,100,000	1,516,484	2,858,342	2,858,342	
709709	ISM	700176	Computer Software Acquisition,Production Support,Customization,and Program Implementation	1408		1,000,000	722,135	686,792	608,953	
428428	Pre-Apprentice	700368	Apprenticeship Program Field Training	1408		300,000	216,641	24,113	24,113	PHA provides additional funding through the MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include:preparing public housing residents for entry into approved apprenticeships in various
495495	Res. Lobby Monitors	700787	Lobby Monitors: Program to enhance site security.	1408		800,000	577,708	740,998	740,998	Lobby Monitors consist of Salaries & Benefits.
500500	Human Resource	700796	Staff Development: Provide training opportunities for PHA staff.	1408		75,000	54,160	0	0	Various Training (i.e. Ethical Conduct, Prevent Harassment, Culture of Respect) for Executive level thru Line Staff.
			Total Management Improvement Cost	1408		4,390,000	3,170,173	4,380,426	4,302,588	
Administrative Costs										
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		5,800,000	4,188,384	4,188,384	4,188,384	
			Total Administrative Cost	1410		5,800,000	4,188,384	4,188,384	4,188,384	
Fees and Costs										
800800	Development	700185	A&E, Legal and Consultant Services	1430		2,000,000	1,444,270	503,896	940,374	
800800	Development	700187	Master Planning	1430		100,000	35,464	35,000	28,120	
024	Queen Lane Apartments	700187	Master Planning	1430		0	36,750	36,750	13,685	
800800	Development	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	500,000	107,589	0	0	Asbestos testing
001	Johnson Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	9,141	38,663	29,673	Asbestos testing
013	Wilson Park - Senior	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,000	371	371	Asbestos testing
015	Harrison Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,687	11,295	6,958	Asbestos testing
018	Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,442	2,895	1,464	Asbestos testing
020	Spring Garden Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	38,097	46,507	40,056	Asbestos testing
024	Queen Lane Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,082	1,803	721	Asbestos testing
029	Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	15,029	22,626	15,815	Asbestos testing
031	Bartram Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	10,454	18,789	8,771	Asbestos testing
032	Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,047	8,313	4,693	Asbestos testing
035	Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	44,163	46,786	36,839	Asbestos testing
039	West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	7,570	20,717	15,612	Asbestos testing
049	Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,687	7,963	5,844	Asbestos testing
901	Haddington	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,047	9,013	2,534	Asbestos testing
902	Mantua	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,387	9,352	2,513	Asbestos testing
903	Kingsessing	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,408	9,373	3,828	Asbestos testing
904	Germantown/Hunting Park	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,768	9,734	2,884	Asbestos testing
905	Fairhill Square	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	6,839	10,805	4,719	Asbestos testing
906	Francisville	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,091	11,655	6,551	Asbestos testing
907	Ludlow	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	7,920	11,908	6,871	Asbestos testing
908	Susquehanna	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	8,281	12,575	8,324	Asbestos testing
909	Strawberry Mansion	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	6,468	12,350	6,326	Asbestos testing
910	Oxford Jefferson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	6,442	11,893	6,378	Asbestos testing
			Total Professional Services Costs and Fees	1430		2,600,000	1,833,119	911,030	1,199,925	
Site Acquisition										
800800	Development	700165	Acquire properties below TDC	1440		100,000	72,214	0	0	Acquire properties below TDC
			Total Site Acquisition Costs	1440		100,000	72,214	0	0	
PHA- Wide Site Improvements										

Annual Statement/Performance and Evaluation Report										
Capital Fund Program (CFP)										
Part II: Supporting Pages										
PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250111								2011
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments
						Original	Revised Budget	Obilgated	Expended	
401401	Housing Operations	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	Varies	300,000	78,641	4,661	4,661	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	29,767	26,326	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
003	Richard Allen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	10,000	12,525	12,525	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	8,000	13,828	10,008	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	32,731	28,635	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	4,000	6,588	5,840	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	4,000	6,966	6,966	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	3,000	3,635	3,635	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	43,569	39,293	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
030	Abbottsford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	3,000	4,000	4,000	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	4,000	27,268	16,289	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	6,294	4,783	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	3,317	3,317	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	4,000	17,364	12,399	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	1,125	1,125	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
055	Fairhill Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	3,000	3,325	3,325	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	1,420	1,420	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
114	Gladys B Jacobs	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	1,285	1,285	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.

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Capital Fund Program (CFP)										
Part II: Supporting Pages										
PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250111								
										2011
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments
						Original	Revised Budget	Obilgated	Expended	
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	3,000	44,924	39,118	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
902	Mantua	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	3,000	18,301	15,691	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	3,000	33,554	30,944	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
904	Germantown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	10,000	19,823	18,407	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	10,000	59,792	50,476	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	3,000	52,951	47,258	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	10,000	73,971	51,266	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	3,000	30,936	27,852	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
909	Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	30,762	24,835	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
910	Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	0	5,000	23,732	18,754	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
050	Blumberg	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	250,000	180,534	0	0	
001	Johnson Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	45,000	32,496	0	0	Landscaping including Tree Trimming/Tree Removal
010	Raymond Rosen	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	0	7,245	7,245	7,245	Landscaping including Tree Trimming/Tree Removal
014	Norris Apts	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	30,000	6,664	0	0	Landscaping including Tree Trimming/Tree Removal
015	Harrison Plaza	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,000	18,776	18,113	18,113	Landscaping including Tree Trimming/Tree Removal
018	Arch Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	21,000	15,165	0	0	Landscaping including Tree Trimming/Tree Removal
029	Hill Creek	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	37,000	26,719	0	0	Landscaping including Tree Trimming/Tree Removal
030	Abbottsford	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	60,000	36,083	18,113	18,113	Landscaping including Tree Trimming/Tree Removal
031	Bartram Village	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	46,000	48,218	37,176	37,176	Landscaping including Tree Trimming/Tree Removal
032	Oxford Village	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	30,000	21,664	1,373	1,373	Landscaping including Tree Trimming/Tree Removal
035	Haddington Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	21,000	15,165	0	0	Landscaping including Tree Trimming/Tree Removal
042	Champlost Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	24,000	17,668	17,668	17,668	Landscaping including Tree Trimming/Tree Removal
046	Haverford Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,000	18,776	0	0	Landscaping including Tree Trimming/Tree Removal

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PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250111								2011
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments	
					Original	Revised Budget	Obilgated	Expended		
049	Morton Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	25,000	18,053	14,581	14,581	Landscaping including Tree Trimming/Tree Removal
050	Blumberg	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	20,000	10,892	0	0	Landscaping including Tree Trimming/Tree Removal
055	Fairhill Apts	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	23,000	16,609	0	0	Landscaping including Tree Trimming/Tree Removal
062	Cassie L Holly	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
063	Katie B Jackson	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
065	Collegeview	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
066	Holmecrest Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
076	Emlen Arms	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
077	Bentley Hall	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	46,000	33,218	0	0	Landscaping including Tree Trimming/Tree Removal
104	Arlene Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000	8,666	0	0	Landscaping including Tree Trimming/Tree Removal
003	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	2,400	2,400	2,400	asphalt repair/replacement of driveways
029	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,260	1,230	1,230	asphalt repair/replacement of driveways
030	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	600	600	600	asphalt repair/replacement of driveways
032	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	53,000	25,553	1,800	1,800	asphalt repair/replacement of driveways
034	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,200	1,200	1,200	asphalt repair/replacement of driveways
039	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,200	1,200	1,200	asphalt repair/replacement of driveways
050	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	4,860	4,890	4,890	asphalt repair/replacement of driveways
055	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	0	1,200	1,200	1,200	asphalt repair/replacement of driveways
000	Development	701099	Concrete	1450	304 SF	0	239,738	240,530	686,552	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete	1450	304 SF	0	1,067,730	1,104,777	969,191	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Apartments	701099	Concrete	1450	304 SF	0	3,500	3,134	3,134	concreter repair/replacement of sidewalks, walkways and curbs
031	Bartram Village	701099	Concrete	1450	304 SF	0	1,415,730	1,415,378	1,322,459	concreter repair/replacement of sidewalks, walkways and curbs
062	Cassie L Holley	701099	Concrete	1450	3,300 SF	34,000	24,553	0	0	concreter repair/replacement of sidewalks, walkways and curbs
114	Gladys B Jacobs	701099	Concrete	1450	9,500 SF	94,000	64,381	0	0	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymon Rosen	701478	Fencing	1450	3,000 LF	80,000	57,771	0	0	repair/replace chainlink fence
029	Hill Creek	701478	Fencing	1450	1,280 LF	32,000	23,108	0	0	repair/replace chainlink fence
055	Fairhill Apts	701478	Fencing	1450	1,700 LF	43,000	31,052	0	0	repair/replace chainlink fence
			Total PHA-Wide Site Improvements	1450		1,438,000	3,758,414	3,501,022	3,620,557	
Scattered Sites Site Improvements										
901	Haddington	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	79,600	4,100	4,100	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
902	Mantua	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	32,800	60,000	60,000	43,365	The Scattered Sites Physical Needs Assessment Plan has not been completed.
903	Kingsessing	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	29,600	8,000	5,000	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
904	Germantown/Hunting Park	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	23,700	19,108	18,108	14,300	The Scattered Sites Physical Needs Assessment Plan has not been completed.

