

# PHILADELPHIA HOUSING AUTHORITY



## MOVING TO WORK ANNUAL PLAN YEAR ELEVEN

**PHA Fiscal Year 2012  
(April 1, 2011 to March 31, 2012)**

***FINAL***

RESUBMITTED ON MAY 20, 2011

**PHILADELPHIA HOUSING AUTHORITY  
MOVING TO WORK ANNUAL PLAN – YEAR ELEVEN**

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## I. INTRODUCTION AND OVERVIEW

This Annual Plan provides information on activities planned by the Philadelphia Housing Authority (PHA) under the Moving To Work Demonstration Program (MTW) for implementation during MTW Year Eleven. It covers PHA's Fiscal Year 2012, i.e. the period from April 1, 2011 to March 31, 2012.

PHA has been an MTW agency since April 2001. Pursuant to the Amended and Restated MTW Agreement (MTW Agreement) executed in October 2008, PHA will continue to be in the MTW Demonstration through 2018. In March 2010, PHA and HUD amended the MTW Agreement to allow for use of MTW funds to implement a broader range of activities that fall outside of Sections 8 and 9 of the US Housing Act of 1937. The MTW Agreement as amended 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 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:

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

The three objectives listed above are referred to as "MTW Statutory Objectives". PHA's Annual Plan includes information on both: "MTW Activities", i.e. initiatives which 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 Plan 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 the MTW Demonstration, PHA has substantially transformed its properties and programs, utilizing flexibility provided by the MTW Agreement in virtually every area of agency operations. PHA's accomplishments have been documented in a series of MTW Annual Plans and Reports published each year.

In the next year, PHA's investments and program activities will focus on the following major areas. PHA's ability to proceed with these initiatives is dependent on securing adequate operating subsidy, capital and other necessary funding:

- ***Comprehensive rehabilitation and neighborhood revitalization activities:*** PHA will continue to administer the most ambitious capital improvement program in the agency's history including expeditious expenditure of American Revitalization and Recovery Act (ARRA) formula and
- Competitive funds received in 2009. The multiplier effect of these expenditures generates hundreds of jobs and billions of dollars through the local and regional economies. In addition to major capital

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activities at PHA public housing sites, MTW funding flexibility has allowed PHA to leverage its funding in support of several significant neighborhood development initiatives. During the upcoming MTW Plan year, PHA projects that 327 new public housing units will be brought on-line including Mantua, Markoe Street and Paschall redevelopment projects. An additional 78 substantial rehab units will be brought on-line including Plymouth Hall and citywide Scattered Sites. A major new redevelopment project at Norris Apartments is scheduled to begin in early 2011.

- ***Advanced facilities management:*** PHA will continue to transform its maintenance and construction operations through application of advanced facilities management tools and techniques such as Building Automation Systems (BAS) and Supervisory Control and Data Acquisition (SCADA) tools. The goal of these initiatives is to improve the quality of PHA's housing facilities and maintenance services including maximizing the useful life of building systems and minimizing energy consumption. The advanced facilities management initiative will continue the implementation of new Preventive Maintenance Plans and inspection protocols, and installation of system-wide, sophisticated remote monitoring BAS and SCADA systems linked to a central hub.
- ***Energy Efficiency and Green technologies:*** In planning for construction and maintenance activities, PHA has sharpened the focus on reducing energy usage, minimizing negative environmental and carbon footprint impacts and installing proven Green technologies. In addition to the energy and green related features of the redevelopment and new construction projects discussed below, in MTW Year Eleven, PHA will undertake approximately \$25.8 million in energy related projects. PHA will also continue the partnership with Drexel University to evaluate the efficacy of various energy-efficiency strategies. This project, which will be implemented through 2011, involves creation of energy simulation models for both existing and planned housing developments, along with intensive interactions between University and PHA staff designed to upgrade and continuously improve PHA's energy and Green strategies.
- ***Partnership Programs Initiative:*** Pursuant to activities approved in the MTW Year Ten Annual Plan, PHA intends to implement an innovative set of new initiatives designed 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 model will allow PHA to leverage PHA and partner resources to provide non-traditional housing options and related health care, educational and/or other necessary services to low-income families and individuals. All initiatives are predicated on securing material support from partner agencies.
- ***Support for resident economic self-sufficiency and senior independent living:*** PHA will continue to offer a broad array of self-sufficiency services focused on helping residents to prepare for the workforce and to obtain jobs and living wage incomes. PHA collaborates with the statewide "welfare to work" system and partners with numerous job training and educational institutions to help train and place residents in sustainable jobs. Tough economic conditions and high unemployment rates highlight the need to continue successful initiatives such as PHA's Community Partner and Pre-Apprenticeship Construction Training programs. PHA's services strategy also encompasses efforts to maximize independent living for seniors and people with disabilities such as the Nursing Home Transition program. In tandem with PHA's aggressive building program, these efforts are helping to increase housing supply and dramatically improve the quality of life for older and disabled residents.

- ***Continuous management and administrative improvement efforts:*** PHA has invested in numerous programs to increase administrative efficiency and streamline operations. As a key component of the MTW strategy, PHA has implemented technology projects designed to simplify work processing and improve service for residents, applicants and the general public. Successfully completed projects such as the Interactive Voice Response system, quality control monitoring, service order processing, performance management, website enhancements and many others reflect the soundness and efficacy of PHA's integrated technology strategy. Most recently, PHA has implemented new waiting list and recertification processing systems, as well as on-line application processing. As evidence of the strength of PHA's financial and administrative operations, PHA received unqualified opinions or clean audits on all PHA's audited financial statements from 2003 through 2009.
- ***Quality Control:*** A focus on quality control has been embedded into PHA operations. PHA has implemented a wide-ranging program of quality control activities designed to ensure high quality service and uniform transaction processing. Quality control reviews are now systematically being implemented throughout the HCV and Public Housing programs. Service order quality control support includes pre and post- inspection of work by trained engineering staff.

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

*Following publication of the draft MTW Annual Plan and the public hearing, Michael Kelly was hired as Interim Executive Director of PHA. He has indicated his intention to emphasize three core areas in the coming months: 1) Building a culture of respect within the organization; 2) Refocusing on a "back to basics" approach that emphasizes excellence in property management, maintenance and front-line services; and, 3) Strengthening the agency's commitment to transparency and accountability at all levels of PHA operations. Over the course of the Annual Plan period, modifications may be made to the policies and initiatives described in this Plan in order to support these core focus areas. As appropriate and/or as required by the MTW Agreement, PHA will provide opportunities for public comment and seek any necessary HUD and Board of Commissioner approvals to implement proposed changes.*

## **Background on the MTW Annual Plan**

This is the Eleventh Annual Plan submitted by PHA under the MTW Demonstration Program. HUD defines the content of the MTW Annual Plan. In addition to submission of an Annual Plan, PHA is required to submit to HUD an MTW Annual Report summarizing the accomplishments for each MTW program year. The October 2008 MTW Agreement establishes revised standards for both documents.

This MTW Year Eleven Annual Plan summarizes PHA's major plans and initiatives for fiscal year 2012, which begins on April 1, 2011. All activities have been incorporated into PHA's comprehensive, agency-wide Strategic Operating Plan (SOP), which provides a detailed blueprint for the Authority's goals, objectives and tasks. Progress and outcomes of tasks and objectives are tracked and updated on a routine basis. A high level summary of the SOP is also included in the Annual Plan.

As part of each year's MTW planning effort, PHA provides opportunities for the residents and the broader community to review the proposed goals and objectives and offer feedback, consistent with the requirements of the MTW Agreement. Prior to the public comment period for the draft Annual Plan,

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PHA conducted meetings with resident leadership to discuss the Plan and provide an opportunity for resident input. PHA subsequently provided a public notice and comment period, scheduled a public hearing and obtained Board approval of the Plan.

## II. GENERAL OPERATING INFORMATION

### 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 Alternate Management Entities (AME) and the Philadelphia Asset and Property Management Corporation (PAPMC). The inventory count includes all standing units. 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, etc.

Table 1 provides information on the PHA's public housing inventory. Units available for occupancy are projected to change during the next year as a result of PHA's construction and modernization activities described below. PHA does not have any Non-MTW Public Housing units.

**Table 1 – Public Housing Inventory**

	Actual as of September 30, 2010	Projected as of March 31, 2012
MTW Public Housing Units*	15,976	16,015
Public Housing Units Available for Occupancy**	13,598	13,638

\*Standing units.

\*\*Available for occupancy units exclude units that are vacant and not available for occupancy including units that are undergoing modernization as defined in CFR 990.145: approved for disposition or demolition: approved for non-dwelling uses: vacant due to litigation as defined in 24 CFR 990.145. and other authorized exclusions.

PHA operates a Housing Choice Voucher program including both MTW and Non-MTW vouchers. Table 2 below provides information on the current and projected number of MTW and Non-MTW Housing Choice Vouchers.

**Table 2 – Housing Choice Voucher (HCV) Inventory**

	Actual Authorized as of September 30, 2010	Projected Authorized as of March 31, 2012
MTW Tenant Based HCV Vouchers	14,850	14,850
MTW Activity Vouchers*	2,844	3,000
<b>MTW Authorized Subtotal</b>	<b>17,694</b>	<b>17,850</b>
Non-MTW HCV Vouchers**	1,297	1,152
Section 8 Mod Rehab/SRO	711	700
<b>Non-MTW Authorized Subtotal</b>	<b>2,008</b>	<b>1,852</b>
<b>TOTAL AUTHORIZED</b>	<b>19,702</b>	<b>19,702</b>

\*"MTW Activity Vouchers" is the term PHA uses to identify vouchers that are used fungibly for MTW purposes under its MTW block grant. These purposes are further described elsewhere in the MTW Plan, and include support of development activities,

*security enhancements near units where Tenant-Based HCVs are used, and resident services programs including the Quality of Life Program.*

*\*\*Non-MTW HCV Vouchers as of September 30<sup>th</sup> 2010 includes Opt-Outs, Mainstream, and VASH. Note that the MTW Agreement authorizes PHA under defined circumstances to transfer vouchers from the Non-MTW category into the MTW Block Grant. PHA acknowledges restrictions associated with Special Purpose vouchers as described in HUD's published Q&A.*

## **Planned Additions to Public Housing Inventory**

During the MTW Plan year, PHA plans to bring on-line approximately 327 Public Housing units. PHA also plans to rehab or convert 78 units and to modernize 50 units. Actual numbers may change based on construction and reoccupancy schedules. Following are brief descriptions of projected additions:

- **Mantua Redevelopment:** New construction of 101 walkup-type affordable rental units and non-dwelling spaces. Unit amenities will include off street parking, washers and dryers, and modern kitchens with electric stove and garbage disposal, 12 units will be handicap-accessible.
- **CBMO 902 – CBMO 910:** New construction of 120 efficiency affordable rental units. Each unit will include a private bathroom, basic kitchen with range, refrigerator, and sink. A number of the units will be handicap-accessible.
- **Markoe Street Development:** New construction of 6 row house-type affordable rental units and modernization of 17 row house-type affordable rental units. Unit amenities include modern kitchens with stoves and refrigerators. The units will have central air conditioning, ceiling fans, and washer/dryer hook-ups. Two units will be handicap-accessible.
- **Paschall Redevelopment:** New construction of 100 walkup-type affordable rental units. Unit amenities will include off-street parking, central air conditioning, washers and dryers, and modern kitchens with electric stove and garbage disposal. 12 of the units will be handicap-accessible. The plan is to complete late fiscal year 2011 or early fiscal year 2012.
- **Plymouth Hall:** Substantial rehabilitation/conversion of existing 72 efficiencies and one-bedroom units vacant due to fire damage into 53 efficiency and one-bedroom rental apartment units, of which 15 will be accessible.
- **Various:** PHA plans to undertake modernization or substantial rehab of 58 scattered site units.

Table 3 summarizes planned unit additions and changes by development including bedroom size, type and accessible features if applicable. Configurations and accessible features may change during the development planning process. PHA utilizes MTW flexibility in the development process as more fully described in Chapter VI. In addition to the changes noted below, PHA plans to reconfigure two efficiency apartments at Emlen Arms to create needed laundry room facilities for residents.



**Table 3 – Planned Changes/Additions to Public Housing Inventory**

New Construction								
AMP #	Development	Bedroom Sizes					Total Units	Planned Units with Accessible features
		Efficiency	One-bedroom	Two-bedroom	Three-bedroom	Four bedroom		
45	Mantua Redevelopment*	0	25	45	31		101	12
902	CBMO 902*	12					12	12
903	CBMO 903*	8					8	8
905	CBMO 905*	20					20	20
906	CBMO 906*	20					20	20
907	CBMO 907*	20					20	20
908	CBMO 908*	4					4	4
909	CBMO 909*	20					20	20
910	CBMO 910*	16					16	16
902	Markoe Street Development*	0		6			6	1
	Paschall Redevelopment*	0	12	52	36		100	12
Total New Construction		120	37	103	67		327	145
Substantial Rehab/Conversion								
79	Plymouth Hall*	47	6	0	0		53	15
	City wide Scattered Sites	0	5	5	10	5	25	0
Total Substantial Rehab		47	11	5	10	5	78	15
Modernization								
902	Markoe Street Development*	0	0	9	6	2	17	1
	City Wide Scattered Sites	0	10	10	10	3	33	0
Total Modernization		0	10	19	16	5	50	1
*From previous year plan								

### Planned Demolition/Disposition Activity

PHA's inventory is also projected to change during the MTW Plan year as a result of planned demolitions and/or disposition of up to 1,381 units. The actual number may vary. Actual timing may also vary depending on the HUD's approval cycle and the timing of development activities. Table 4 provides a summary of planned demolition/disposition activity by development.