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PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250111								
										2011
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments	
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905	Fairhill Square	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	39,200	16,000	16,000	1,590	The Scattered Sites Physical Needs Assessment Plan has not been completed.
906	Francisville	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,400	5,000	5,000	0	The Scattered Sites Physical Needs Assessment Plan has not been completed.
907	Ludlow	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	45,600	44,000	44,000	25,420	The Scattered Sites Physical Needs Assessment Plan has not been completed.
908	Susquehanna	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	38,200	22,000	22,000	3,060	The Scattered Sites Physical Needs Assessment Plan has not been completed.
909	Strawberry Mansion	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	0	23,000	23,000	22,440	The Scattered Sites Physical Needs Assessment Plan has not been completed.
910	Oxford Jefferson	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	0	26,000	26,000	25,885	The Scattered Sites Physical Needs Assessment Plan has not been completed.
901	Haddington	701099	Concrete	1450	5786 SF	57,863	41,785	3,040	2,930	concreter repair/replacement of sidewalks, walkways and curbs
902	Mantua	701099	Concrete	1450	2315 SF	23,145	16,714	11,254	10,449	concreter repair/replacement of sidewalks, walkways and curbs
903	Kingsessing	701099	Concrete	1450	7216 SF	72,157	52,107	2,631	2,380	concreter repair/replacement of sidewalks, walkways and curbs
904	Germantown/Hunting Park	701099	Concrete	1450	2315 SF	23,145	16,714	1,499	1,480	concreter repair/replacement of sidewalks, walkways and curbs
905	Fairhill Square	701099	Concrete	1450	3472 SF	34,718	25,071	1,565	1,287	concreter repair/replacement of sidewalks, walkways and curbs
906	Francisville	701099	Concrete	1450	2315 SF	23,145	16,714	8,378	6,894	concreter repair/replacement of sidewalks, walkways and curbs
907	Ludlow	701099	Concrete	1450	6365 SF	63,649	45,963	4,325	2,813	concreter repair/replacement of sidewalks, walkways and curbs
908	Susquehanna	701099	Concrete	1450	2360 SF	23,597	17,040	3,771	3,659	concreter repair/replacement of sidewalks, walkways and curbs
909	Strawberry Mansion	701099	Concrete	1450	2893 SF	28,931	20,892	7,866	7,702	concreter repair/replacement of sidewalks, walkways and curbs
910	Oxford Jefferson	701099	Concrete	1450	2893 SF	28,931	20,892	3,215	3,099	concreter repair/replacement of sidewalks, walkways and curbs
901	Haddington	700881	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	0	0	183	183	The Scattered Sites Physical Needs Assessment Plan has not been completed.
901	Haddington	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	99,486	20,000	181,564	181,564	The Scattered Sites Physical Needs Assessment Plan has not been completed.
902	Mantua	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	87,359	13,085	152,426	152,426	The Scattered Sites Physical Needs Assessment Plan has not been completed.
903	Kingsessing	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	120,820	37,248	122,139	122,139	The Scattered Sites Physical Needs Assessment Plan has not been completed.
904	Germantown/Hunting Park	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	84,664	11,139	67,656	67,656	The Scattered Sites Physical Needs Assessment Plan has not been completed.
905	Fairhill Square	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	101,731	23,464	69,834	69,834	The Scattered Sites Physical Needs Assessment Plan has not been completed.
906	Francisville	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	112,735	31,410	81,817	81,817	The Scattered Sites Physical Needs Assessment Plan has not been completed.

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Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments	
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907	Ludlow	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	99,710	22,004	116,397	116,397	The Scattered Sites Physical Needs Assessment Plan has not been completed.
908	Susquehanna	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	98,363	21,031	112,203	112,203	The Scattered Sites Physical Needs Assessment Plan has not been completed.
909	Strawberry Mansion	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	110,714	29,951	191,279	191,279	The Scattered Sites Physical Needs Assessment Plan has not been completed.
910	Oxford Jefferson	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 LS	82,418	9,517	160,657	160,657	The Scattered Sites Physical Needs Assessment Plan has not been completed.
910	Oxford Jefferson	701418	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit	0	0	31,755	31,755	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
910	Oxford Jefferson	701426	Repair/Replace exterior Plumbing	1450	1 unit			198	198	Repair/Replace exterior Plumbing
903	Kingsessing	701409	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit			886	886	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
907	Ludlow	701414	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit			183	183	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
909	Strawberry Mansion	701417	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1 unit			126	126	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.
			Total Scattered Site Improvements	1450		1,692,381	719,949	1,560,054	1,468,057	
			Total Site Improvements	1450		3,130,381	4,478,363	5,061,076	5,088,614	
PHA Wide Dwelling Structures										
000	Pha-Wide	700179	Environmental Hazard Abatement	1460	1 LS	0	2,469	2,557	2,557	Environmental Hazard Abatement
001	Johnson Homes	700179	Environmental Hazard Abatement	1460	1 LS	150,000	9,950	12,152	12,152	Environmental Hazard Abatement
003	Richard Allen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,773	1,773	Environmental Hazard Abatement
010	Raymond Rosen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	7,862	7,862	Environmental Hazard Abatement
013	Wilson Park - Senior	700179	Environmental Hazard Abatement	1460	1 LS	0	19,053	27,213	27,213	Environmental Hazard Abatement
014	Norris Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	705	5,900	5,900	Environmental Hazard Abatement
015	Harrison Plaza	700179	Environmental Hazard Abatement	1460	1 LS	0	0	2,223	2,223	Environmental Hazard Abatement
018	Arch Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	947	947	Environmental Hazard Abatement
020	Spring Garden Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	10,850	57,365	57,365	Environmental Hazard Abatement
024	Queen Lane Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	2,440	2,484	2,484	Environmental Hazard Abatement
029	Hill Creek	700179	Environmental Hazard Abatement	1460	1 LS	0	10,867	14,538	14,538	Environmental Hazard Abatement
030	Abbottsford Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	2,649	2,649	Environmental Hazard Abatement
031	Bartram Village	700179	Environmental Hazard Abatement	1460	1 LS	0	10,285	14,564	14,564	Environmental Hazard Abatement
032	Oxford Village	700179	Environmental Hazard Abatement	1460	1 LS	0	1,940	5,773	5,773	Environmental Hazard Abatement
034	Whitehall Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	3,998	4,878	4,878	Environmental Hazard Abatement
035	Haddington Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	571,942	571,942	Environmental Hazard Abatement
039	West Park Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	1,814	7,718	7,718	Environmental Hazard Abatement
042	Champlost Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,314	1,314	Environmental Hazard Abatement
046	Haverford Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	4,042	4,848	4,848	Environmental Hazard Abatement
049	Morton Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	1,330	1,940	1,940	Environmental Hazard Abatement
050	Blumberg Apts	700179	Environmental Hazard Abatement	1460	1 LS	0	3,700	6,670	6,670	Environmental Hazard Abatement
051	Whitman Park	700179	Environmental Hazard Abatement	1460	1 LS	0	3,000	0	0	Environmental Hazard Abatement
054	Parkview Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	2,695	2,729	2,729	Environmental Hazard Abatement
055	Fairhill Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,676	1,676	Environmental Hazard Abatement
062	Cassie L Holley	700179	Environmental Hazard Abatement	1460	1 LS	0	0	225	225	Environmental Hazard Abatement
063	Katie B Jackson	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,198	1,198	Environmental Hazard Abatement

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Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obilgated	Expended	Comments	
					Original	Revised Budget				
065	College View	700179	Environmental Hazard Abatement	1460	1 LS	0	8,492	11,615	11,615	Environmental Hazard Abatement
066	Holmcrest Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	616	616	Environmental Hazard Abatement
076	Emlen Arms	700179	Environmental Hazard Abatement	1460	1 LS	0	1,756	4,679	4,679	Environmental Hazard Abatement
077	Bentley Hall	700179	Environmental Hazard Abatement	1460	1 LS	0	2,500	642	642	Environmental Hazard Abatement
079	Plymouth Hall	700179	Environmental Hazard Abatement	1460	1 LS	0	0	67	67	Environmental Hazard Abatement
093	Westpark Plaza	700179	Environmental Hazard Abatement	1460	1 LS	0	0	452	452	Environmental Hazard Abatement
100	Cecil B Moore	700179	Environmental Hazard Abatement	1460	1 LS	0	0	164	164	Environmental Hazard Abatement
104	Arlene Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	0	838	838	Environmental Hazard Abatement
114	Gladys B Jacobs	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,512	1,512	Environmental Hazard Abatement
132	Suffolk Manor	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,007	1,007	Environmental Hazard Abatement
133	Richard Allen IIIA	700179	Environmental Hazard Abatement	1460	1 LS	0	0	145	145	Environmental Hazard Abatement
143	Greater Grays Ferry II-A	700179	Environmental Hazard Abatement	1460	1 LS	0	0	44	44	Environmental Hazard Abatement
145	Lucien E. Blackwell I	700179	Environmental Hazard Abatement	1460	1 LS	0	0	127	127	Environmental Hazard Abatement
149	Martin Luther King IV	700179	Environmental Hazard Abatement	1460	1 LS	0	0	109	109	Environmental Hazard Abatement
157	Ludlow Phase III	700179	Environmental Hazard Abatement	1460	1 LS	0	0	57	57	Environmental Hazard Abatement
158	Nellie Reynolds Garden	700179	Environmental Hazard Abatement	1460	1 LS	0	0	151	151	Environmental Hazard Abatement
343	GGFE Bldg	700179	Environmental Hazard Abatement	1460	1 LS	0	0	614	614	Environmental Hazard Abatement
501	712 North 16th Street	700179	Environmental Hazard Abatement	1460	1 LS	0	0	116	116	Environmental Hazard Abatement
630	Sect8-Northeast(Frankford)	700179	Environmental Hazard Abatement	1460	1 LS	0	0	134	134	Environmental Hazard Abatement
901	Haddington	700179	Environmental Hazard Abatement	1460	1 LS	0	0	12,931	12,931	Environmental Hazard Abatement
902	Mantua	700179	Environmental Hazard Abatement	1460	1 LS	0	659	12,783	12,792	Environmental Hazard Abatement
903	Kingsessing	700179	Environmental Hazard Abatement	1460	1 LS	0	5,338	29,732	29,732	Environmental Hazard Abatement
904	Germantown/Hunting Park	700179	Environmental Hazard Abatement	1460	1 LS	0	2,017	15,157	15,157	Environmental Hazard Abatement
905	Fairhill Square	700179	Environmental Hazard Abatement	1460	1 LS	0	5,640	17,185	17,185	Environmental Hazard Abatement
906	Francisville	700179	Environmental Hazard Abatement	1460	1 LS	0	15,310	37,927	37,927	Environmental Hazard Abatement
907	Ludlow	700179	Environmental Hazard Abatement	1460	1 LS	0	13,386	27,982	27,982	Environmental Hazard Abatement
908	Susquehanna	700179	Environmental Hazard Abatement	1460	1 LS	0	8,515	24,487	24,487	Environmental Hazard Abatement
909	Strawberry Mansion	700179	Environmental Hazard Abatement	1460	1 LS	0	0	14,244	14,244	Environmental Hazard Abatement
910	Oxford Jefferson	700179	Environmental Hazard Abatement	1460	1 LS	0	0	12,446	12,446	Environmental Hazard Abatement
909	Strawberry Mansion	700181	Mold Remediation	1460	1 LS	0	0	95,360	95,360	Mold Remediation
013	Wilson Park	700874	Combustion Upgrades	1460	1 LS	23,942	17,289	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
050	Blumberg Apts	700874	Combustion Upgrades	1460	1 LS	0	61,470	146,470	70,319	
001	Johnson Homes	700875	Electrical distribution systems	1460	1 LS	300,000	423,615	276,382	276,382	Upgrade electrical service phase 3
013	Wilson Park Senior	700875	Electrical distribution systems	1460	1 LS	36,000	0	0	0	Replace/repair Service Emergency Generator
013	Wilson Park Data Center	700875	Electrical distribution systems	1460	1 LS	12,000	0	0	0	Replace/repair Service Emergency Generator
013	Wilson	700875	Electrical distribution systems	1460	1 unit	100,000	0	0	0	Replace/repair Service Emergency Generator
014	Norris Apts	700875	Electrical distribution systems	1460	1 unit	80,000	1,000	0	0	Replace Low Rise Transformer
042	Champlost	700875	Electrical distribution systems	1460	2 units	60,000	433,281	0	0	Replace Site transformers
049	Morton Homes	700875	Electrical distribution systems	1460	1 unit	600,000	25,997	0	0	Replace Electrical Service
050	Blumberg	700875	Electrical distribution systems	1460	1 LS	36,000	0	0	0	Service Emergency Generator
063	Katie B Jackson	700875	Electrical distribution systems	1460	1 LS	12,000	0	0	0	Service Emergency Generator
077	Bentley Hall	700875	Electrical distribution systems	1460	1 unit	200,000	153,093	0	0	Electrical Upgrades Emergency Generator
077	Bentley Hall	700875	Electrical distribution systems	1460	1 LS	12,000	0	0	0	Replace/repair Service Emergency Generator
343	GGFE Administrative Bldg	700875	Electrical distribution systems	1460	1 LS	12,000	8,666	0	0	Replace/repair Service Emergency Generator
345	Passyunk	700875	Electrical distribution systems	1460	1 LS	12,000	8,666	0	0	Replace/repair Service Emergency Generator
001	Johnson Homes	700878	Plumbing upgrades	1460	1 LS	0	150,000	150,000	0	Replace overhead 8' cracked sanitary main boiler room
013	Wilson park	700878	Plumbing upgrades	1460	1 LS	40,000	14,992	0	0	Replace overhead 8' cracked sanitary main boiler room & 4 " gas main repair
029	Hill Creek	700878	Plumbing upgrades	1460	17 new	157,000	13,375	1,712	1,323	New duplex sump pumps in boiler rooms
032	Oxford Village	700878	Plumbing upgrades	1460	1 unit	20,000	14,443	0	0	Replace 3 inch gas valve
035	Haddington Homes	700878	Plumbing upgrades	1460	1 unit	0	977	977	977	

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050	Blumberg	700878	Plumbing upgrades	1460	1 LS	120,000	24,210	0	0	Boiler room replacement/repair of broken sanitary pipe
401401	Housing Operations	701090	Fire Saftey	1460	1 LS	0	2,552	2,552	2,552	
015	Harrison Plaza	701090	Fire Saftey	1460	1 LS	139,000	100,377	0	0	Replace Fire Alarm System
039	West Park Apts	701090	Fire Saftey	1460	1 LS	120,000	86,656	0	0	Replace Fire Alarm System
050	Blumberg	701090	Fire Saftey	1460	1 LS	16,000	11,554	0	0	Maintenance/repair of Fire Alarm System
055	Fairhill Apts	701090	Fire Saftey	1460	1 LS	300,000	214,089	0	0	Replace Fire Alarm System
065	Collegetown	701090	Fire Saftey	1460	1 LS	12,000	8,666	0	0	Replace Fire Alarm System
093	West Park Plaza	701090	Fire Saftey	1460	1 LS	13,500	9,749	0	0	Replace fire alarm and smole detectors
114	Gladys B Jacobs	701090	Fire Saftey	1460	1 LS	70,000	50,549	0	0	Replace Fire Alarm System
035	Haddington Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	40,200	29,030	0	0	repair/replace HVAC and air conditioning systems.
050	Blumberg Apts	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	0	3,551	3,551	3,551	
062	Cassie L Holley	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	51,200	36,973	0	0	repair/replace HVAC and air conditioning systems.
063	Katie B Jackson	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	0	8,666	0	0	
066	Holmecrest Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	0	0	15,212	15,212	
114	Gladys B Jacobs	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	19,000	13,721	0	0	repair/replace HVAC and air conditioning systems.
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	672,522	438,402	5,913	5,405	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460		0	2,000	15,060	13,900	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460		0	5,000	4,109	4,047	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	1 LS	520,355	143,492	6,960	6,775	504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460		0	0	1,333	1,333	504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460		0	0	5,311	5,311	504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	2,000	8,764	8,469	504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460		0	0	1,654	1,654	504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit Modification/Fair Housing	1460		0	5,000	19,475	19,024	504 Unit Modification/Fair Housing
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460		0	1,500	3,801	3,756	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460		0	5,000	5,636	5,505	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460		0	5,000	30,502	29,683	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460		0	5,000	6,129	5,719	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460		0	30,000	12,203	12,135	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460		0	10,000	6,414	6,065	504 Unit Modification/Fair Housing
055	Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460		0	0	1,363	1,363	504 Unit Modification/Fair Housing
062	Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460		0	0	2,432	2,432	504 Unit Modification/Fair Housing
076	Emlen Arms	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	5,000	3,746	3,729	504 Unit Modification/Fair Housing
077	Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	8,000	5,927	5,904	504 Unit Modification/Fair Housing
129	Cambridge Plaza II	701098	504 Unit Modification/Fair Housing	1460		0	0	19,691	19,691	504 Unit Modification/Fair Housing
137	Cambridge Plaza I	701098	504 Unit Modification/Fair Housing	1460		0	0	490	490	504 Unit Modification/Fair Housing
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460		0	0	1,313	1,313	504 Unit Modification/Fair Housing
145	Lucien E. Blackwell I	701098	504 Unit Modification/Fair Housing	1460		0	0	3,292	3,292	504 Unit Modification/Fair Housing
147	Cambridge Plaza III	701098	504 Unit Modification/Fair Housing	1460		0	0	2,095	2,095	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit Modification/Fair Housing	1460		0	0	10,607	10,607	504 Unit Modification/Fair Housing
901	Haddington	701098	504 Unit Modification/Fair Housing	1460		0	5,000	16,380	14,005	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit Modification/Fair Housing	1460		0	10,000	10,683	10,420	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460		0	5,000	60,424	58,000	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460		0	5,000	27,928	26,184	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460		0	10,000	119,774	114,917	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit Modification/Fair Housing	1460		0	5,000	20,406	16,811	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	1 LS	0	32,850	95,768	90,093	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460		0	10,000	11,641	11,231	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460		0	10,000	2,560	2,188	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460		0	5,000	3,271	3,271	504 Unit Modification/Fair Housing
039	West Park Apts	701165	Elevator Repairs	1460	6 elevators	800,000	577,708	0	0	Elevator Repairs