**Table 4 – Planned Demolitions/Dispositions in Public Housing Inventory**

<b>AMP #</b>	<b>Development</b>	<b>Units to be Disposed/Demolished</b>	<b>Justification</b>	<b>Status</b>
14	Norris Apartments*	179	Demolition of ten story high-rise apartment building with 157 rental units and two story low-rise buildings with 22 rental units, and new construction of 51 two & three story townhouse rental units, with disposition to limited partnerships under long term ground leases pursuant to mixed finance transactions	Tax credits awarded July 2010. CM solicitation issued 9/3/10
24	Queen Lane Apartment	120	Demolition of high-rise apartment building in 2011 to develop new 55 two & three story townhouse rental units, with disposition to limited partnerships under long term ground leases pursuant to mixed finance transactions	Tax Credit Application being submitted to PHFA in late 2010. Demolition/Disposition application to be submitted.
901	Scattered Sites *	34	Potential 34 vacant units to be sold pursuant to PHA 1780 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.
902	Scattered Sites *	83	Potential up to 83 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description	Disposition approval received.
903	Scattered Sites *	27	Potential up to 27 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.
904	Scattered Sites *	86	Potential up to 86 vacant units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.
905	Scattered Sites *	88	Potential up to 88 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.
906	Scattered Sites *	97	Potential up to 97 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.
907	Scattered Sites *	95	Potential up to 95 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.
908	Scattered Sites *	181	Potential up to 181 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.
909	Scattered Sites *	210	Potential up to 210 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.

AMP #	Development	Units to be Disposed/Demolished	Justification	Status
910	Scattered Sites *	181	Potential up to 181 units to be sold pursuant to PHA 1780 vacant scattered sites disposition initiative. See above description.	Disposition approval received.
<b>Total Units</b>		<b>1,381</b>		
* From previous year's MTW plan				

### Planned 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. Most recently in MTW Year Ten, PHA received a LIHTC award for the redevelopment of Norris Apartments. Utilization of MTW flexibility has been a critical element in PHA's modernization and development efforts. As documented in prior MTW Annual Plans and Reports, PHA has been enormously successful in these efforts.

PHA maintains updated physical needs assessments including estimated costs for all PHA sites. Capital needs continue to dramatically exceed available funding. The PHA Capital Investment Strategy summarized on Table 5 provides a 20-year projection of planned investments by site. See also Appendix C - Asset Management Table for additional information on PHA potential and projected development and modernization activities by site and neighborhood. As these documents reflect a long-term perspective, they are subject to periodic change to reflect current priorities, conditions and opportunities.

**Table 5 – Capital Investment Strategy**

Property	Estimated PHA Funding Need	Proposed Time Schedule
Abbottsford	\$24,000,000	2006-2016
Administrative building	\$20,000,000	2010-2014
Arch Homes	\$5,000,000	2020
Arlene Homes	\$1,159,000	2008- 2014
Bartram Village	\$5,100,000	2008- 2014
Bentley Hall	\$3,402,000	2013
Blumberg Apts	\$30,000,000	2006-2016
Cecil B. Moore	\$837,000	2014
Champlost	\$2,000,000	2016
Collegeview	\$1,636,000	2008, 2012
Emlen Arms	\$2,500,000	2009-2014
Fairhill Apts.	\$17,000,000	2006, 2009-2014
Gladys B Jacobs	\$3,500,000	2016-2020
Haddington Homes	\$23,000,000	2019-2021

<b>Property</b>	<b>Estimated PHA Funding Need</b>	<b>Proposed Time Schedule</b>
Harrison Plaza	\$24,000,000	2004-2014
Haverford Homes	\$718,000	2014
Hill Creek	\$25,000,000	2009-2015
Holmecrest Homes	\$5,200,000	2013
Johnson Homes	\$79,000,000	2006-2014
Katie B. Jackson	\$5,060,000	2009-2021
Liddonfield	\$84,000,000	2005-2014
Mantua Hall <sup>1</sup>	\$32,000,000	2010-2011
Martin Luther King <sup>1</sup>	\$7,500,000	2010-2012
Morton Homes	\$23,000,000	2010-2016
Mount Olivet	\$2,000,000	2010-2014
Norris <sup>1</sup>	\$35,000,000	2009-2021
Oxford Village	\$13,000,000	2006, 2016-2017
Paschall <sup>1</sup>	\$38,000,000	2009-2012
PHA Wide – Building Infrastructure upgrade	\$75,000,000	2009-2016
PHA Wide Community Building	\$30,000,000	2010-2016
Plymouth Hall	\$15,000,000	2009-2012
Point Breeze	\$1,445,000	2009-2014
Queen Lane <sup>1</sup>	\$35,000,000	2010-2014
Raymond Rosen	\$11,000,000	2016-2020
RDA acquisitions and rehab	\$18,000,000	2003-2012
Scattered Site Renovation	\$230,000,000	2002-2021
Scattered Site Development	\$150,000,000	2002-2021
Scattered Site Modular Housing	\$60,000,000	2006-2021
Spring Garden Apts.	\$14,500,000	2009-2014
West Park Apts.	\$39,800,000	2009-2017
Westpark Plaza	\$12,000,000	2009-2016
Whitehall Apartments	\$8,250,000	2020-2021
Wilson Park	\$13,000,000	2009-2014
Suffolk Manor	\$5,000,000	2011-2014
Debt Service Repayments <sup>2</sup>	\$310,000,000	2002-2022
<b>TOTAL</b>	<b>\$1,540,607,000</b>	

<sup>1</sup> Capital Funding needs for HOPE VI and Mixed-Finance Developments.

<sup>2</sup> Bond Funded Developments: Tasker, Blumberg, Wilson III and Westpark (site improvements).

As part of the MTW Block Grant, PHA receives funding through the Capital Fund Program (CFP) on a fiscal year basis. Included as Appendix B to the MTW Annual Plan are the required HUD forms reflecting planned uses of Federal Fiscal Year 2011 (which equates for CFP purposes to PHA's FY 2012) CFP and Replacement Housing Fund grants. Also included are Annual Statements for prior year grants with unexpended balances:

- Capital Fund Program Annual Statement Parts I and II for Grant PA26P00250111
- Capital Fund Program Annual Statement Parts I and II for Grant PA26R00250111, replacement housing factor fund plan

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- Capital Fund Program Annual Statement Parts I and II for Grant PA26R00250211

The Capital Fund Annual Statement is a product of input from all PHA departments and the PHA Resident Advisory Board. It enables PHA to address its highest priority physical and management needs. Note also that the HUD Administrative Receiver is conducting an assessment of capital needs and spending at PHA developments with the intention to refocus priorities. Part of this effort will involve a review of all PHA-wide proposed expenditures shown on the Annual Fund Statement. PHA will review and revise accordingly and submit to HUD upon completion of this effort. The following is a summary of the major work item categories and specific work activities contained in the FFY 2011 Capital Fund Program:

**Management Improvements.** The Capital Fund Program devotes approximately 10 percent of its funding allocation to address activities that qualify as management improvements. Resident and site security are major activities funded in this section. PHA will provide more than \$4.3 million for police patrol and the resident-staffed lobby monitor program. Computer software acquisition, production support, customization, and program implementation are also a major component of the Management Improvement line items. Over the past six years, PHA has been implementing and upgrading PeopleSoft computer systems. The Capital Fund program will obligate \$1 million toward the maintenance of the PeopleSoft modules.

Additionally, the Capital Fund Program will provide approximately \$300,000 for the “on-the-job” training portion of the successful PHA Pre-Apprenticeship Job Training program. The Moving To Work program provides the classroom training funds.

**Administrative Costs.** PHA adheres to the 10 percent program cap to fund its administrative responsibilities for the Capital Fund Program.

**Fees and Costs.** Master Planning activities, in the amount of \$100,000, associated with the design of dwelling units, site improvement, and non-dwelling type improvements will be funded from this development account. Environmental testing for lead-based paint and other environmental testing is budgeted at \$500,000 and \$2 million is budgeted for A&E services as well as consulting, legal, and professional services.

**Site Acquisition.** A budget of \$100,000 has been established to assist in the acquisition phase of future PHA acquisition and development activities.

**Site Improvements.** The Capital Fund Program commits \$3.3 million for site improvement activities at both scattered sites and conventional sites. An estimated \$1 million is committed to comprehensive site improvements at 83 scattered site units. The plan also provides \$1.6 million for PHA’s efforts to perform substantial site improvements at a variety of scattered site and conventional properties through a PHA-wide approach. Additional site improvements in the amount of \$725,000 are budgeted for signage, fencing, lighting, and landscaping as part of the PHA “Sparkle” program.

**Scattered Site Renovations.** Assuming adequate federal funding, PHA will undertake the comprehensive rehabilitation of an estimated 154 units.

**Conventional Site Renovations.** The plan also provides \$2 million for PHA-wide dwelling unit improvements. These work items are typically project/site specific and involve major system/component replacement activities.

Additional building improvements in the amount of \$4.5 million is budgeted for environmental activities, systems upgrades, and building improvements.

**Non-Dwelling Structures and Equipment.** Funds in the amount of \$500,000 are programmed for upgrades of common areas or non-dwelling space PHA-wide. Funding is also provided for security equipment PHA-wide at \$200,000. Computer hardware and related equipment and telephone infrastructure are budgeted at \$800,000. Maintenance equipment purchases are budgeted at \$100,000; administrative and field office equipment and furniture at \$75,000, and community space equipment and furniture at \$30,000.

**Demolition.** Demolition funds budgeted at \$300,000 is used to remove houses that pose life safety issues.

**Relocation.** Funding in the amount of \$200,000 is available to assist families who must relocate as a result of modernization activities.

**Bond Debt Service.** Debt service in the amount of \$11,949,677 for the bonds issued to support the Tasker revitalization project.

Capital Fund Program monies must be contractually obligated within 24 months and expended within 48 months of HUD approval of the MTW Plan. PHA has a demonstrated record of achieving, and often exceeding, compliance standards for this and other programs.

In addition to plans for timely expenditure of Capital Fund Program grants received during MTW Year Eleven, PHA has an ongoing pipeline of projects. PHA's capital activities for Year Eleven also include Mixed Finance projects and prior year CFP projects that are implemented over multiple fiscal years. Table 6 provides a summary of development programs that are currently underway or will commence in MTW Year Eleven. The Capital Fund, Replacement Housing Fund and/or other sources such as program income, bonds and other mixed-financing programs fund these development activities.

**Table 6 – MTW Year Eleven Capital Programs**

Development Name	Scope of Work	Construction Costs	Completion Date
PHA-Wide	Security Upgrades	\$9,200,000	Apr-12
PHA-Wide-Scattered Site Replacement units	New Development	\$51,000,000	Apr-12
PHA-Wide-Scattered Sites Vacancy Reduction	Vacancy reduction	\$36,000,000	Apr-12
PHA-Wide-MEP Upgrade/Enhancement	Bldg Infrastructure systems Upgrade/Enhancement	\$50,000,000	Mar-12
PHA-Wide-Sprinkler Upgrade	High-rise Sprinkler standpipes Improvements	\$7,000,000	Mar-11
Third Party Capital Requests	New Development	\$500,000	Dec-10
Mantua <sup>1</sup>	New Development	\$32,000,000	Dec-11

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Development Name	Scope of Work	Construction Costs	Completion Date
Paschall <sup>1</sup>	New Development	\$38,000,000	Dec-12
PHA-Wide	Accessibility Improvements <sup>3</sup>	\$500,000	Ongoing
PHA-Wide	Energy Conservation	\$500,000	Ongoing
PHA-Wide	Sparkle Plus	\$2,300,000	Ongoing
PHA-Wide	Energy Conservation	\$10,000,000	Ongoing
PHA-Wide-Scattered Sites	Accessibility Improvements <sup>3</sup>	\$5,000,000	Sep-10
Blumberg	Upgrades to Non-dwelling Spaces	\$6,000,000	Jun-11
Administrative Building <sup>2</sup>	Demolition and New development	\$20,000,000	Jun-12
Wilson Park	Accessibility Improvements	\$8,000,000	May-12
Harrison Plaza	Accessibility Improvements	\$5,000,000	May-12
Fairhill	Accessibility Improvements	\$7,200,000	May-12
Johnson Homes	Accessibility Improvements	\$7,300,000	May-12
Norris Apartment	New Development	\$35,000,000	Dec-12
Community Center	New Development	\$6,000,000	Dec-12
Queen Lane	New Development	\$35,000,000	Dec-12
Liddonfield	Demolition	\$5,000,000	Mar-11
<b>TOTAL</b>		<b>\$376,500,000</b>	

<sup>1</sup> Capital Funding needs for HOPE VI and Mixed-Finance Developments.

<sup>2</sup> Funding provided from non-federal sources.