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001	Johnson Homes	701431	Rehab Program	1460	0	0	1,616	1,616	Brick pointing/repair	
003	Richard Allen	701431	Rehab Program	1460	0	10,000	506	506	Brick pointing/repair	
010	Raymond Rosen	701431	Rehab Program	1460	0	20,000	21,165	21,160	Brick pointing/repair	
014	Norris Apartments	701431	Rehab Program	1460	3,000 SF	34,000	24,553	7,376	7,376	Brick pointing/repair
020	Spring Garden Apartments	701431	Rehab Program	1460		0	10,000	294	294	Brick pointing/repair
029	Hill Creek	701431	Rehab Program	1460	51 units	1,000,000	667,135	0	0	Replace electrical distribution system
031	Bartram Villiage	701431	Rehab Program	1460	15,000 SF	222,000	160,314	72,398	70,944	Brick pointing/repair & Repair Lintils
050	Blumberg	701431	Rehab Program	1460	750 units	57,000	41,162	3,152	3,152	Scrape & paint lintels
055	Fairhill Apartments	701431	Rehab Program	1460		0	15,000	18,462	18,160	Scrape & paint lintels
066	Holmcrest Homes	701431	Rehab Program	1460	1 LS	6,000	4,333	0	0	Exterior Common Door
077	Bentley Hall	701431	Rehab Program	1460	1 LS	2,200	1,589	0	0	Exterior Common Door
015	Harrison Plaza	701433	Repair exterior wall surfaces	1460	1 LS	116,986	116,986	0	0	Water Penetration Investigation
018	Arch Homes	701433	Repair exterior wall surfaces	1460	3,200 SF	26,502	26,502	0	0	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
062	Cassie L Holly	701433	Repair exterior wall surfaces	1460	2,000 SF	7,500	5,416	0	0	Stucco and Paint exterior wall
065	Collegeview	701433	Repair exterior wall surfaces	1460	900 SF	10,000	7,221	0	0	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking - Townhouses
076	Emlen Arms	701433	Repair exterior wall surfaces	1460	1 LS	210,000	151,648	0	0	Water Penetration Investigation
030	Abbottsford Homes	701434	Roof Repair/Replacement	1460	1 LS	20,000	14,443	0	0	Repair roof drainage
076	Emlen Arms	701434	Roof Repair/Replacement	1460	120 SF	70,000	39,449	0	0	Repair roof drainage
114	Gladys B Jacobs	701434	Roof Repair/Replacement	1460		0	1,100	1,324	1,258	
901	Haddington	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	21,356	21,280	Repair roof drainage
902	Mantua	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	22,898	22,898	Repair roof drainage
903	Kingsessing	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	11,230	11,230	Repair roof drainage
904	Germantown/Hunting Park	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	18,520	17,565	Repair roof drainage
905	Fairhill Square	701434	Roof Repair/Replacement	1460		0	1,000	1,884	1,429	
906	Francisville	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	3,223	3,223	Repair roof drainage
907	Ludlow	701434	Roof Repair/Replacement	1460		0	1,000	13,598	13,598	
908	Susquehanna	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	7,090	7,090	Repair roof drainage
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	16,034	16,034	Repair roof drainage
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	1 LS	0	1,000	11,027	11,027	Repair roof drainage
Total PHA-Wide Dwelling Unit Improvements						6,538,907	4,747,756	2,489,522	2,233,443	
Scattered Sites Dwelling Unit Renovation										
901	Haddington	700453	Comprehensive Unit Rehabilitation	1460		0	0	217,843	217,843	
901	Haddington	700455	Comprehensive Unit Rehabilitation	1460	8 units	500,000	191,732	102,313	101,392	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mantua	700455	Comprehensive Unit Rehabilitation	1460	31 units	2,500,000	1,500,534	45,664	44,006	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
903	Kingsessing	700455	Comprehensive Unit Rehabilitation	1460	14 units	1,000,000	451,199	38,415	36,941	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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904	Germantown/Hunting Park	700455	Comprehensive Unit Rehabilitation	1460	14 units	1,000,000	451,199	33,983	32,509	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	700455	Comprehensive Unit Rehabilitation	1460	11 units	800,000	340,639	26,404	25,106	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
906	Francisville	700455	Comprehensive Unit Rehabilitation	1460	29 units	2,400,000	886,448	210,018	173,131	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
907	Ludlow	700455	Comprehensive Unit Rehabilitation	1460	13 units	800,000	69,702	70,168	67,405	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna	700455	Comprehensive Unit Rehabilitation	1460	19 units	1,200,000	798,828	25,334	24,361	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
909	Strawberry Mansion	700455	Comprehensive Unit Rehabilitation	1460	16 units	1,000,000	112,528	69,699	66,056	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910	Oxford Jefferson	700455	Comprehensive Unit Rehabilitation	1460	5 units	370,000	165,590	11,602	11,049	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
901	Haddington	700460	Comp unit mod, SMART II	1460	1 LS	0	51,842	449,001	443,760	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
902	Mantua	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	261,746	258,993	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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903	Kingsessing	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	433,945	429,614	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
904	Germantown/Hunting Park	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	239,891	232,136	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
905	Fairhill Square	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	447,084	442,905	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
906	Francisville	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	582,738	573,621	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
907	Ludlow	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	689,686	680,559	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
908	Susquehanna	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	723,877	712,888	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
909	Strawberry Mansion	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	582,448	568,010	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
910	Oxford Jefferson	700460	Comp unit mod, SMART II	1460	1 LS	0	50,000	554,607	546,245	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.

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Capital Fund Program (CFP)										
Part II: Supporting Pages										
PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250111								2011
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments
						Original	Revised Budget	Obilgated	Expended	
910	Oxford Jefferson	700467	Comp unit mod, SMART II	1460	1 LS	0	0	9,340	9,340	Partial or complete rehab as needed including, but not limited to: kitchen and bath repair or replacement; window repair or replacement; roofing; drywall; carpentry, electrical and plumbing work; and, appliance.
			Scattered Site Unit Renovation Total		161 units	11,570,000	5,470,241	5,825,806	5,697,871	
			Total Dwelling Structures	1460		18,108,907	10,217,997	8,315,329	7,931,314	
			<u>Non-Dwelling Structures</u>							
			<u>Non-Dwelling Equipment</u>							
013	Wilson Park	700035	Equipment for Security Upgrades	1475	1 LS	10,000	7,221	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
015	Harrison Plaza	700035	Equipment for Security Upgrades	1475	1 LS	31,000	22,386	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
039	West Park Apts	700035	Equipment for Security Upgrades	1475	1 LS	60,000	43,328	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
050	Blumberg	700035	Equipment for Security Upgrades	1475	1 LS	83,000	59,937	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
055	Fairhill	700035	Equipment for Security Upgrades	1475	1 LS	16,000	11,554	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
709709	ISM	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	1 LS	500,000	371,068	345,055	335,797	The purchase of 200 replacement computers throughout PHA. Also includes server and network upgrades/replacements.
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	1 LS	300,000	216,641	309,703	97,821	Telephone equipments including but not limited to network switches and IVR upgrades
049	Morton Homes	700798	Community Space Furniture and Equipment	1475	1 LS	30,000	10,832	0	0	Replace Boiler
013	Wilson Park Data Center	700798	Community Space Furniture and Equipment	1475	1 LS	15,000	37,118	0	0	Repair 3 AHUs in gym and dance studio
014	Norris Apts	700798	Community Space Furniture and Equipment	1475	1 LS	51,400	4,030	0	0	Replace boiler and piping in Medical center
032	Oxford Villiage	700798	Community Space Furniture and Equipment	1475	1 LS	5,580	21,664	0	0	Heating, Ventilation and Air Conditioners (HVAC) Upgrades
042	Collegeview	700798	Community Space Furniture and Equipment	1475	1 LS	41,480	40,548	0	0	Community Center Boiler
050	Blumberg	700798	Community Space Furniture and Equipment	1475	1 LS	56,150	29,954	0	0	Replace air conditioning unit for community center
076	Emlen Arms	700798	Community Space Furniture and Equipment	1475	1 LS	290,390	209,701	0	0	Heating, Ventilation and Air Conditioners (HVAC) Upgrades
455455	Housing Operations Specialty Crew	701203	Maintenance Equipment	1475	1 LS	100,000	723,999	676,180	401,044	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.
076	Emlen Arms	701203	Maintenance Equipment	1475	1 LS	0	1,000	1,000	0	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.
908	Susquehanna	701203	Maintenance Equipment	1475	1 LS	0	721	721	721	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment. To be used through out PHA's sites and administrative offices.
712	712 N 16th St	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	40,000	52,253	31,244	21,018	replace/repair equipment for adminstrative and field offices.