<sup>3</sup> Sites at which accessibility improvements may be completed include those submitted to HUD in PHA's Annual Accessible Housing Plans pursuant to Attachment E to PHA's MTW Agreement; to the extent such improvements are needed.

PHA has been aggressive and successful in using the HUD HOPE VI and Mixed-Finance Programs to redevelop PHA's aging and severely distressed housing units. To date, PHA has received five (5) HOPE VI grants. PHA applied for HOPE VI funding for the Belmont Mantua scattered site area during MTW Year Nine.

PHA plans to apply for HOPE VI, Choice Neighborhoods and or other revitalization grants, 9% tax credits and/or Tax Exempt Volume Cap Bonds that are accompanied with 4% tax credits for at least one additional conventional development (Queen Lane) and one or more Scattered Sites Area (CBMO 901 thru 910). PHA will continue to need capital funds to aggressively leverage other sources of funding as described above. See also Asset Management Table for additional potential sites for future funding through HOPE VI, Choice Neighborhoods and other funding sources.

PHA has either completed or has under development a number of replacement housing sites including: St. Anthony's Senior Residence, Eight Diamonds, 117 Scattered Site units, Suffolk Manor, Mt. Olivet, Ludlow, Marshall Shepherd Village, Falls Ridge, Martin Luther King Plaza Phase I, III and IV, Neumann North, Germantown House, Lucien E. Blackwell (LEB) I, II and III, St. Ignatius I and II, Spring Garden I and II, Nelly Reynolds Garden and Warnock Phases I and II. These sites have received significant investment of PHA capital or replacement housing funds, with the exception of St. Anthony's Senior Residence, which received an investment of ACC subsidy only. Currently under construction in 2010 are Mantua, Plymouth Hall and Paschall developments. Redevelopment of Norris Apartments is scheduled to commence in 2011.

PHA is also planning the development of a community center and redevelopment of an existing obsolete and underutilized, PHA-owned administrative building in Center City. The project will entail the demolition of the existing building and construction of a new 5-story building with green roof to house PHA administrative offices. It will be accessible to residents with disabilities and cost effective for PHA to operate. First floor retail space will be made available to enhance the Center City commercial corridor.

#### **B. Description of Project-Based Units**

PHA currently has 1,781 HCV vouchers under project-based contracts including projects selected under the MTW Unit Based Voucher program. As shown in Table 7, a total of 1,799 vouchers are projected to be project based by the end of MTW Year Eleven. Actual number of units under contract may vary based on additional project selections made over the course of the year.

**Table 7 – Project Based Voucher Units**

<b>Project Name/Sponsor</b>	<b>Contract Type</b>	<b>Description</b>	<b>Units Under Contract 9/30/2010</b>	<b>Projected Units Under Contract 3/31/2012</b>
Help Philadelphia II Assoc.	PBA	Homeless	50	50
Justin Associates/ Locust Towers	PBA	Family/very low income	40	40
South 55th Street	PBA	Family/very low income	18	18
Chatham Apts Assoc, LP	PBA	family/very low income	20	20
NPCH - N. 11th St	PBA	family/very low income	16	16
LIH	PBA	family/very low income	31	26
Diamond St/Mansion Court	PBA	family/very low income	16	16
Sartain Apartment	PBA	senior/very low income	35	35
Tioga Gardens	PBA	family/very low income	18	18
Inglis House	PBA	accessible/very low income	19	19
Boriquen Asso II/Jardines	PBA	family/very low income	22	22
Travelers Aid Society	PBA	Homeless	22	22
1260 Housing	PBA	family/very low income	53	53
Art Apartments	PBA	family/very low income	30	30
Dignity Housing	PBA	shelter/very low income	71	71
Edgewood Manor	PBA	family/very low income	33	33
Hamil Mills	PBA	senior/very low income	40	40
Susquehanna II	PBA	family/very low income	47	47
Brentwood Parkside Assoc.	PBA	family/very low income	22	22
Dunlap Apartment	PBA	family/very low income	35	35
Imani Homes	PBA	accessible/very low income	24	24
PEC Imani III	PBA	family/very low income	6	6
Lehigh Park Apts. II	PBA	family/very low income	25	25
National Temple/1260 Housing - 1500 Gratz St	PBA	family/very low income	98	89
HELP USA	PBA	Veterans	0	14
1260 (Mercy/3rdSt/McKean/9th/4th/Reed)	Unit Based	Family/very low income	28	28



<b>Project Name/Sponsor</b>	<b>Contract Type</b>	<b>Description</b>	<b>Units Under Contract 9/30/2010</b>	<b>Projected Units Under Contract 3/31/2012</b>
1260 (Rhawn/Academy)	Unit Based	Family/very low income	21	21
1260 (Snyder/Frankford/Benner/Spruce)	Unit Based	Family/very low income	10	10
1260 (Spruce/Rittner/7th/Chestnut)	Unit Based	Family/very low income	33	33
1260 (Wingate/Blakison/Reed)	Unit Based	Family/very low income	15	15
1260 Northeast (Inglis Accessible)	Unit Based	Accessible/very low income	11	11
Belmont Affordable Housing IV	Unit Based	Family/very low income	4	4
Bernice Elza Homes	Unit Based	Emancipated teens/homeless	6	6
Bethesda Project (Bainbridge/Spruce)	Unit Based	Family/very low income	33	33
Bethesda Project (South)	Unit Based	Family/very low income	5	5
Cloisters III	Unit Based	Homeless/very low income	18	18
Dignity III: (BOSS)	Unit Based	Family/very low income	8	8
Fattah Homes I	Unit Based	Homeless/very low income	0	6
Fattah Homes II	Unit Based	Homeless/very low income	0	6
Fourth Street ACCESS	Unit Based	Family/very low income	24	24
Iman IV	Unit Based	Family/very low income	8	8
Imani Homes V	Unit Based	Homeless/very low income	11	11
Imani II	Unit Based	Family/very low income	6	6
Imani III	Unit Based	Family/very low income	6	6
Inglis - Eastwick	Unit Based	Accessible/very low income	40	40
Inglis House - Part 1	Unit Based	Family/very low income	6	6
Inglis House - Part 2	Unit Based	Family/very low income	18	18
Jannies Place	Unit Based	Family/very low income	0	6
Jonnie Tillmon, Somerset, Villanueva, Lillia Cripem	Unit Based	Family/very low income	17	17
Kate Place - Project Home	Unit Based	Homeless/very low income	30	30
Monument Mews	Unit Based	Family/very low income	60	60
Nedro (Enhanced Services Project)	Unit Based	Family/very low income	4	4
Parkside - Belmont	Unit Based	Family/very low income	12	12
Parkside - Phase II	Unit Based	Family/very low income	44	44
Parkside - Phase I	Unit Based	Family/very low income	8	8
Powelton Height Development	Unit Based	Family/very low income	30	30
Regent St	Unit Based	Family/very low income	80	80
Shelia Brown	Unit Based	Family/very low income	9	9
Travelers Aid- Kirkbride Center	Unit Based	Homeless/very low income	22	22
Trevor Place - Freedom Village	Unit Based	Homeless/very low income	16	16
Walnut Park Plaza	Unit Based	Senior	224	224
Walnut Thompson	Unit Based	Family/very low income	35	35
WCRP - (4th & Diamond St)	Unit Based	Family/very low income	32	32
WCRP - (Mascher Street Townhouses)	Unit Based	Family/very low income	12	12
WCRP - (Somerset Apartments)	Unit Based	Family/very low income	44	44
<b>TOTAL</b>			<b>1,781</b>	<b>1,799</b>

### **C. Leasing Information - Projected**

Table 8 provides a summary of projected leasing activity for Public Housing and HCV the year ending March 31, 2012. These are estimates that are subject to change over the course of the MTW Plan year.

**Table 8 – Projected Leased/In Use for MTW Year Eleven**

	<b>Projected Available as of March 2012</b>	<b>Projected Leased/In Use as of March 2012</b>
Public Housing Units*	16,015	13,638
MTW Tenant Based HCV Vouchers	14,850	14,850
MTW Activity Vouchers	3,000	3,000
Non-MTW HCV Vouchers**	1,153	1,153
Section 8 Mod Rehab/SRO	700	700
<b>TOTAL</b>	<b>35,718</b>	<b>33,341</b>

*\* All of PHA's public housing units are MTW. \*\*Non-MTW HCV Vouchers as of September 2010 includes Opt-Outs, Mainstream, VASH. Note that the MTW Agreement authorizes PHA under defined circumstances to transfer vouchers from the Non-MTW category into the MTW Block Grant. PHA acknowledges restrictions associated with Special Purpose vouchers as described in HUD's published Q&A.*

Note that Table 8 indicates a projected occupancy of 13,638 public housing units by March 2012. This essentially represents a projected 100% adjusted occupancy rate based on the projected "available for occupancy" figures included in Table 1. "Available for occupancy" is a subset of total public housing units that excludes units that are vacant and not available for occupancy including units that are undergoing modernization as defined in CFR 990.145: approved for disposition or demolition: approved for non-dwelling uses: vacant due to litigation as defined in 24 CFR 990.145. and other authorized exclusions.

Actual leasing figures for public housing will be impacted by development and relocation timetables.

### **D. Waiting List Information**

PHA will continue to implement its waiting lists in accordance with the 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.

The follow table indicates the number of families on various public housing waiting lists. Please note that families may apply for housing at a number of sites, thus the same family may be on multiple waiting lists. PHA operates its public housing site-based waiting lists in a nondiscriminatory manner that seeks to avoid even unintended discriminatory effects. For PHA's conventional and scattered public housing sites, PHA does not use any preferences or priorities, and, subject to reasonable accommodation needs, all MTW Year Eleven Annual Plan

applications are sorted by bedroom size in accordance with date and time of application. PHA affirmatively markets its sites in a variety of venues and periodicals to ensure that all types of people are aware of the availability of PHA housing. PHA treats all applicants in a non-discriminatory manner. PHA also monitors its waiting lists to determine if there are significant changes in the percentage of protected classes, and if there were, would determine whether its affirmative marketing methods should be modified.

**Table 9 – Aggregate number of applicants on PHA’s Waiting List**

<b>Waitlist</b>	<b>Waitlist Count</b>
Conventional Public Housing - First available*	10,603
Conventional Public Housing - Site based*	51,913
PAPMC - Site based	27,582
Housing Choice Voucher Program	55,416

\* Please note that there are actually 23,857 applicants on the Conventional Public Housing Waitlist without duplication

**Table 10 – Conventional Public Housing Site-Based Waiting List**

<b>Site Code</b>	<b>Site Name</b>	<b>Waitlist Count</b>
030	Abbottsford Homes	1,392
018	Arch Homes	1,858
104	Arlene Homes	255
031	Bartram Village	895
077	Bentley Hall	200
050	Blumberg Apts	633
062	Cassie L Halley	71
100	Cecil B Moore	1,228
042	Champlost Homes	2,332
065	College View	105
076	Emlen Arms	137
055	Fairhill Apartments	1,679
905	Fairhill Square	1,166
906	Francisville	1,118
904	Germantown/Hunting Park	2,302

Site Code	Site Name	Waitlist Count
114	Gladys B Jacobs	258
901	Haddington	1,681
035	Haddington Homes	1,552
015	Harrison Plaza	1,501
046	Haverford Homes	1,513
029	Hill Creek	2,933
066	Holmecrest Homes	134
001	Johnson Homes	1,307
063	Katie B Jackson	70
903	Kingsessing	1,236
907	Ludlow	1,576
902	Mantua	1,374
049	Morton Homes	1,229
014	Norris Apartments	677
910	Oxford Jefferson	1,541
032	Oxford Village	2,403
054	Parkview Apartments	120
079	Plymouth Hall	77
024	Queen Lane Apartments	1,805
010	Raymond Rosen	1,051
003	Richard Allen	2,659
020	Spring Garden Apartments	2,795
909	Strawberry Mansion	1,147
908	Susquehanna	1,200
039	West Park Apartments	1,115
093	Westpark Plaza	1,139
034	Whitehall Apartments	1,252
013	Wilson Park	1,197
<b>Total</b>		<b>51,913</b>

The following is a summary of changes/activities related to waiting lists:

- In Year 10, PHA conducted an update of the public housing waiting list to allow applicants to make site-based selections.
- In Year 10, PHA successfully developed a site-based waiting list system for use in all public housing developments, including scattered sites. Note that PAPMC and AME sites already utilize site-based waiting lists. PHA projects that the waiting lists for public housing units will increase

by an unspecified number based on continuing high demand for affordable units combined with high unemployment rates in the region.

- As specified in the ACOP, PHA elects to close individual public housing site-based waiting lists when the number of applicants on the waiting list exceeded projected vacancies.
- As new mixed finance developments are preparing to open, PHA will advertise and open site-based waiting lists pursuant to the development's regulatory and operating agreements. PHA will also open one or more site-based waiting lists for its new efficiency apartments in CBMO 902 – CBMO 910.
- PHA opened the HCV waiting list for a limited time from March 2<sup>nd</sup> to March 16<sup>th</sup> 2010. PHA provided all required public outreach and notices. The HCV waiting list re-opening added more than 54,000 new applicants to PHA's waiting list. That waiting list is now closed and is not anticipated to reopen during Year 11. PHA projects that the HCV waiting list will decrease slightly in Year 11 as households are selected from the waiting list for available vouchers.