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Part II: Supporting Pages										
PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250111								
										2011
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments	
					Original	Revised Budget	Obligated	Expended		
015	Harrison Plaza	701204	Administrative and Field Office Furniture and Equipment	1475		0	900	875	875	replace/repair equipment for administrative and field offices.
029	Hill Creek	701204	Administrative and Field Office Furniture and Equipment	1475		0	402	402	402	replace/repair equipment for administrative and field offices.
050	Blumberg Apts	701204	Administrative and Field Office Furniture and Equipment	1475		0	468	468	468	replace/repair equipment for administrative and field offices.
133	Richard Allen IIIA	701204	Administrative and Field Office Furniture and Equipment	1475		0	17,571	0	0	replace/repair equipment for administrative and field offices.
343	GGFE Administrative Bldg	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	40,000	13,120	0	0	replace domestic water booster pump set
345	Passyunk Admin Bldg	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	3,500	859	0	0	Replace purge fan on AHU
			Total Non-Dwelling Equipment	1475		1,673,500	1,897,274	1,365,648	858,146	
401401	Housing Operations	700882	Demolition	1485	1 LS	300,000	216,641	0	0	Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition	1485		300,000	216,641	0	0	
000	PHA Wide		MTW Activities	1492	1 LS	0	0	2,804,581	2,804,581	Administrative Salaries
			Total Demolition	1492		0	0	2,804,581	2,804,581	
401401	Housing Operations	700854	Relocation	1495	1 LS	200,000	0	0	0	Relocations as needed through out PHA.
001	Johnson Homes	700854	Relocation	1495		0	1,000	19,008	19,008	Relocations as needed through out PHA.
013	Wilson Park - Senior	700854	Relocation	1495	1 LS	0	15,000	20,967	20,967	Relocations as needed through out PHA.
014	Norris Apartments	700854	Relocation	1495		0	1,000	500	500	Relocations as needed through out PHA.
020	Spring Garden Apartments	700854	Relocation	1495		0	500	100	100	Relocations as needed through out PHA.
023	Liddonfield Homes	700854	Relocation	1495	1 LS	0	0	279	279	Relocations as needed through out PHA.
024	Queen Lane Apartments	700854	Relocation	1495		0	75,000	140,056	140,056	Relocations as needed through out PHA.
029	Hill Creek	700854	Relocation	1495		0	1,000	1,253	1,253	Relocations as needed through out PHA.
031	Bartram Village	700854	Relocation	1495		0	500	3,141	3,141	Relocations as needed through out PHA.
032	Oxford Village	700854	Relocation	1495		0	500	1,253	1,253	Relocations as needed through out PHA.
034	Whitehall Apartments	700854	Relocation	1495		0	1,000	845	845	Relocations as needed through out PHA.
035	Haddington Homes	700854	Relocation	1495		0	1,000	1,218	1,218	Relocations as needed through out PHA.
039	West Park Apartments	700854	Relocation	1495		0	500	2,208	845	Relocations as needed through out PHA.
050	Blumberg Apts	700854	Relocation	1495		0	500	6,361	6,361	Relocations as needed through out PHA.
054	Parkview Apartments	700854	Relocation	1495		0	427	2,698	2,698	Relocations as needed through out PHA.
055	Fairhill Apartments	700854	Relocation	1495		0	3,000	10,380	10,380	Relocations as needed through out PHA.
061	Paschall Apartments	700854	Relocation	1495		0	500	300	300	Relocations as needed through out PHA.
901	Haddington	700854	Relocation	1495		0	1,000	1,128	1,128	Relocations as needed through out PHA.
902	Mantua	700854	Relocation	1495		0	11,000	3,553	3,553	Relocations as needed through out PHA.
903	Kingsessing	700854	Relocation	1495		0	1,000	0	0	Relocations as needed through out PHA.
904	Germantown/Hunting Park	700854	Relocation	1495		0	10,000	2,370	1,007	Relocations as needed through out PHA.
905	Fairhill Square	700854	Relocation	1495		0	1,000	100	100	Relocations as needed through out PHA.
906	Francisville	700854	Relocation	1495		0	1,000	200	200	Relocations as needed through out PHA.
907	Ludlow	700854	Relocation	1495		0	1,000	928	928	Relocations as needed through out PHA.
908	Susquehanna	700854	Relocation	1495		0	5,000	7,787	7,787	Relocations as needed through out PHA.
909	Strawberry Mansion	700854	Relocation	1495		0	1,000	3,071	1,708	Relocations as needed through out PHA.
910	Oxford Jefferson	700854	Relocation	1495	1 LS	0	11,000	3,136	3,136	Relocations as needed through out PHA.
			Total Relocation	1495		200,000	144,427	232,837	228,748	
129	Cambridge Plaza II	701098	504 Unit Modification/Fair Housing	1499	1 LS	0	27,500	14,608	13,585	504 Unit Modification/Fair Housing
150	Lucien E. Blackwell II	701098	504 Unit Modification/Fair Housing	1499	1 LS	0	25,600	50,319	46,607	504 Unit Modification/Fair Housing
153	Lucien E. Blackwell III	701098	504 Unit Modification/Fair Housing	1499	1 LS	0	20,825	30,540	29,423	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit Modification/Fair Housing	1499	1 LS	0	24,250	21,508	20,096	504 Unit Modification/Fair Housing
			Total Development	1499		0	98,175	116,975	109,711	
700700	Finance	701491	Bond Debt Service - Principle	1501	1 LS	7,145,500	7,125,000	7,125,000	7,125,000	bond debt principle payment for Tasker Bond
700700	Finance	701498	Bond Debt Service - Interest	1501	1 LS	4,804,177	4,793,778	2,482,503	2,482,503	bond debt interest payment for Tasker Bond
			Total Debt Service	1501		11,949,677	11,918,778	9,607,503	9,607,503	
GRAND TOTAL						58,252,465	45,456,896	44,205,139	43,540,864	

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Capital Fund Program (CFP)									
Part II: Supporting Pages									
PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250111							
		2011							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments
					Original	Revised Budget	Obligated	Expended	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP) Part I: Summary**

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250112			Federal FY of Grant: 2012	
Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Program Year Ending:		X Revised Annual Statement (Revision No: 1) Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost				
		Original Budget	Revised Budget	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	9,000,000.00	8,065,370.00	0.00	0.00	
3	1408 Management Improvements	2,351,272.64	2,214,067.24	0.00	0.00	
4	1410 Administrative Costs	4,545,690.00	4,032,685.00	0.00	0.00	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	1,533,000.00	1,533,000.00	0.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvements	4,635,721.00	1,367,052.00	0.00	0.00	
10	1460 Dwelling Structures	10,560,559.00	9,250,058.99	0.00	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00	
12	1470 Non-Dwelling Space	0.00	0.00	0.00	0.00	
13	1475 Non-Dwelling Equipment	605,900.00	562,518.01	0.00	0.00	
14	1485 Demolition	159,870.00	0.00	0.00	0.00	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration	0.00	1,094,500.00	0.00	0.00	
17	1495 Relocation	146,000.00	146,000.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	0.00	
19	1501 Collateralization or Debt Service	12,061,598.76	12,061,598.76	0.00	0.00	
20	1502 Contingency					
21	Amount of Annual Grant (Sum of lines 2-20)	45,599,611.40	40,326,850.00	0.00	0.00	
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance	1,095,000.00	1,095,000.00	0.00	0.00	
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112						2012		
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments	
					Original	Revised Budget				
701701	Finance	701100	Operating Subsidy	1406		9,000,000	8,065,370			
			Total Operating Subsidy Cost	1406		9,000,000	8,065,370	0	0	
			<u>Management Improvements</u>							
522522	Organization Development	700168	PHA Development Staff Manager	1408		83,046	0			PHA Development Staff Manager consist of Salaries & Benefits.
493493	Police	700169	Police Officers Salaries and Benefits	1408		1,107,033	1,107,034			Police Officers Salaries and Benefits
709709	ISM	700176	Computer Software Acquisition,Production Support,Customization,and Program Implementation	1408		527,159	527,159			PHA wide system support, upgrades, implemetations.
428428	Pre-Apprentice	700368	Apprenticeship Program Field Training	1408		158,148	158,148			MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include:preparing public
015	Harrison Plaza	700787	Lobby Monitors: Program to enhance site security.	1408		421,727	421,727			Lobby Monitors consist of Salaries & Benefits.
500500	Human Resource	700796	Staff Development: Provide training opportunities for PHA staff.	1408		54,160	0			Various Training (i.e. Ethical Conduct, Prevent Harassment, Culture of Respect) for Executive level thru Line Staff.
			Total Management Improvement Cost	1408		2,351,273	2,214,067	0	0	
			<u>Administrative Costs</u>							
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		4,545,690	4,032,685			Administrative Salaries and Benefits
			Total Administrative Cost	1410		4,545,690	4,032,685	0	0	
			<u>Fees and Costs</u>							
800800	Development	700185	A&E, Legal and Consultant Services	1430		1,022,000	1,022,000			pre-development and design cost

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112						2012		
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost					
					Original	Revised Budget	Obligated	Expended	Comments	
050	Blumberg	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	511,000	511,000			
Total Professional Services Costs and Fees			1430			1,533,000	1,533,000	0	0	
<u>Site Acquisition</u>										
Total Site Acquisition Costs			1440			0	0	0	0	
<u>PHA- Wide Site Improvements</u>										
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
003	Richard Allen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P00250112 2012
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Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments	
					Original	Revised Budget	Obligated	Expended		
030	Abbottsford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
055	Fairhill Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
114	Gladys B Jacobs	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
902	Mantua	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
904	Germantown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.

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PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112						2012		
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments	
					Original	Revised Budget				
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
909	Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
910	Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	8,111	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
049	Morton Homes	701099	Concrete	1450	7,284 SF	75,027	75,027			concreter repair/replacement of sidewalks, walkways and curbs
093	West Park Plaza	701099	Concrete	1450	1,200 SF	12,253	12,253			concreter repair/replacement of sidewalks, walkways and curbs
100	Cecil B Moore	701099	Concrete	1450	4,000 SF	40,753	40,753			concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701478	Fencing	1450	8,7630 LF	233,688		0		repair/replace fences
055	Fairhill Apts	701478	Fencing	1450	400 SF	40,000	40,000			repair/replace fences
		Total PHA-Wide Site Improvements				620,721	387,033	0	0	
		Scattered Sites Site Improvements								
901	Haddington	700992	Landscaping, Trimming	1450	58 units	602,250	169,870			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
902	Mantua	700992	Landscaping, Trimming	1450	58 units	602,250	169,870			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
903	Kingsessing	700992	Landscaping, Trimming	1450	58 units	602,250	169,870			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
904	Germantown/Hunting Park	700992	Landscaping, Trimming	1450	27 units	309,155	78,402			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112						2012		
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments	
					Original	Revised Budget				
905	Fairhill Square	700992	Landscaping, Trimming	1450	4 units	401,500	13,067			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
906	Francisville	700992	Landscaping, Trimming	1450	31 units	353,320	91,468			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
907	Ludlow	700992	Landscaping, Trimming	1450	27 units	309,155	78,402			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
908	Susquehanna	700992	Landscaping, Trimming	1450	24 units	305,140	71,868			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
909	Strawberry Mansion	700992	Landscaping, Trimming	1450	20 units	220,825	58,801			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
910	Oxford Jefferson	700992	Landscaping, Trimming	1450	27 units	309,155	78,402			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
		Total Scattered Site Improvements			333 units	4,015,000	980,019	0	0	
		Total Site Improvements		1450		4,635,721	1,367,052			
		<u>PHA Wide Dwelling Structures</u>								
001	Johnson Homes	700874	Combustion Upgrades	1460	1 LS	954,923	0			repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
050	Blumberg	700874	Combustion Upgrades	1460	1 LS	517,490	517,490			Boiler room replacement/repair of broken sanitary pipe
001	Johnson Homes	700875	Electrical distribution systems	1460	420 LS	200,000	898,912			Remove/replace all subpanels; remove/replace main electrical distribution panel; remove/replace existing electrical EMT conduit and cable from
015	Harrison Plaza	700875	Electrical distribution systems	1460	1 LS	338,142	338,142			Repair /replace emergency lights, elevator and fire alarm upgrades
020	Spring Garden Apartments	700875	Electrical distribution systems	1460	1 LS	66,700	0			Install lighting in boiler rooms, replace emergency lighting and smoke detectors

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112						2012		
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments	
					Original	Revised Budget				
013	Wilson Park	700875	Electrical distribution systems	1460	480 CY & 276 LF	35,000	100,600			Furnish and install new 600 amp ATS; install concrete pad; excavate & backfill for UG feeders from Diesel Generator to 600 amp 3 phase ATS; 4" rigid conduit including fitting and supports/clamps; electric feeders, 450 kcmil copper conductor.
114	Gladys B Jacobs	700875	Electrical distribution systems	1460	1 LS	70,000	70,000			Replace fire alarm system.
065	Collegeview	700875	Electrical distribution systems	1460	1 LS	14,000	14,000			Repair emergency lights and replace fire alarm system.
050	Blumberg	700875	Electrical distribution systems	1460	4 cabs	140,000	140,000			Elevator cab upgrades
063	Katie B Jackson	700875	Electrical distribution systems	1460	1 LS	39,000	39,000			Replacement of emergency generator and emergency lights.
077	Bentley Hall	700875	Electrical distribution systems	1460	1 unit	48,000	48,000			Electrical Upgrades Emergency Generator
343	GGFE Administrative Bldg	700875	Electrical distribution systems	1460	1 LS	12,000	12,000			Replace/repair Service Emergency Generator
345	Passyunk	700875	Electrical distribution systems	1460	1 LS	12,000	12,000			Replace/repair Service Emergency Generator
050	Blumberg	700878	Plumbing upgrades	1460	1 LS	282,510	282,510			Boiler room replacement/repair of broken sanitary pipe
050	Blumberg	701090	Fire Safety	1460	1 LS	30,149	30,149			Maintenance/repair of Fire Alarm System
013	Wilson Park	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	520,825	520,825			Replace 4 ac units and general upgrades
020	Spring Garden Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1000 LS	0	2,064,084			Replace/remove piping including: 3" underground pre insulated HWS pipes in crawl space; 3" isolation valves; 2.5" pre insulated HWS/HWR pipes; 2.5" mixing valve; 50GPM/ 50ft head 1.5 HP inline pumps including electric connections; new heating element; 3" DCW preinsulated underground main; 2" & 3" isolation valves Gate Valve
066	Holmcrest Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	1,000,000	0			New underground heating distribution

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112						2012		
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments	
					Original	Revised Budget				
077	Bentley Hall	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	16,000	16,000			HVAC upgrades
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
030	Abbotsford Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
055	Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
062	Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
076	Emlen Arms	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
077	Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
129	Cambridge Plaza II	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
137	Cambridge Plaza I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
145	Lucien E. Blackwell I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
147	Cambridge Plaza III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
901	Haddington	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	25,029	0	0	504 Unit Modification/Fair Housing
039	West Park Apts	701165	Elevator Repairs	1460	6 elevators	577,708	0			Elevator Repairs
029	Hill Creek	701433	Repair exterior wall surfaces	1460	1 LS	80,000	80,000			Repair Exterior Wall Surfaces including Brick Pointing and Caulking
031	Bartram Village	701433	Repair exterior wall surfaces	1460	1 LS	47,712	47,712			Repair Exterior Wall Surfaces including Brick Pointing and Caulking