### **III. NON-MTW RELATED INFORMATION**

#### **A. Planned Sources and Uses of other HUD or Federal Funds**

Sources and uses information is included in Chapter VII.

#### **B. Description of Non-MTW Activities**

PHA has incorporated MTW flexibility into virtually all areas of its operations. However, as part of HUD's new 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.

PHA's numerous non-MTW activities are briefly highlighted below. While these initiatives do not directly require MTW authority to implement, most have a direct, supportive relationship to other MTW activities. For example, PHA communication activities are directed to all residents and are often used to provide essential information on MTW programs and initiatives. Similarly, PHA technology initiatives enable the processing, tracking and monitoring of MTW activities.

PHA's policies for the Public Housing program are described in the Lease and in the Admissions and Continued Occupancy Policies (ACOP) document. PHA's policies for the Housing Choice Voucher program are described in the Administrative Plan. The ACOP and Administrative Plan incorporate both MTW and non-MTW policies.

Highlighted below are other non-MTW activities planned for MTW Year Eleven, organized by PHA Strategic Plan objective:

#### **Strategic Operating Plan Goal 1: Achieve Excellence in Property Management**

Activities under this goal area will include:

- PHA will continue to make improvements to core management and maintenance systems including full adoption of advanced facilities management tools and techniques including BAS and SCADA systems. These system enhancements will help to support local asset management, increase rent collections, improve property maintenance, and reduce vacancy turnaround time.
- PHA will continue the Maintenance Wave and Sparkle Plus programs.
- PHA will perform UPCS inspections on 100% of public housing units.
- PHA will continue implementation of its Integrated Pest Management pilot program at conventional sites.

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- PHA will communicate regularly with residents including publishing the PHA Experience newsletter.
- PHA will transfer the waitlist data for all programs (PH, HCV, and PAPMC) into PeopleSoft's CRM under one universal pre-application per client for all programs. Among other benefits, this initiative will facilitate PHA's ability to track and place clients who need accessible housing units.
- PHA will continue its lease enforcement efforts to improve the quality and safety of PHA communities and Philadelphia's neighborhoods.
- PHA will extend its training and asset management initiatives including activities to ensure full LIHTC program compliance at Alternatively Managed Entity (AME) sites.
- PHA will continue to audit 100% of service order requests within 30 days from the date the service order is closed.
- PHA will undertake the efficient reoccupancy of new units brought on line as a result of PHA's extensive revitalization efforts.
- PHA has successfully developed a site-based waiting list system for use in all public housing developments, including scattered sites. Note that LIHTC sites already utilize site-based waiting lists.

## **Strategic Operating Plan Goal 2: Achieve Excellence in the Management of the Housing Choice Voucher Program and Enforce Compliance**

Activities under this goal area will include:

- PHA will continue its quality control initiatives including file reviews and related follow up activities.
- PHA will continue to conduct Housing Fairs and other efforts to improve the quality and expand the geographic distribution of housing units available to HCV participants.
- Improved applicant screening and enforcement of program regulations, including enhancements to PHA's investigative and complaint tracking software.
- PHA will continue to require Tenant Integrity Program training for all program participants.
- PHA will periodically update its HCV site manuals and provide staff with training on new and revised procedures.
- PHA will continue to sponsor landlord training and outreach programs.
- PHA will continue to require direct deposit for Housing Choice Voucher payments.

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- PHA will continue to operate a network of Community-Based Housing Choice Voucher offices at five locations throughout the city.

### **Strategic Operating Plan Goal 3: Develop Affordable, Quality Housing that Supports Balanced Communities**

- PHA will continue implementation of an asset repositioning strategy for the scattered site units in order to generate revenue and reduce operating expenses. This strategy will involve some or all of the following elements: sale of vacant lots and buildings at market value; realignment of a portion of ACC units using revised admissions and occupancy guidelines; relocation as needed for existing households; and, identifying alternative funding mechanisms and/or ownership structure for a portion of the ACC unit portfolio.
- See detailed discussion of capital planning and development initiatives in Chapter II.

### **Strategic Operating Plan Goal 4: Implement Public Safety Programs that Promote the Well-Being of Our Neighborhoods and the Accountability of Program Participants**

- The PHA Investigations Unit will continue to provide assistance to all internal and external agencies, federal, state and local as requested. The unit conducts Workers' Compensation investigations to ensure the integrity of claims made. The unit will process Police Record Checks for conventional and scattered sites and continue to assist HCVP in processing Investigations to deter illegal occupancy.
- The Lease Enforcement Compliance Unit will continue to support the Asset Managers in obtaining compliance with rent payment and all other lease provisions.
- PHA will continue to expedite the process of criminal record checks on all applicants and household members. PHA will also conduct criminal records checks at recertification.
- PHA will continue to implement internal COMSTAT crime statistics meetings, similar to those used by the City of Philadelphia Police Department, to facilitate continuous review and response to public safety issues.
- PHA will continue to implement the D.A.R.E. and G.R.E.A.T. programs to incorporate health and public safety concerns into youth programs.
- PHA will continue to provide support for resident-police partnerships through the Police Advisory Board, Town Watch programs, and participation with the Citizens Crime Commission of Delaware Valley.

### **Strategic Operating Plan Goal 5: Engage Other Institutions to Leverage Resources and Assist in Promoting Economic Enhancement and Support Services for PHA Residents**



- PHA will continue to identify and secure additional supportive service program funds to enhance resident-oriented programs.
- PHA plans to continue to research programming options and partnerships with the goal of expanding its youth programs. Targeted initiative areas of research include: 1) The potential development of an extensive after-school academic support system, focused on academic rigor, homework support, fundamental study skills, and academic mentoring; 2) The implementation of a mentoring program to help youth stay focused on academics, reduce entry into gangs and criminal activities and provide a sound source of support; 3) The development of an entrepreneurship program to provide youth that may not be headed for college an alternative career track; and, 4) The integration of 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.
- PHA will continue to implement a Resident Mortgage Assistance Program (RMAP) comprehensive benefit package to assist residents in achieving homeownership by providing closing cost assistance, writing down the cost of the home and providing free financial counseling.
- PHA is continuing to pursue and enhance its partnerships with local universities to help provide more opportunities for public housing residents to attend college. To that end, PHA is exploring the possibility of establishing an endowment that could be used to support the educational programs, room and board and other expenses for public housing residents attending college.
- PHA will continue to implement its highly successful Section 3 job placement program.

**Strategic Operating Plan Goals 6, 7 and 8: Improve Productivity and Cost Effectiveness of PHA Operations; Improve Program Compliance, Reporting, Performance and Accountability; and, Maximize the Use of Technology to Improve the Efficiency and Accountability of PHA Operations**

- PHA will continue its Performance Management Initiative, which leverages cross-functional teams of staff in support of site-level improvement programs and also focuses on performance.
- PHA will continue to utilize technology and process improvement projects to streamline work and improve accountability.
- PHA will continue implementation of the Business Intelligence (BI) initiative, which provides management level dashboard displays. It provides historical, current, and predictive views of critical business operations.
- PHA intends to further investigate and, if feasible, pursue Alternative Energy Credits for Mantua and Paschall Homes. Pennsylvania Renewable Energy Production regulations for utility companies enable utility companies to meet their renewable energy production requirements through the purchase of Alternative Energy Certificates.

- PHA will continue implementation of the Partner Campaign CRM software to support tracking of PHA Social Service Partners. It is integrated with the agency-wide external Correspondence Management tools that track PHA outbound correspondence.
- PHA will continue implementation of the vacancy-tracking module to verify and expedite unit turnover. This module reports the status of all units and their various stages of readiness. Asset Managers can at a glance determine unit availability.
- PHA will continue implementation of the Enterprise Performance Management (EPM) software, which provides key business performance indicators via an Executive Dashboard. This implementation simplifies the viewing and tracking performance metrics.
- PHA will continue training and implementation of new public housing and waiting list software tools developed in tandem with PHA's CRM suite.
- PHA will update site based management plans for PHA and PAPMC sites.
- PHA will continue implementation of enhanced Interactive Voice Response and CTI systems in order to improve responsiveness to customer and public inquiries.
- PHA will continue implementation of Peoplesoft's CRM technologies to create tracking databases such as complaint tracking, incident tracking, MTW client tracking, investigations tracking and risk management tracking.
- PHA will continue to provide an array of employee training programs designed to upgrade skills and to maximize staff understanding of policies, procedures and systems.
- PHA will continue to implement alternative procurement systems including electronic procurement methods pursuant to HUD's letter to PHA dated October 16, 2008.
- PHA will continue implementation of ePro technologies.
- PHA will continue to conform to required investor and funding source requirements including timely submission of cost certifications for all Low Income Housing Tax Credit sites.

### **Strategic Operating Plan Goal 9: Expand Inter-Governmental Initiatives to Enhance the Ability of PHA to Deliver Sound and Effective Public Services**

PHA will expand on its extensive network of government partners in support of its neighborhood revitalization and other MTW initiatives including:

- Financial and programmatic support from the Commonwealth of Pennsylvania to support PHA's efforts to provide service enriched housing for seniors and people with disabilities.
- Financial support for PHA's employment and training initiatives, provided by the Commonwealth of Pennsylvania.

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- Provision of extensive financial support for PHA revitalization activities, through commitment of Low-Income Housing Tax Credits by the Commonwealth of Pennsylvania through the Pennsylvania Housing Finance Agency.
- A working relationship with the City of Philadelphia, Department of Public Health to reduce asthma triggers in Housing Choice Voucher (HCV) properties.
- A working relationship with PA Labor & Industry Department in support of the Pre-Apprenticeship program.
- A working relationship with local universities to implement higher education in creating Residential Property Management as degree and certification programs.

## **IV. LONG-TERM MTW PLAN**

During the first year of the MTW program, PHA established five (5) broad objectives for the MTW Demonstration Program, 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 the PHA to one another and to the broader community.
- Establish efficient operating procedures and implement cost-saving strategies.

PHA maintains and monitors an updated Strategic Operating Plan (SOP) that addresses all facets of the agency's operations and provides a road map for PHA's long-term MTW strategy. The SOP is updated on a regular basis through the Clarity software system. A high level summary of the SOP follows:

### **Mission:**

To provide quality housing for Philadelphia's low and very low-income families by improving facilities, achieving excellence in property management, providing opportunities for resident economic enhancement and workforce development, and by forming strategic partnerships with surrounding communities.

### **Goal 1: Achieve Excellence in Property Management.**

#### Objectives:

- Improve physical characteristics and conditions of PHA properties.
- Implement scattered site and conventional housing site-based management plans to improve rent collection, occupancy level, recertification, and maintenance.
- Improve administration of the revised Admissions and Continued Occupancy Policy (ACOP).
- Develop and implement program of Tenant Responsibility and Lease Enforcement for Public Housing and the Housing Choice Voucher Programs.
- Ensure that all occupied rental properties (existing and post-construction) are regularly maintained, well managed, and generate positive net cash flow over time.

### **Goal 2: Achieve Excellence in the Management of the Housing Choice Voucher Program and Enforce Program Compliance.**

#### Objectives:

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- Develop and implement effective policies and improvements for the administration of the Housing Choice Voucher Program.
- Conduct workload analysis.
- Promote programs to improve landlord investment, participation and compliance in leased housing.
- Ensure property compliance with PHA's Housing Quality Standards (HQS), accessibility standards, local ordinances and regulations.
- Promote the Housing Choice Voucher Homeownership Program.
- Implement the Site-Based Operating Work Plan for all offices to promote the uniformity of satellite operations according to PHA standards and HUD regulations.

### **Goal 3: Develop Affordable Quality Housing that Supports Balanced Communities.**

#### Objectives:

- Conduct Physical Needs Assessments of existing PHA properties for both conventional and scattered sites.
- Determine marketability of existing properties and proposed new developments and establish guidelines.
- Initiate master planning processes for conventional sites, scattered sites, and unit-based subsidized housing.
- Pursue and secure funding and financing alternatives for proposed projects.
- Implement and monitor new construction and redevelopment projects where financing and planning have been approved.
- Seek and promote re-use options for under-utilized ACC allocations from demolished public housing.
- Promote the use of the Unit-based voucher program.
- Develop and implement acquisition strategy for new properties as deemed appropriate.
- Continue implementation of the scattered sites homeownership program.
- Create development department resources and procedure guideline manuals.

### **Goal 4: Implement Public Safety Programs that Promote the Well-Being of Our Neighborhoods and the Accountability of Program Participants.**

#### Objectives:

- Institute effective strategies through community policing that address crimes against persons and properties.
- Develop program to ensure Quality of Life through a Good Neighbor Policy.
- Establish community partnerships to assist PHA in promoting public safety programs with accountability.
- Establish Police Advisory Board that will include residents and police personnel.
- Establish strategic plan for risk management.
- Develop comprehensive fire safety plan for residents and employees.
- Develop a plan that redefines the role of the PHA Police Department to focus on public safety programs for its residents and to transfer law enforcement functionality over to the City of Philadelphia's police department.
- Identify, manage, and mitigate PHA risk in the areas of lease enforcement and liability.