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112						2012		
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments	
					Original	Revised Budget				
039	West Park Apts	701433	Repair exterior wall surfaces	1460	1 LS	35,522	35,522			Repair Exterior Wall Surfaces including Brick Pointing and Caulking
062	Cassie L Holly	701433	Repair exterior wall surfaces	1460	1 LS	20,000	20,000			Repair Exterior Wall Surfaces including Brick Pointing and Caulking
013	Wilson Park	701434	Roof Repair/Replacement	1460	17,670 SF	0	280,862			Remove and replace flat roof - EPDM single ply membrane
055	Fairhill Square	701434	Roof Repair/Replacement	1460	1 LS	110,000	110,000			Repair roof drainage
039	West Park Apts	701434	Roof Repair/Replacement	1460	1 LS	159,588	159,588			Repair roof drainage
018	Arch Homes	701434	Roof Repair/Replacement	1460	1 LS	502,503	502,503			Replace roof
		Total PHA-Wide Dwelling Unit Improvements				6,705,772	7,215,899	0	0	
		<u>Scattered Sites Dwelling Unit Renovation</u>								
901	Haddington	701434	Roof Repair/Replacement	1460	41 units	602,250	352,588			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
902	Mantua	701434	Roof Repair/Replacement	1460	41 units	602,250	352,588			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
903	Kingsessing	701434	Roof Repair/Replacement	1460	41 units	602,250	352,588			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
904	Germantown/Hunting Park	701434	Roof Repair/Replacement	1460	19 units	309,155	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112						2012		
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments	
					Original	Revised Budget				
905	Fairhill Square	701434	Roof Repair/Replacement	1460	4 units	241,287	27,122			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
906	Francisville	701434	Roof Repair/Replacement	1460	31 units	353,320	189,855			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
907	Ludlow	701434	Roof Repair/Replacement	1460	19 units	309,155	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
908	Susquehanna	701434	Roof Repair/Replacement	1460	17 units	305,140	149,172			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	14 units	220,825	122,050			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	19 units	309,155	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
		Scattered Site Unit Renovation Total			235 units	3,854,787	2,034,160	0	0	
		Total Dwelling Structures		1460		10,560,559	9,250,059			
		Non-Dwelling Structures		1470						

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112						2012	
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments
					Original	Revised Budget			
		Total Non-Dwelling Structures	1470		0	0			
		<u>Non-Dwelling Equipment</u>							
013	Wilson Park	700035	Equipment for Security Upgrades	1475	1 LS	106,580	63,198		Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
709709	ISM	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	1 LS	266,450	266,450		The purchase of 200 replacement computers throughout PHA. Also includes server and network upgrades/replacements.
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	1 LS	159,870	159,870		Telephone equipments including but not limited to network switches and IVR upgrades
455455	Housing Operations Specialty Crew	701203	Maintenance Equipment	1475	1 LS	73,000	73,000		repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used throughout PHA's sites and administrative offices.
		Total Non-Dwelling Equipment	1475			605,900	562,518	0	0
901	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
902	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
903	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
904	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
905	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
906	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
907	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250112						2012	
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments
					Original	Revised Budget			
908	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
909	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
910	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition	1485		159,870	0	0	
401401	Housing Operations	700854	Relocation	1495	1 LS	146,000	146,000		Budgeted for emergency relocations as needed through out PHA conventional and scattered sites.
			Total Relocation	1495		146,000	146,000	0	0
401401	Housing Operations		Move To Work	1492	1 LS	0	1,094,500		Budgeted for emergency relocations as needed through out PHA conventional and scattered sites.
			Total Relocation	1492		0	1,094,500	0	0
			Total Development	1499		0	0	0	0
700700	Finance	701491	Bond Debt Service - Principle	1501	1 LS	9,725,549	9,725,549		bond debt principle payment for Tasker Bond
700700	Finance	701498	Bond Debt Service - Interest	1501	1 LS	2,336,049	2,336,049		bond debt interest payment for Tasker Bond
			Total Debt Service	1501		12,061,599	12,061,599	0	0

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00250112 2012							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments
					Original	Revised Budget			
		GRAND TOTAL			45,599,611	40,326,850	0	0	



**Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP) Part I: Summary**

PHA Name: PHILADELPHIA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA26P00250113	Federal FY of Grant: 2013
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X Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Program Year Ending: Revised Annual Statement (Revision No: 1) Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			
		Original Budget	Revised Budget	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	8,065,370.00	0.00	0.00	0.00
3	1408 Management Improvements	685,306.48	0.00	0.00	0.00
4	1410 Administrative Costs	4,032,685.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	1,533,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	1,367,052.00	0.00	0.00	0.00
10	1460 Dwelling Structures	9,250,058.99	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-Dwelling Space	0.00	0.00	0.00	0.00
13	1475 Non-Dwelling Equipment	562,518.01	0.00	0.00	0.00
14	1485 Demolition	159,870.00	0.00	0.00	0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	2,463,390.76	0.00	0.00	0.00
17	1495 Relocation	146,000.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	12,061,598.76	0.00	0.00	0.00
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	40,326,850.00	0.00	0.00	0.00
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	1,095,000.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250113						2013	
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments
					Original	Revised Budget			
701701	Finance	701100	Operating Subsidy	1406		8,065,370			
			Total Operating Subsidy Cost	1406		8,065,370	0	0	0
			<u>Management Improvements</u>						
709709	ISM	700176	Computer Software Acquisition,Production Support,Customization,and Program Implementation	1408		527,159			PHA wide system support, upgrades, implemetations.
428428	Pre-Apprentice	700368	Apprenticeship Program Field Training	1408		158,148			MTW Block Grant; however, there is no other federal or state funding for this program during this fiscal year. Goals include;preparing public
			Total Management Improvement Cost	1408		685,306	0	0	0
			<u>Administrative Costs</u>						
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		4,032,685			Administrative Salaries and Benefits
			Total Administrative Cost	1410		4,032,685	0	0	0
			<u>Fees and Costs</u>						
800800	Development	700185	A&E, Legal and Consultant Services	1430		1,022,000			pre-development and design cost
050	Blumberg	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	511,000			
			Total Professional Services Costs and Fees	1430		1,533,000	0	0	0
			<u>Site Acquisition</u>						

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PHA Name:		Grant Type and Number								
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250113						2013		
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost				Comments	
					Original	Revised Budget	Obligated	Expended		
		Total Site Acquisition Costs	1440		0	0	0	0		
		PHA- Wide Site Improvements								
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
003	Richard Allen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
030	Abbottsford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.

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					Original	Revised Budget				
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
055	Fairhill Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
114	Gladys B Jacobs	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
902	Mantua	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
904	Germantown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
909	Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
910	Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 LS	8,111	0	0	0	Annual inspections will be about \$150,000 for the inspection of 500 chair lifts and \$130,000 of repairs to various sites for 504 accomodations.
049	Morton Homes	701099	Concrete	1450	7,284 SF	75,027				concreter repair/replacement of sidewalks, walkways and curbs
093	West Park Plaza	701099	Concrete	1450	1,200 SF	12,253				concreter repair/replacement of sidewalks, walkways and curbs

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Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments
					Original	Revised Budget			
100	Cecil B Moore	701099	Concrete	1450	4,000 SF	40,753			concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701478	Fencing	1450	8,7630 LF	0	0		repair/replace fences
055	Fairhill Apts	701478	Fencing	1450	400 SF	40,000			repair/replace fences
Total PHA-Wide Site Improvements						387,033	0	0	0
Scattered Sites Site Improvements									
901	Haddington	700992	Landscaping, Trimming	1450	58 units	169,870			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
902	Mantua	700992	Landscaping, Trimming	1450	58 units	169,870			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
903	Kingsessing	700992	Landscaping, Trimming	1450	58 units	169,870			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
904	Germantown/Hunting Park	700992	Landscaping, Trimming	1450	27 units	78,402			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
905	Fairhill Square	700992	Landscaping, Trimming	1450	4 units	13,067			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
906	Francisville	700992	Landscaping, Trimming	1450	31 units	91,468			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
907	Ludlow	700992	Landscaping, Trimming	1450	27 units	78,402			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
908	Susquehanna	700992	Landscaping, Trimming	1450	24 units	71,868			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
909	Strawberry Mansion	700992	Landscaping, Trimming	1450	20 units	58,801			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.

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Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250113						2013	
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments
					Original	Revised Budget			
910	Oxford Jefferson	700992	Landscaping, Trimming	1450	27 units	78,402			Cut and remove selected trees from site. All tree stumps are to be ground to below grade. Removal of all trees, grindings and cuttings.
			Total Scattered Site Improvements		333 units	980,019	0	0	
			Total Site Improvements	1450		1,367,052	0		
			<u>PHA Wide Dwelling Structures</u>						
001	Johnson Homes	700874	Combustion Upgrades	1460	1 LS	0	0		repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
050	Blumberg	700874	Combustion Upgrades	1460	1 LS	517,490			Boiler room replacement/repair of broken sanitary pipe
001	Johnson Homes	700875	Electrical distribution systems	1460	420 LS	898,912			Remove/replace all subpanels; remove/replace main electrical distribution panel; remove/replace existing electrical EMT conduit and cable from
015	Harrison Plaza	700875	Electrical distribution systems	1460	1 LS	338,142			Repair /replace emergency lights, elevator and fire alarm upgrades
020	Spring Garden Apartments	700875	Electrical distribution systems	1460	1 LS	0	0		Install lighting in boiler rooms, replace emergency lighting and smoke detectors
013	Wilson Park	700875	Electrical distribution systems	1460	480 CY & 276 LF	100,600			Furnish and install new 600 amp ATS; install concrete pad; excavate & backfill for UG feeders from Diesel Generator to 600 amp 3 phase ATS; 4" rigid conduit including fitting and supports/clamps; electric feeders, 450 kcmil copper conductor.
114	Gladys B Jacobs	700875	Electrical distribution systems	1460	1 LS	70,000			Replace fire alarm system.
065	Collegeview	700875	Electrical distribution systems	1460	1 LS	14,000			Repair emergency lights and replace fire alarm system.
050	Blumberg	700875	Electrical distribution systems	1460	4 cabs	140,000			Elevator cab upgrades
063	Katie B Jackson	700875	Electrical distribution systems	1460	1 LS	39,000			Replacement of emergency generator and emergency lights.