- Develop a plan to enhance the safety of and provide better asset management for PHA's inventory.
- To improve Quality of Life of PHA residents through the use of communications and technology.

**Goal 5: Engage Other Institutions to Leverage Resources and Assist in Promoting Economic Enhancement and Supportive Services for PHA Residents.**

Objectives:

- Develop educational, job training and work opportunities for residents.
- Provide youth development programs to improve academic performance, expand cultural awareness and encourage career exploration.
- Expand economic development initiatives to further benefit residents.
- Promote improved health care in PHA communities.
- Identify partners, and develop and secure resources to sustain and expand service programs.
- Establish a Community Service Program.
- Provide residents with financial and operational management training.
- Sustain, improve and expand senior programs and services to support, promote and enrich independent living and healthy lifestyles.
- Implement and expand affordable homeownership programs tailored to address local needs, priorities, and market conditions.
- Engage in fundraising strategies to expand current program services.
- Design a marketing plan to support resident programs and services.

**Goal 6: Improve the Productivity and Cost Effectiveness of PHA's Operations.**

Objectives:

- Improve PHA staff recruitment, retention and evaluation process.
- Annually identify and upgrade staff training programs to accomplish PHA business objectives.
- Explore business models to gain productivity, efficiencies, and cost savings.
- Explore alternative insurance/liability coverage methodologies.
- Develop and implement a utility management savings plan.
- Improve HR processes.
- Improve financial and performance reporting.
- Improve risk management and insurance initiatives.
- Improve public leasing and admissions management.

**Goal 7: Improve Program Compliance, Reporting, Performance and Accountability.**

Objectives:

- Develop asset management protocol for all PHA and alternatively managed sites. Take steps to ensure that PHA consistently receives clean IPA, OIG and HUD audits.
- Implement approved management study recommendations.
- Develop a PHA-Wide process for management reviews of non-HUD grant programs.
- Improve contract monitoring, performance, reporting and recordkeeping.
- Implement approved audit plan to confirm performance of site-based managers.
- Develop, improve, and enhance a business process flow for compliance, monitoring, and reporting in Affirmative Action and contract compliance.

- Manage PHA's affiliate management corporations.
- Develop, improve, and enhance a business process flow for compliance, monitoring and reporting for the Move to Employment Section 3 program.

**Goal 8: Maximize the Use of Technology to Improve the Efficiency and Accountability of PHA Operations.**

Objectives:

- Implement PeopleSoft Enterprise Resource Planning (ERP) System.
- Maximize the use of various computer technologies to automate data collection and improve productivity.
- Develop and implement a Client Management System.
- Implement Call Center Technology.
- Review use of all current technology applications and hardware for efficiency and upgrade/replace where indicated.
- Develop budgets with commitment account to allow general managers a greater role in budget planning.

**Goal 9: Expand Inter-Governmental Initiatives to Enhance the Ability of PHA to Deliver Sound and Effective Public Services.**

Objectives:

- Participate in City intergovernmental initiatives that promote provision of services provided by PHA, balanced communities, and improved Quality of Life for residents.
- Participate in State intergovernmental initiatives that promote provision of services provided by PHA, balanced communities, and improved Quality of Life for residents.
- Participate in Federal intergovernmental initiatives that promote provision of services provided by PHA, balanced communities, and improved Quality of Life for residents.
- Participate in internal and external communications initiatives that promote provision of services provided by PHA, balanced communities, and improved Quality of Life for residents.
- Participate in private industry initiatives that promote provision of services provided by PHA, balanced communities and improved Quality of Life for residents.

## **V. PROPOSED MTW ACTIVITIES**

In MTW Year Eleven, PHA intends to focus intensively on implementation of previously approved and ongoing MTW initiatives. Thus, PHA does not propose any new MTW initiatives for MTW Year Eleven. PHA's ongoing, approved MTW activities – including proposed changes to ongoing MTW activities – are described in Chapter VI.



## VI. ONGOING MTW ACTIVITIES

This section of the Annual Plan summarizes PHA's ongoing MTW activities, i.e. MTW initiatives that have been previously submitted and approved. Where applicable, information is provided on proposed Year Eleven changes/modifications to existing initiatives.

### **MTW Activity: Partnership Programs Initiative**

**Description/Update:** PHA will use 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 will build on the previously approved Unit Based Leasing and Development Program and allow PHA to leverage PHA and partner resources to provide non-traditional housing options and related health care, educational and/or other necessary services to low-income families and individuals. Authorized features of the initiative include but are not limited to the following:

- Admissions and continued occupancy requirements for the initiative will vary from standard public housing or Section 8 requirements and will be determined on a project-by-project basis in order to promote seamless integration of the partner's subsidy sources with MTW block grant funds.
- Partnership initiatives must serve households earning 80% of AMI or below, and PHA's MTW funds may not be used to subsidize households who are not low-income.
- PHA will leverage its funds with other partner resources in order to avoid duplicative services and payments and to maximize the value of funds spent on the Partnership Initiative.
- Potential models include, but are not limited to, domiciliary care for seniors and people with disabilities, educational/housing options for youth including those aging out of foster care, and supportive transitional housing.
- Budgets and agreements between PHA and its partners will adjust subsidy to allow for recoupment of PHA's capital investment as fee income, particularly in situations in which the partner's subsidy is intended to cover all or some housing costs.

This initiative will support the MTW statutory objectives of increasing housing choice by making additional housing opportunities available to low-income families and of reducing costs and achieving greater cost effectiveness in federal expenditures by creating new cost effective service/housing delivery models. PHA anticipates that this initiative will result in the development of new housing and service delivery programs that address populations who have not been traditionally well-served by existing federally subsidized housing programs.

This activity was first authorized in Year Ten; however, PHA has not yet implemented any partnerships that require use of this authority. Areas that continue to be explored include domiciliary care options for persons with disabilities. PHA intends to continue to maintain this as an approved MTW activity.

**Changes/Modifications in Year Eleven:** No changes are anticipated.

**Evaluation:** Upon implementation, PHA will use internal resources to track and monitor the number of units assisted under the program by type, the populations served by income level and related information.

**MTW Activity: Expanding Use of Low-Income Housing Tax Credit (LIHTC)**

**Description/Update:** In appropriate circumstances, PHA will use its broader use of funds authority to purchase, finance and/or develop properties using its MTW block grant funds and LIHTCs. Such properties may not be operated under either the public housing or local unit-based subsidy programs. All sites selected for this MTW activity must comply with PHA's MTW alternate site and neighborhood standards and with other HUD requirements, including environmental requirements, from which PHA is not exempt under MTW.

When initiating a LIHTC program activity, PHA will use the following process:

- If an opportunity for purchase, finance, or development of a property arises; PHA will first evaluate the economic and other feasibility of investing its resources in a LIHTC transaction at that property. As part of this evaluation, PHA will review the characteristics of the neighborhood in which the property is located, including demographics such as income level. PHA will also evaluate whether the site complies with its MTW alternate site and neighborhood standards.
- If PHA determines that it is economically and otherwise feasible to pursue a LIHTC transaction at that property, PHA or an affiliate will apply for LIHTCs.
- If PHA's application for LIHTCs is successful, PHA will include a description of the LIHTC project in its next MTW Annual Plan, along with benchmarks for purposes of evaluating this MTW activity at that project.

This initiative will support the MTW statutory objectives of increasing housing choice by making additional housing opportunities available to low-income families. PHA anticipates that this initiative will result in the development of new housing for low-income families. It will enable PHA to provide housing for families with a broader mix of incomes than it currently serves. In addition, PHA will be able to serve more families in a variety of neighborhoods through this initiative.

This activity was first approved in MTW Year Ten; however, PHA has not implemented any related activities to date. PHA intends to maintain this as an approved MTW Activity and will evaluate opportunities to use this authority in the future.

**Changes/Modifications in Year Eleven:** No changes are anticipated.

**Evaluation:** PHA will use internal resources to track and monitor the number of units assisted under the program by type, the populations served by income level, the location of the units in Philadelphia, and related information.

**MTW Activity: Neighborhood Development and Revitalization Initiatives**

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**Description/Update:** PHA utilizes MTW authority to substantially increase housing choices for residents and applicants. PHA is continuing to implement an ambitious program of new construction, substantial rehabilitation and modernization designed to revitalize PHA public housing developments, replace distressed housing lost to demolition and lack of capital funds, and improve Philadelphia's neighborhoods. A description of ongoing activities is included above. To support its redevelopment activities, PHA continues to implement the following MTW components:

- **Design Standards** - PHA continues to implement reasonable and modest design standards for new construction and rehabilitation work that mirror current design trends and the 21<sup>st</sup> century needs of residents. Modified design standards take into account efficiencies in energy usage, construction methods and technologies, and use of interior and exterior space. PHA standards also incorporate modern amenities and the latest concepts in urban design in order to reduce the negative connotation of public housing for PHA residents and to enhance the livability and marketability of PHA's housing stock. This activity, introduced and implemented in MTW Year 3, is ongoing.
- **Total Development Cost Limits and Housing Cost Caps** - PHA has established and maintains reasonable cost limits for development and redevelopment activities that replace HUD's Total Development Cost (TDC) limits and Housing Cost Caps (HCC). New cost limits reflect all the costs associated with developing new PHA conventional and Scattered Sites and rehabilitating existing units in these categories. PHA cost limits address current construction practice costs while incorporating energy efficient and environmentally sound equipment and materials used in the building process. They support the development of accessibility features in units and throughout the development. In addition, the establishment of new cost limits takes into account the market trends in construction and union rates, Davis Bacon rates and costs associated with government contract work versus private market contract work. The cost limits incorporate the cost of modern design amenities to improve PHA's marketability. PHA's most recently updated MTW TDC and HCC cost limits are attached as Appendix D. This activity was introduced and implemented in MTW Year 3 and is ongoing.
- **Streamlined Mixed-Finance Development Process** - PHA is authorized to develop public housing through several financing methods, including the mixed-finance approach, which involves the use of both private financing and public housing development funds. According to public housing regulations, PHA and its partners may select among several ownership structures for mixed finance transactions. These structures may include total private ownership, where PHA does not hold an ownership interest; total ownership by PHA; or a mixture of partial ownership by PHA and its partners. The various arrangements may necessitate different documents, especially for those transactions with third party-developers/owners for which PHA will provide capital or ACC subsidy only. These mixed finance developments may consist of all public housing units or a mixture of public housing and market rate or non-public housing rental and homeownership units. This activity was introduced and implemented in MTW Year 3 is ongoing.
- **MTW Site and Neighborhood Standards** - PHA is authorized to implement alternate Site and Neighborhood Standards for its public housing and voucher programs, in lieu of those standards at 24 CFR § 941.202(b)-(d) and 24 CFR 983.57. PHA continues to use these standards for determining the location of existing, newly constructed, or substantially rehabilitated housing that

receives MTW subsidy. This activity was introduced and implemented in MTW Year 3 and is ongoing.

- **Streamlined Acquisition Process** – Subject to the provisions of the MTW Agreement, PHA is authorized to acquire sites without prior HUD approval, provided that the agency certifies that HUD site selection requirements have been met. Accordingly, PHA has established a public housing acquisition process as part of its streamlined mixed-finance process agreed to by HUD. This activity was introduced and implemented in MTW Year 1; however, to date the MTW authority has not been utilized for this purpose. . PHA recognizes that the foregoing authorization does not exempt the housing authority from environmental approvals or other approvals required outside of the U.S. Housing Act of 1937, as amended. PHA also acknowledges that it needs to identify any planned acquisitions in the MTW Annual Plan and to report on actual acquisitions in the MTW Annual Report.
- **Strategy for Development:** PHA has adopted a Development-Asset Management Strategy for Public Housing that takes a comprehensive neighborhood-by-neighborhood and block-by-block approach to redeveloping, consolidating, rehabilitating, demolishing, acquiring and disposing of scattered site units independently and in partnership with government and other local neighborhood based organizations. This activity was introduced and implemented in MTW Year 4 and it is ongoing.

**Changes/Modifications in Year Eleven:** No changes are anticipated. However, PHA will continue to periodically update its TDC and HCC limits. The most recent TDC and HCC information is included in Appendix D. Due to the unusually large number of scattered sites in PHA's portfolio and changes in the PASS scoring system beginning in 2009, the scattered site inspection score have not reflected the quality of the units. PHA and HUD's REAC have been working on this issue for the last year, which has resulted in PHA reconfiguring its AMPs into smaller groupings. As a result, REAC has agreed that the recently completed PASS scores will be interim pending a re-inspection this summer under the new reconfigured system. After that time, it will be determined if using the smaller AMPs will resolve the scoring anomaly or if further action is required.

**Evaluation:** PHA uses internal resources to track and monitor the progress of these initiatives. In recent years, PHA hired contractors to conduct assessments of the impact of PHA development expenditures on the local/regional economy and on neighborhood property values.

### **MTW Activity: Service Enriched Housing for Seniors and People with Disabilities**

**Description/Update:** 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, including the following ongoing and planned program components:

- **Assisted Living** - PHA has been working in partnership with DPW and many other advocates within the Commonwealth to draft regulations for the Commonwealth of Pennsylvania's new law regulating assisted living residences. Assisted living units provide food, shelter, personal care assistance or supervision, and supplemental health care services with 24-hour oversight. Subject to the availability of Medicaid waiver funding and the promulgation of applicable statewide

assisted living regulations, PHA intends to develop up to 1,000 affordable assisted living units. Assisted living services may be provided in both newly constructed developments and existing PHA senior sites.