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Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost			Comments	
					Original	Revised Budget	Obligated		Expended
077	Bentley Hall	700875	Electrical distribution systems	1460	1 unit	48,000			Electrical Upgrades Emergency Generator
343	GGFE Administrative Bldg	700875	Electrical distribution systems	1460	1 LS	12,000			Replace/repair Service Emergency Generator
345	Passyunk	700875	Electrical distribution systems	1460	1 LS	12,000			Replace/repair Service Emergency Generator
050	Blumberg	700878	Plumbing upgrades	1460	1 LS	282,510			Boiler room replacement/repair of broken sanitary pipe
050	Blumberg	701090	Fire Saftey	1460	1 LS	30,149			Maintenance/repair of Fire Alarm System
013	Wilson Park	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	520,825			Replace 4 ac units and general upgrades
020	Spring Garden Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1000 LS	2,064,084			Replace/remove piping including: 3" underground pre insulated HWS pipes in crawl space; 3" isolation valves; 2.5" pre insulated HWS/HWR pipes; 2.5" mixing valve; 50GPM/ 50ft head 1.5 HP inline pumps including electric connections; new heating element; 3" DCW preinsulated underground main; 2" & 3" isolation valves Gate Valve
066	Holmcrest Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	0	0		New underground heating distribution
077	Bentley Hall	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	16,000			HVAC upgrades
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
029	Hill Creek	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0 504 Unit Modification/Fair Housing

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					Original	Revised Budget	Obligated	Expended	Comments	
055	Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
062	Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
076	Emlen Arms	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
077	Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
129	Cambridge Plaza II	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
137	Cambridge Plaza I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
145	Lucien E. Blackwell I	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
147	Cambridge Plaza III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
157	Ludlow Phase III	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
901	Haddington	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
902	Mantua	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
906	Francisville	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460	1 LS	25,029	0	0	0	504 Unit Modification/Fair Housing
039	West Park Apts	701165	Elevator Repairs	1460	6 elevators	0	0			Elevator Repairs
029	Hill Creek	701433	Repair exterior wall surfaces	1460	1 LS	80,000				Repair Exterior Wall Surfaces including Brick Pointing and Caulking
031	Bartram Villiage	701433	Repair exterior wall surfaces	1460	1 LS	47,712				Repair Exterior Wall Surfaces including Brick Pointing and Caulking
039	West Park Apts	701433	Repair exterior wall surfaces	1460	1 LS	35,522				Repair Exterior Wall Surfaces including Brick Pointing and Caulking
062	Cassie L Holly	701433	Repair exterior wall surfaces	1460	1 LS	20,000				Repair Exterior Wall Surfaces including Brick Pointing and Caulking
013	Wilson Park	701434	Roof Repair/Replacement	1460	17,670 SF	280,862				Remove and replace flat roof - EPDM single ply membrane
055	Fairhill Square	701434	Roof Repair/Replacement	1460	1 LS	110,000				Repair roof drainage
039	West Park Apts	701434	Roof Repair/Replacement	1460	1 LS	159,588				Repair roof drainage
018	Arch Homes	701434	Roof Repair/Replacement	1460	1 LS	502,503				Replace roof

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					Original	Revised Budget			
		Total PHA-Wide Dwelling Unit Improvements			7,215,899	0	0	0	
		<u>Scattered Sites Dwelling Unit Renovation</u>							
901	Haddington	701434	Roof Repair/Replacement	1460	41 units	352,588			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
902	Mantua	701434	Roof Repair/Replacement	1460	41 units	352,588			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
903	Kingsessing	701434	Roof Repair/Replacement	1460	41 units	352,588			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
904	Germantown/Hunting Park	701434	Roof Repair/Replacement	1460	19 units	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
905	Fairhill Square	701434	Roof Repair/Replacement	1460	4 units	27,122			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.

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					Original	Revised Budget			
906	Francisville	701434	Roof Repair/Replacement	1460	31 units	189,855			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
907	Ludlow	701434	Roof Repair/Replacement	1460	19 units	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
908	Susquehanna	701434	Roof Repair/Replacement	1460	17 units	149,172			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	14 units	122,050			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	19 units	162,733			Remove/replace wood sheathing; remove/replace portion of roof asphalt shingles; remove/replace entire roof asphalt shingles; remove/replace EPDM single ply membrane; remove/replace heat-weld TPO polymer base; remove/replace SBS-modified bituminous membrane roof.
Scattered Site Unit Renovation Total					235 units	2,034,160	0	0	0
Total Dwelling Structures				1460		9,250,059	0		
<u>Non-Dwelling Structures</u>				1470					

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PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250113						2013	
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments
					Original	Revised Budget			
		Total Non-Dwelling Structures	1470			0	0		
		<u>Non-Dwelling Equipment</u>							
013	Wilson Park	700035	Equipment for Security Upgrades	1475	1 LS	63,198			Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
709709	ISM	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	1 LS	266,450			The purchase of 200 replacement computers throughout PHA. Also includes server and network upgrades/replacements.
709709	ISM	700614	Telephone Infrastructure Upgrades	1475	1 LS	159,870			Telephone equipments including but not limited to network switches and IVR upgrades
455455	Housing Operations Specialty Crew	701203	Maintenance Equipment	1475	1 LS	73,000			repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construction equipment. To be used throughout PHA's sites and administrative offices.
			Total Non-Dwelling Equipment	1475		562,518	0	0	0
901	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
902	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
903	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
904	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
905	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
906	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors

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PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250113						2013	
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments
					Original	Revised Budget			
907	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
908	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
909	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
910	Housing Operations	700882	Demolition	1485	1 LS	15,987			Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors
			Total Demolition	1485		159,870	0	0	0
401401	Housing Operations	700854	Relocation	1495	1 LS	146,000			Budgeted for emergency relocations as needed through out PHA conventional and scattered sites.
			Total Relocation	1495		146,000	0	0	0
493493	Police	700169	Police Officers Salaries and Benefits	1492		1,107,034			Housing Police Officers Salaries and Benefits
701701	Finance	701100	Operating Subsidy	1492		934,630			
015	Harrison Plaza	700787	Lobby Monitors: Program to enhance site security.	1492		421,727			Lobby Monitors Salaries & Benefits.
			Total MTW Activities	1492		2,463,391	0	0	0
			Total Development	1499		0	0	0	0
700700	Finance	701491	Bond Debt Service - Principle	1501	1 LS	9,725,549			bond debt principle payment for Tasker Bond
700700	Finance	701498	Bond Debt Service - Interest	1501	1 LS	2,336,049			bond debt interest payment for Tasker Bond

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Philadelphia Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P00250113 2013
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Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Obligated	Expended	Comments
					Original	Revised Budget			
		Total Debt Service	1501		12,061,599	0	0	0	
		GRAND TOTAL			40,326,850	0	0	0	



C. Board Resolution

RESOLUTION NO. 11623

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ANNUAL MOVING TO WORK REPORT FOR YEAR 12 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND TO CERTIFY THAT PHA HAS MET THE THREE MTW STATUTORY REQUIREMENTS

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

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

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

WHEREAS, the MTW Agreement, in Attachment B, OMB Control Number 2577-0216, VIII (D), requires a certification in the Annual Report that PHA has met the three MTW statutory requirements of: 1) assuring that at least 75 percent of the families assisted by PHA are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families under MTW as would have been served absent the demonstration; and, 3) maintaining a comparable mix of families by family size, as would have been served or assisted had the amounts not been used under the demonstration; which fulfillment is reflected in PHA's Annual Report; and

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

WHEREAS, PHA's fiscal year ended on March 31, 2013 and its Annual Report is due to HUD on or before June 30, 2013; and

WHEREAS, PHA has prepared its Annual MTW Report for Year 12, which is ready for timely submission to HUD and which contains all the required elements.

NOW THEREFORE BE IT RESOLVED, that the PHA Board of Commissioners hereby approves PHA's Annual Report for the MTW Demonstration Program for Year 12 (fiscal year ending March 31, 2013), as distributed to the Board, for submission to HUD, and certifies that the report reflects that PHA has met the three MTW statutory requirements of: 1) assuring that at least 75 percent of the families assisted by PHA are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families under MTW as would have been served absent the demonstration; and 3) maintaining a comparable mix of families by family size, as would have been served or assisted had the amounts not been used under the demonstration.

I hereby certify that this was

APPROVED BY THE BOARD ON June 20, 2013

Barbara Adams
ATTORNEY FOR PHA