- **Adult Day Care** - Adult Day Care provides non-medical supportive day services to eligible elderly persons. Adult Day Care includes assistance with activities of daily living, medication reminders, social activities, meals and snacks, and educational programs. An affiliate administers the Adult Day Care program services. The first Adult Day Services facility is located at the Nellie Reynolds Garden senior housing development. Both PHA residents and neighborhood residents are eligible to participate in the program. The facility opened in 2010.
- **Home Care Services** - Home Care Services for seniors will be available to eligible residents living at the Nellie Reynolds Garden development and other PHA sites. PHA has established an affiliate that will be a Home Care Agency eligible to provide Home Care Services under Pennsylvania requirements. In addition to services provided by Adult Day Care, residents will be eligible for transportation to and from health care providers, laundry and housekeeping services, and emergency response services.
- **LIFE Programs** - PHA's nonprofit affiliate, Philadelphia Asset and Property Management Corporation ("PAPMC"), has entered into leases with LIFE providers at Conswiller B. Pratt Building, located at Greater Grays Ferry Estates ("GGFE") and Germantown House. The LIFE programs provide comprehensive medical, health and social services to enable elderly participants to age in place, at home, as independently as possible, for as long as desired and feasible. To qualify for LIFE Program services, participants must be elderly, in need of services to assist them in activities of daily living, and Medicaid-eligible.
- **Nursing Home Transition** - The Nursing Home Transition Initiative (NHTI) is a partnership with DPW that assists persons transitioning out of nursing homes to access affordable housing. As part of NHTI, PHA administers seventy-five (75) State-supported vouchers for referrals of disabled consumers in need of low-income housing. NHTI households may be eligible for a preference for public housing or HCV. In addition, PHA has entered into an MOU with Liberty Resources, Inc. to refer to PHA disabled households who may be eligible for a preference for public housing or HCV. PHA utilizes its MTW flexibility to increase HCV payment standards up to 120% of the HUD Fair Market Rents in order to secure housing, subject to rent reasonableness.
- **Accessible Unit Retrofitting and Development** – PHA's capital planning program includes development of new accessible units and retrofitting of existing units to meet the standards at Attachment E of the MTW Agreement. As part of these efforts, in Year 11, PHA will certify to HUD that an additional 152 units meet the standards of Attachment E of PHA's MTW Agreement.
- **Definition of Elderly** – An elderly person is defined as an individual who is at least 55 years old. An elderly family is defined as one with a head of household, co-head, spouse or sole member who is at least 55 years old. For the purposes of admission to public housing designated as elderly-only, the definition of *elderly* and *elderly family* for each designated project will be specified in PHA's Designated Housing Plan in effect and may differ from the foregoing definition.

**Changes/Modifications in Year Eleven:** No changes are anticipated.

**Evaluation:** PHA uses internal resources to track and monitor the progress of these initiatives.

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

**Description/Update:** PHA is implementing a series of initiatives in the public housing and HCV programs designed to streamline administrative processes, reduce paperwork burdens on residents, and encourage families to work and increase their incomes. The following is a summary of ongoing and planned program components:

- **Two and Three-Year Recertification** – PHA has restructured the annual and interim review processes and procedures for HCV and public housing to require recertifications every two years except for residents choosing ceiling rents who are recertified every three years. Generally, residents are not required to report changes in income between regularly scheduled recertifications. Interim recertification is required for changes in household composition. Additionally, PHA will complete EIV checks every six months for households with zero, temporary or sporadic income. Previously, EIV checks were done every 90 days. Interim recertifications are restricted to one every six months. Elderly and disabled households are exempted from this restriction on interim recertifications. This activity was implemented in Year 3 and is ongoing.
- **Ceiling Rents** – PHA has established ceiling rents for its public housing developments, which are periodically updated. This activity was implemented in Year 3 and is ongoing. Ceiling rents for sites managed by PAPMC are set at the Pennsylvania Housing Finance Agency ceiling rent limits in effect for LIHTC properties. PHA may elect to apply the PHFA ceiling rent limits to its AME portfolio. In Year 11, PHA will undertake an analysis to determine the feasibility of modifying the ceiling rent levels and/or changing the policy.
- **Rent Calculation Method** – PHA has established an alternative rent structure for the HCV and public housing programs to motivate residents to work and accumulate savings. Note that residents living in LIHTC units are not subject to this system. Public housing residents may elect a ceiling rent in lieu of the income based calculation method. PHA's rent simplification system includes the following components: establishing a single working household deduction; modifying the definition of income to exclude the first \$500 of asset income as well as certain Medicare related insurance premiums; and, eliminating other deductions and reducing the standard rent calculation percentage based on family size. Minimum rents have been implemented in both the leased housing and public housing programs. This activity was implemented in Year 3 and is ongoing.
- **Payment Standards** – PHA has implemented a policy in the HCV program whereby the current payment standard is applied at regular recertification. This activity was implemented in Year 7 and is ongoing.

**Reasonable Rent** – PHA has developed and implemented a reasonable rent policy for the HCV program whereby reasonable rent determinations are completed at initial lease up, upon request for a rent increase and at other times PHA deems it necessary to conduct a reasonable rent re-determination. This activity was implemented in Year 7 and is ongoing.

PHA may implement across-the-board rent increases or rent freezes for properties in the HCV program. When and if an across-the-board rent increase is awarded, PHA will complete a reasonable rent determination at the time of the next annual HQS inspection and apply applicable policies related to reasonable rent when and if the rent is not reasonable. This policy was implemented in MTW Year 4.

- **Property Specific Rent Policies** – Subject to prior agreement with PHA and individual property owners, PHA has established property-specific rent increase policies for HCV units. These policies are designed to attract and maintain owners with units that are consistently updated and have greater amenities. For example, such agreements may state that owners of specific units will be entitled to 100% of the Fair Market Rent (FMR) in effect. If the FMR goes down from one year to the next, PHA will not decrease the contract rent as long as the rent is reasonable. This activity was implemented in Year 6 and is ongoing.
- **Community Service** - PHA is authorized to implement a policy of self-certification of community service requirements for all non-exempt household members. At the time of regular recertification, each individual who is subject to the community service requirement will be required to self certify that they are in compliance with the community service requirement. Generally, families will be required to submit the self-certification to PHA, at the regular recertification interview. The self-certification PHA may rely on the self-certification to verify compliance with community service requirements, but may also request additional documentation to conduct the verification. Families will also be given a log to track their community service hours, including the date, type of activity, number of hours, name of organization for which community service was performed, name of supervisor at organization, contact information for the organization, and a signature by the supervising official. The goal of this self-certification is to remain consistent with the intent of the community service requirements and the promotion of community service and economic self-sufficiency, while creating administrative efficiencies in accordance with the goals of MTW. A self-certification is not prohibited by Section 12 of the U.S. Housing Act of 1937. This activity was approved in MTW Year 10 and implementation began in MTW Year 10.
- **Utility Allowances** – PHA is authorized to implement a revised utility allowance methodology: a) The revised policy would require households that receive utility allowances for gas heat to participate in the PGW Customer Responsibility Program (CRP) if eligible. Participation in this program places a cap on the amount of money that eligible HCV and public housing residents will be required to pay for their gas utility payments based on household income, not consumption. (In the conventional public housing program, only scattered site residents receive utility allowances.) Utility allowance schedules are determined based on an analysis of the cost of reasonable consumption based on dwelling unit size/type. PHA will utilize the capped amount to calculate utility allowances due to residents except in those limited circumstances where the CRP amount exceeds PHA's utility allowance schedule. The CRP capped amount will be factored into the rent

calculation including the Total Tenant Payment calculation. With this change, residents will continue to have their Total Tenant Payment limited to no more than 30% of household income; b) Utility allowances will be phased out for residents with incomes at or above 80% of Area Median Income. Also, residents who elect ceiling rents are not eligible for a utility allowance; c) PHA will review and modify public housing utility schedules each year based on an assessment of available HUD funding. PHA will apply the HUD determined operating subsidy pro-ratio factor to determine the actual utility schedule amounts. Revised utility allowances will be applied to a family's rent calculations at the next scheduled recertification after the allowance is adopted or at one time across all affected households. The approach taken will be at the discretion of PHA; and, d) PHA will establish a minimum threshold of \$20 for payment of utility allowance payments. This activity was approved in Year 8 and is ongoing.

PHA is authorized to expand the utility allowance policy to require tenants receiving either heat or electric utility allowances to enroll and participate in the PECO Customer Assistance Plan, LIHEAP and any other applicable programs that offer reduced rates, energy usage grants or other financial incentives to low income households. Similar to the PGW CRP program method described above, the financial benefits accruing to residents who participate in these assistance programs will be factored into the utility allowance calculation. Thus, for example, reduced per energy unit costs paid by tenants under PECO CAP will be utilized to calculate electric utility allowances for those tenants. This activity was approved in MTW Year 10; however, it has not yet been implemented. PHA will continue to evaluate the feasibility of implementation of this program over the next year.

- **HCV HQS Enforcement** –When PHA becomes aware of a life-threatening emergency at a HCV unit, it is PHA's practice to contact the HCV unit owner and schedule an inspection within 24 hours. If the HCV landlord fails the emergency inspection, a reinspection is scheduled within 48 hours of the inspection failure. It is PHA's practice to conduct the re-inspection and enter the results of the inspection in its system within 72 hours. If emergency conditions are not abated within 72 hours, PHA will abate the owner's HAP contract. For non-emergency situations, consistent with current HUD regulations, Owners have up to 30 days to correct routine deficiencies. Extensions may be granted in extenuating circumstances on a case-by-case basis. If units fail after the second inspection for routine or emergency repairs, the unit will be terminated from the program. This activity was approved in Year 3 and is ongoing.
- **Service Orders** – For the public housing program, it is PHA's policy to correct or abate 99% of emergency service orders within 24 hours.. If the unit is damaged to the extent that conditions are created which are hazardous to the life, health, or safety of the occupants, PHA will complete or abate such conditions within 24 hours. It is PHA's policy to complete 99% of routine service orders within 35 days. See the "Changes/Modifications" section below for further clarification of this policy.

**Changes/Modifications in Year Eleven:** PHA will discontinue the pilot program implemented last year to provide direct utility payment for a limited number of scattered site households. With respect to service orders for public housing, PHA will review and revise its existing definition of "emergency" service orders to cover those situations that are determined to be exigent health and safety issues, i.e. those situations that pose an immediate threat to the life, health or safety of residents or the property, or



that are related to fire safety hazards. All other service orders will be classified as urgent or routine. PHA has established a target of correcting or abating 99% of emergency service orders within 24 hours. Abatement of the emergency condition means, that although the work was not completed, the threat to life, health or safety was removed. Abating the situation allows PHA to change the status of the work order to “non-emergency,” giving more time to actually correct the problem. PHA has established a target of correcting or abating 99% of routine service orders within 35 days.

**Hardship Policy:** For all of PHA’s rent and utility allowance policies implemented pursuant to its MTW authority, PHA will consider exceptions to these policies on a case-by-case basis for families who can demonstrate a long-term hardship that will result from application of the policies to them, or as a reasonable accommodation. To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the application of the rent or utility allowance policy to the family will affect the family.

**Evaluation:** In addition to internal monitoring and tracking of these initiatives, PHA has entered into a partnership with Drexel University to conduct energy simulation modeling and evaluation of both new construction and substantial rehab activities undertaken by PHA pursuant to the federal Stimulus bill and other funding sources. As appropriate, Drexel’s reports and studies will be utilized to assess the impacts of the utility component of this MTW activity.

### **MTW Activity: HCV Program Participation**

**Description/Update:** 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:

- **Term Limits** – PHA has implemented a seven-year limit on participation in the Housing Choice Voucher program for household members who are able to work. Starting in MTW Year 3, all HCV participants were provided with MTW briefings that included information on time limits and services. Participants also signed MTW Family Agreements and, as appropriate, developed action plans. The time limit does not apply to households with a head, spouse or sole member who is elderly, or who is a person with a documented disability that prevents the household head from obtaining employment, or who meet other hardship situations as defined in the policy. Also, households participating in the Moderate Rehab and Housing Choice Voucher homeownership programs are not subject to the time limit. During the seven-year period the voucher holder is required to participate in MTW self-sufficiency activities based on their current status, with more intensive efforts geared to households on TANF or reporting zero income. This activity was implemented in Year 3 and is ongoing.

In light of the ongoing recessionary economic conditions described above, PHA has determined that it will not terminate HCV benefits as a result of its seven-year term limit policy during MTW Year Eleven. This continues to the policy adopted in Year Ten. HCV participants will continue to be subject to term limits; however, terminations due solely to the term expiration will be held in abeyance. HCV participants will continue to be required to meet all of their program obligations including, but not limited to, compliance with their family action plans, subject to applicable hardship and other exemptions. PHA will continue to monitor unemployment, poverty rate, and

other relevant data before making any further decisions regarding implementation of the term limit policy. Effected residents will be provided ample notice and the opportunity to apply for hardship exemptions prior to the termination of any HCV assistance under this term limit policy.

- **Moving to Work Family Agreement Addendum (MTWFAA)** – PHA has implemented a requirement for all HCV participants to sign a MTWFAA as a condition for approval of tenancy and continued occupancy. By signing the MTWFAA, participants agree to comply with all of the rules and regulations of PHA Housing Choice Voucher Program, including the terms and conditions described in the MTWFAA. Failure to abide by the HCV Program rules and regulations and terms and conditions of the MTWFAA may result in termination from the HCV program. This activity was implemented in Year 3 and is ongoing.
- **Family Economic Development Action Plan** – As part of the Moving To Work Family Agreement Addendum, households who receive Temporary Assistance to Needy Families benefits (Public Assistance) or who report zero income, must meet with PHA Economic Self Sufficiency staff and develop a Family Economic Development Action Plan (FEDAP). PHA has established a tiered hierarchy to identify households that are required to participate in the ESS program as well as households where participation is optional. The FEDAP includes scheduled meetings with Coordinators and establishment of ESS goals. Completion of the goals specified in the FEDAP is required under the Agreement. Failure to meet the goals specified in the FEDAP may result in termination from the HCV program. This activity was implemented in Year 3 and is ongoing.
- **Tenant Responsibility Training** - PHA requires all Housing Choice Voucher Program participants to participate in Tenant Responsibility Training at initial lease-up. This effort helps improve residents' understanding of their roles and responsibilities as good neighbors and PHA program participants.

**Changes/Modifications in Year Eleven:** No changes are anticipated.

**Evaluation:** PHA uses internal resources to track and monitor the progress of these initiatives.

#### **MTW Activity: Unit Based Leasing and Development Program**

**Description/Update:** 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 Leasing and Development Program ("UBV" or the "Unit-Based Program"), PHA negotiates contracts with for-profit and nonprofit private sector housing providers for unit-basing PHA's local rent Subsidy using MTW block grant funds (Operating, Capital, HCV) based on property specific agreements. To date, PHA has selected Unit-Based Program for MTW HCV Funds participants through a competitive procurement process. This MTW initiative was originally approved in MTW Year 3.

PHA's Site Selection Standards for the UBV program will comply with the alternate Site and Neighborhood Standards described at Attachment C, Section D (7)(c) to PHA's MTW Agreement.

The rent to the owners participating in the UBV program funded with MTW HCV funds will not exceed the lowest of 110% of the applicable fair market rent, the reasonable rent, the rent requested by the owner

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or such other amount determined by PHA to be appropriate for the unit based upon the nature of the unit and the RFP from which the owner was selected. For example, in certain cases, PHA believes a shallower subsidy is more appropriate.

Unless part of its “shallow” subsidy UBV program, PHA will not attach or pay UBV assistance to units that are already receiving another form of subsidized housing operating assistance. With respect to a shallow subsidy UBV program, PHA will not attach or pay UBV assistance to units receiving another form of subsidized operating assistance if the UBV assistance would be duplicative or would otherwise over-subsidize the unit. PHA may determine the effect of subsidy on rent to owners and the duplication of subsidy or excessive subsidy, subject to the requirements regarding subsidy layering as set forth in the HUD Reform Act of 1989. PHA may unit-base up to 100 percent of the dwelling units in any UBV project or building.

PHA may select its own units for project basing with UBV assistance without a competitive process. Pursuant to Attachment C, Section D (7)(a), PHA may unit-base assistance at properties other than public housing properties owned directly or indirectly by PHA, including those owned by PHA affiliates or instrumentalities. For purposes of this selection method, a property that may be unit-based may be a former public housing property that has been converted to HCV assistance. Pursuant to Attachment C, Section D (1)(f), under either the UBV program or the Partnership Initiatives, PHA may attach or pay UBV assistance using HCV MTW funds to unit types currently prohibited by standard Section 8 regulations including but not limited to shared living facilities. Such units must comply with applicable alternate MTW site and neighborhood standards.

An owner of a unit assisted under the UBV program for MTW HCV funds may elect to receive referrals from PHA’s waiting list or to use a site-based waiting list for selection of tenants for a site. For owners using a site-based waiting list, owners must refer families to PHA for eligibility screening.

A family residing in a UBV unit funded with MTW HCV funds may terminate the lease at any time after the initial term. The family must give advance written notice to the owner in accordance with the lease and provide a copy of such notice to PHA. Once a family terminates the lease, the family will no longer be part of the HCV or UBV program. Pursuant to PHA’s MTW authority, PHA does not provide UBV participant families who want to move with tenant- based assistance with a tenant-based HCV voucher.

**Change/Modification in Year Eleven:** No changes are anticipated.

**Evaluation:** PHA uses internal resources to track and monitor the progress of these initiatives.

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

**Description/Update:** 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 will continue 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

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bridge identified service gaps. Participating families will receive case management and other support services during the term of their agreement, including housing-related services and other incentives to encourage continued participation in the Family Support Program. These activities were introduced and implemented in MTW Year 4 and are ongoing.

- **Service Coordination** - HCV participants and public housing residents are able to access Family Program services through Service Coordinator staff, referrals from case managers, and through staff at other PHA and partner locations. HCV households work with staff to develop self-sufficiency goals including full time employment at a living wage and completion of secondary education, if applicable, for all adult family members. Areas of training and support may include, but are not limited to, resident responsibility, occupational skills training, homeownership, small business development, attainment of additional educational goals, treatment for substance abuse, and conflict resolution training to manage domestic and community disputes.
- **Self-Sufficiency offices and Community Centers** - As part of the MTW Family Program services, PHA will continue to operate Family Self-Sufficiency office through which public housing, HCV and other residents can access a wide range of employment, training and supportive service programs such as Pre-Apprenticeship Training, homeownership counseling, and Section 3 jobs. Currently PHA operates 5 community-based offices located strategically throughout the city to provide a one stop service and case support center for residents. The Community Partner office is also available for residents to receive similar support and services as well as additional service coordinator staff being located throughout the city to provide support and case management as needed.

In addition, PHA completed construction in 2004 of the John F. Street Community Center at 1100 Poplar Street. This center is a facility devoted to youth programs and activities including exercise, dance, recording/music studios, a computer lab/library, commercial kitchen, office space, meeting rooms and a large multi-purpose room. Additional centers have also been opened to support our aging residents and their community including centers at Greater Greys Ferry Estates, Germantown House and, most recently, Nellie Reynolds Garden that offers health services to frail seniors and disabled individuals. These senior oriented centers offer a full range of supportive health services and activities. PHA will expand and initiate relationships with partner agencies to provide services in education, economic development, employment and training, homeownership counseling, health, and childcare. Partners will conduct intake/enrollment, offer individual and group orientations, training and counseling, program activities and services, and conduct community seminars. Partners will work closely with PHA to minimize/eliminate differences in eligibility requirements to ensure full access to services by the public.

- **Community Partners** - The Community Partners program funds a range of supportive services including the nationally recognized Pre-Apprenticeship Program. The Community Partners program recruits new partners, expands the range of training programs, and provides incentives to encourage successful participation by residents. These programs are designed to provide residents with the skills to enter the construction, transportation, telecommunications, customer service, commercial driving, hospitality, call center, health and human services fields. In addition, Community Partners has an established Adult Basic Education and GED program available to build the foundation for learning and development, and Financial Literacy training. In Year Eleven,

PHA will continue to monitor the progress of existing Community Partners and select new Partners as appropriate.

- **Affordable Homeownership** - Expanding homeownership opportunities to public housing and voucher participants continues to be a major objective of PHA's MTE program. PHA is actively developing homeownership units throughout the City of Philadelphia. HCV, Section 32 and the 5 (h) Programs also offer homeownership opportunities to PHA residents. PHA has coordinated its current homeownership program components under a single organizational structure to support streamlined intake and processing of interested applicants. Staff work with and refer residents to existing homeownership counseling agencies with histories of providing homeownership counseling services in Philadelphia.

**Changes/Modifications in Year Eleven:** No changes are anticipated.

**Evaluation:** PHA uses internal resources to track and monitor the progress of these initiatives.

**MTW Activity: Increase Housing Opportunities for the Homeless**

**Description/Update:** 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:

- **Blueprint/Good Neighbors Make Good Neighborhoods** - As part of this initiative, PHA's Good Neighbors Make Good Neighborhoods Program makes housing opportunities available for families leaving Transitional Housing (Blueprint to End Homelessness). In 2008, PHA agreed to provide up to 500 housing opportunities, within one year of the date of the MOU with the City of Philadelphia, to eligible Good Neighbor families consisting of public housing units, housing choice vouchers and other housing resources as defined in the MOU. In April 2009, the Board of Commissioners approved execution of a new MOU directly with the City of Philadelphia Office of Health and Opportunity for coordination and administration of an additional 500 housing opportunities under the Blueprint program, 200 for HCV and 300 for Public Housing. PHA has established a limited preference category for families in the Blueprint program. This preference category is capped so that on a fiscal year basis a total of 500 housing opportunities will be provided to eligible households. PHA may adjust the number and mix of vouchers and public housing units in its sole discretion depending on funding availability, demand and other factors. This activity was implemented in Year 3 and is ongoing.
- **Transitional Housing Facilities** - PHA intends to form partnerships to provide shelter space and transitional housing. The transitional housing facilities, which would be constructed using a variety of Federal, state and local funds including low-income housing tax credits, will provide a residence and services to homeless families for a period that is anticipated to be 12 to 18 months. Households will be required to sign annual leases with a 6-month extension option. Families' tenure in the facilities during this lease term and extension option will be subject to continued participation in services and compliance with program rules. At the conclusion of the initial lease term and/or the 6-month renewal option, PHA will not renew participants' leases. Instead, residents will leave the transitional housing program to enter conventional public housing units, the HCV program, or other housing.

MTW Year Eleven Annual Plan

**Changes/Modifications in Year Eleven: No changes are anticipated.**

**Evaluation:** PHA uses internal resources to track and monitor the progress of these initiatives.

**MTW Activity: Streamline the Admissions and Transfer Process**

**Description/Update:** PHA has established a number of MTW policies designed to streamline the admissions and transfer policies for both public housing and HCV programs:

- **MTW Transfers** - PHA may authorize a limited number of split-family transfers from Public Housing to the Housing Choice Voucher program and vice versa. These transfers are referred to as MTW transfers. PHA provides for up to 50 Housing Choice Vouchers and 50 PH units to be transferred back and forth between PH and the HCV program. No more than 100 moves are authorized per fiscal year. Eligibility is determined by PHA General Managers on a case-by-case basis, based upon immediate need, disability needs and availability of vouchers or public housing units. Transfers are used to support witness protection activities, domestic violence prevention and other needs. If a resident transfers from Public Housing to the Housing Choice Voucher program, that resident will be subject to the Seven-Year Program Time Limit and HCV eligibility guidelines. This activity was implemented in Year 4 and is ongoing.
- **Waiting List** – Once a family is housed as a participant of any PHA subsidized housing program, PHA will remove the family's name from all other PH Waiting Lists and/or HCV Waiting Lists. Additionally, PHA will require that the family sign a lease addendum whereby the family acknowledges that their name will be removed from all other PH Waiting Lists and HCV Waiting Lists. Further the lease addendum will stipulate that the family may not reapply to any PHA subsidized housing program until after the initial lease term and then only if the Waiting List for the desired program/development is open. For example, an applicant might be on the Site Based Waiting List for Fair Hill Apartments and the HCV Tenant Based Voucher Program Waiting List. The applicant's name comes to the top of the HCV Waiting List and the applicant is issued a voucher and subsequently finds and leases an HCV unit. The applicant's name would be removed from the Fair Hill Apartment's Waiting List and the applicant would not be able to reapply to Fair Hill or any PHA housing program/development until completion of his/her two year lease term in the HCV unit. Applicants, as a reasonable accommodation, may request that their names remain on waiting lists once housed, and PHA, on a case-by case basis, will review these requests in order to accommodate the needs of a person with disabilities. This activity was approved in MTW Year 10. As noted below, PHA is proposing a modification to the policy.
- **Verification Policy** - All household members must submit social security number (SSN) documentation at the time of initial application or the application will not be entered on the waiting list. PHA will make alternate arrangement for households that include members who are not USA Citizens or do not have eligible immigration status. Failure to comply with this policy will result in denial of placement on the waiting list. Participants who contend eligible immigration status and who have not previously disclosed a valid SSN must do so at their next scheduled or interim recertification within 90 days of PHA's request. PHA may grant an additional 90-day period, if there are unforeseen circumstances beyond the family's control that

MTW Year Eleven Annual Plan

prevent the family from complying with the SSN requirements or there is a reasonable likelihood that the participant will be able to disclose a SSN by the deadline. Adults processed to be added to the household are required to provide documentation of a valid SSN before approval for occupancy in an existing public housing or HCV household. If the proposed new member is a minor child and has no SSN, documentation to verify the SSN must be provided within 90 days of the child being added to the household. PHA, at its own discretion, may give an additional 90 days for children under six if PHA determines that the participant's failure to comply was due to circumstances that could not have reasonably been foreseen and were outside the control of the participant. During the period that PHA is awaiting documentation; the child shall be included as part of the tenant household and the child shall be entitled to all the benefits of being a household member. If upon expiration of the provided time period, including any extensions, the tenant fails to produce a SSN for the child, the family will be subject to the penalties for failure to disclose a SSN. Failure to comply with this policy will result in termination of tenancy or assistance. This activity was approved in MTW Year Ten.

- **Voucher Issuance** – PHA establishes a ninety-day period before reissuance of terminated vouchers. This activity was implemented in Year 4 and is ongoing.
- **Restriction on Elective Moves** – PHA policy regarding moves during the initial lease term and at the time of biennial recertification pertains to moves both within PHA's jurisdictions and initial moves outside of PHA's jurisdiction. Families are not permitted to move within PHA's jurisdiction during the initial term of assisted occupancy. The Executive General Manager must approve exceptions to this policy. Subsequent to the initial lease term, families are permitted to move only at the time of biennial recertification or under extenuating circumstances as defined in the Administrative Plan subject to PHA management approval. PHA may deny permission to move if the family violates HCV program obligations and/or owes PHA money. An owner letter of good standing is required when existing participants request a move. This activity was implemented in Year 7 and is ongoing.

**Changes/Modifications in Year Eleven:** PHA proposes to modify the approved MTW waiting list policy described above as follows:

- **HCV Waiting List** - Once a family is leased under the HCV Program, the family may remain on the PH and/or Tax Credit Site waiting lists. Additionally, PHA will require that the family sign an agreement whereby the family acknowledges they will not be eligible for selection from the PH and/or Tax Credit Site waiting lists until the initial lease term has been completed. If the family's name comes to the top of the PH and/or Tax Credit Site waiting lists prior to completion of the initial lease term, the family will be skipped, however they will retain their position on the waiting list(s). The family will be selected from the PH and/or Tax Credit Site waiting lists when they have completed their initial lease term and a vacant unit is available. Additionally, the family will be subject to all applicable program screening and eligibility requirements.
- **Public Housing Waiting List** - Once a family is housed in Public Housing, the family will be removed from all other PH Waiting Lists. However, a family may remain on the HCV and/or Tax Credit Site waiting lists. Additionally, PHA will require that the family sign an agreement whereby the family acknowledges that their name will be removed from all PH Waiting Lists and

they will not be eligible for selection from the HCV and/or Tax Credit Site waiting lists until the initial lease term has been completed. If the family's name comes to the top of the HCV and/or Tax Credit Site waiting lists prior to completion of the initial lease term, the family will be skipped, however they will retain their position on the waiting list(s). The family will be selected from the HCV and/or Tax Credit Site waiting lists when they have completed their initial lease term and either a voucher or vacant unit is available. Additionally, the family will be subject to all applicable program screening and eligibility requirements. Applicants, as a reasonable accommodation, may request that their name remain on Waiting Lists once housed, and PHA, on a case-by case basis, will review these requests in order to accommodate the needs of a person with disabilities.

**Evaluation:** PHA uses internal resources to track and monitor the progress of these initiatives.



## VII. SOURCES AND USES OF FUNDING

### A. Planned Sources and Uses of MTW funds

Table 11 lists planned sources and uses of MTW funds for MTW Year Eleven. Actual sources and uses may vary based on the level of funding provided to PHA based on Congressional appropriations and the level of actual expenses.

**Table 11 – Consolidated Sources and Uses of MTW Funds FY 2012**

REVENUE (SOURCES)	BLOCK GRANT ACTIVITIES	AMOUNT	TOTAL
Operating Subsidy		117,825,443	117,825,443
Capital/Replacement Housing Fund		76,043,142	76,043,142
Housing Choice Voucher Program	40,025,738	136,997,614	177,023,352
Dwelling Rental Income		23,801,694	23,801,694
Investment Income		327,108	327,108
Miscellaneous Income		972,098	972,098
<b>TOTAL REVENUE</b>	<b>40,025,738</b>	<b>355,967,099</b>	<b>395,992,837</b>
EXPENSES USES			
Administrative		33,870,172	33,870,172
Tenant Services		997,438	997,438
Utilities		30,255,829	30,255,829
Maintenance		36,939,769	36,939,769
Protective Services		5,753,370	5,753,370
General Expense		43,928,515	43,928,515
Capital Improvements/Additions/Replacements		982,919	982,919
Tenant Based Voucher Assistance		126,529,800	126,529,800
Family Program	8,547,593	-	8,547,593
Quality of Life Program	978,145	-	978,145
Management Improvements	10,000,000	-	10,000,000
Capital Activities	20,500,000	-	20,500,000
Capital/Replacement Housing Projects		76,043,142	76,043,142
<b>TOTAL EXPENSE</b>	<b>40,025,738</b>	<b>355,300,954</b>	<b>395,326,692</b>
<b>OPERATING INCOME/LOSS</b>	<b>-</b>	<b>666,145</b>	<b>666,145</b>
Reserve Buildup*		666,145	
<b>NET INCOME/(LOSS)</b>	<b>-</b>	<b>-</b>	<b>666,145</b>
<i>*As of 3/31/10, the reserve was \$2.3 million</i>			

### B. Planned Sources and Uses of State and Local funds

Table 12 lists planned sources and uses of state and local funds projected for MTW Year Eleven. Actual sources and uses may vary based on the level of funding provided to PHA and the level of actual expenses.

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**Table 12 – Sources and Uses of State and Local Funds FY 2012**

<b>REVENUE (SOURCES)</b>	<b>AMOUNT</b>
Summer Food Program	\$ 107,779
Housing Coordinator Initiative	296,160
Tenant Based Rental Assistance	1,069,110
<b>TOTAL REVENUE</b>	<b>\$ 1,473,049</b>
<b>EXPENSES (USES)</b>	
Administrative and General	\$ 403,939
Housing Assistance Payments	1,006,560
Administrative Fees	62,550
<b>TOTAL EXPENSE</b>	<b>\$ 1,473,049</b>
<b>OPERATING INCOME/(LOSS)</b>	<b>0</b>
<b>NET INCOME/(LOSS)</b>	<b>0</b>

**C. Planned Sources and Uses of Non-MTW funds**

Table 13 lists planned sources and uses of other funds projected for MTW Year Eleven, 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 – Consolidated Sources and Uses of Non-MTW Funds FY 2012**

<b>REVENUE (SOURCES)</b>	<b>AMOUNT</b>
Grants	\$ 173,924
Program Income *	4,431,075
Non-MTW Vouchers	6,296,356
Mainstream	294,208
VASH	568,812
MOD/SROs	3,263,704
Administrative Fees	1,629,053
<b>TOTAL REVENUE</b>	<b>\$ 16,657,132</b>
<b>EXPENSES (USES)</b>	
Administration and General Expense	\$ 1,754,588
Operations and Maintenance	48,389
Housing Assistance Payments	10,423,080
Capital Projects	4,431,075
<b>TOTAL EXPENSE</b>	<b>\$ 16,657,132</b>
<b>OPERATING INCOME/(LOSS)</b>	<b>0</b>
Reserve Buildup	0
<b>NET INCOME/(LOSS)</b>	<b>0</b>
<i>*Program income reflects anticipated income in the form of Developer Fees from Paschall I, II and Mantua I</i>	

**D. Planned Sources and Uses of Central Office Cost Center**

This section is not applicable to PHA in light of the Local Asset Management Plan described below.

**E. Cost Allocation Plan**

Pursuant to its MTW Agreement, PHA has developed a Local Asset Management Plan that describes the agency's cost allocation plan and other technical components of PHA's local asset management strategy. HUD approved PHA's Local Asset Management Plan as part of the MTW Year Nine Annual Plan submission. A copy of the approved Plan is found in Appendix A.

**F. 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:

- Reform of the Housing Choice Voucher Program
- MTW Year Eleven Annual Plan

- Revitalization of neighborhoods where PHA residents and PHA-eligible residents reside
- Development of a Family Program to provide comprehensive self-sufficiency services to eligible residents
- Establishment of a Quality of Life Program that fosters community values, resident and landlord participation and improved neighborhoods
- 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 additional detail on the use of single fund flexibility including MTW Activity Vouchers. Specific single fund flexibility line items include:

- Capital Activities budgeted at \$20.5 million to support construction programs including accessibility improvements at Fairhill, Wilson Park, Johnson Homes and Harrison Plaza; planned redevelopment at Queen Lane; and, substantial rehabilitation of Plymouth Hall.
- Family Program activities budgeted at \$8,547,593 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.
- Quality of Life Programs budgeted at \$978,145 to support Lease Enforcement and Section 8 investigations programs; and,
- Management Improvements budgeted at \$10 million to support: functional enhancements and training on PHA's Customer Relations 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

## **VIII. ADMINISTRATIVE**

A. Resolution

B. Certification

RESOLUTION NO. 11420

**RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR OF THE PHILADELPHIA HOUSING AUTHORITY ("PHA") TO SUBMIT A MOVING TO WORK ("MTW") ANNUAL PLAN ("PLAN") FOR MTW YEAR ELEVEN, PHA FISCAL YEAR BEGINNING ON APRIL 1, 2011 TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD")**

**WHEREAS**, the United States Department of Housing and Urban Development ("HUD") administers a Moving to Work ("MTW") Demonstration Program that is designed to provide the opportunity for selected Housing Authorities to explore and demonstrate more efficient ways to provide and administer low-income housing; and

**WHEREAS**, pursuant to Philadelphia Housing Authority ("PHA") Board of Commissioners ("Board") Resolution No. 10618, dated December 21, 2000, PHA submitted to HUD an MTW Application Plan and Agreement, which details strategies to improve the facilities, operations, management and opportunities for Public and Housing Choice Voucher (formerly, Section 8) residents; and

**WHEREAS**, pursuant to PHA Board Resolution No. 10764, dated February 28, 2002, the Executive Director of PHA (the "Executive Director") executed a MTW Demonstration Agreement ("MTW Agreement") on behalf of PHA which expired on March 31, 2008; and

**WHEREAS**, pursuant to PHA Board Resolution No. 11241, dated August 21, 2008, the Executive Director entered into a new ten-year Moving To Work Agreement with HUD effective October 16, 2008; and,

**WHEREAS**, as a participant in the MTW Demonstration Program, PHA is required to develop MTW Annual Plans for each fiscal year during the term of the MTW Agreement, which Annual Plans outline the PHA budget and MTW activities in the format required under the MTW Agreement; and

**WHEREAS**, PHA is required to submit each Annual Plan for approval by its Board at least seventy-five (75) days prior to the beginning of each fiscal year; and

**WHEREAS**, PHA has developed the MTW Annual Plan for MTW Year Eleven, PHA Fiscal Year ("FY") beginning on April 1, 2011; and,

**WHEREAS**, PHA is required to provide opportunities for resident and public participation and comments on the Annual Plan and the proposed Amendment including scheduling at least one (1) public hearing and to take into consideration any comments received as part of the final Annual Plan; and,

**WHEREAS**, PHA conducted two public hearings on November 15 and 16, 2010 and additional pre-meetings with residents to review the draft Annual Plan, and subsequently made changes to the final Annual Plan; and

**WHEREAS**, PHA is a block grant agency and the MTW Annual Plan includes a consolidated budget in accordance with the MTW Agreement; and

**BE IT, THEREFORE, RESOLVED** that the Board of Commissioners of the Philadelphia Housing Authority does hereby:

1. Approve the Annual Plan and MTW Amendment, and authorize the Interim Executive Director to: 1) Submit to HUD the PHA MTW Annual Plan for MTW Year Eleven; and 2) Take all steps necessary to secure HUD approval and implement initiatives as described in, the Plan, subject to receipt of adequate funding from HUD; and, 3) Certify that the Public Hearing requirement has been met; and, 4) Authorize the Chairperson of the Board to execute the attached HUD Certification of Compliance with MTW Plan Requirements and Related Regulations.

I hereby certify that this was

APPROVED BY THE BOARD ON 11/3/11

886 R. J. M.  
ATTORNEY FOR PHA

## **Annual Moving to Work Plan Certifications of Compliance**

U.S. Department of Housing and Urban  
Development  
Office of Public and Indian Housing

### **Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning April 1, 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA has conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).

17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Philadelphia Housing Authority

PA002

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

John F. Street

Chairperson, Board of Commissioners

Name of Authorized Official

Title

Signature

Date

1/13/11



# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Philadelphia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving To Work Year Eleven Plan

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Michael Kelly

Title

Interim Executive Director

Signature

Date

January 13, 2011

X

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 2nd			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:		
<b>6. Federal Department/Agency:</b> U.S. Department of Housing & Urban Development			<b>7. Federal Program Name/Description:</b> MTW Year Eleven Plan CFDA Number, if applicable: 14.870		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  Not Applicable			<b>b. Individuals Performing Services (including address if different from No. 10a)</b> (last name, first name, MI):  		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: Michael Kelly Title: Interim Executive Director Telephone No.: 215-684-4174      Date: 01/13/11		
<b>Federal Use Only:</b>					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Applicant Name

Philadelphia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Year Eleven Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Michael Kelly

Title

Interim Executive Director

Signature

Date (mm/dd/yyyy)

01/13/2011

## **APPENDIX A**

## **APPENDIX A – Local Asset Management Plan**

### **Introduction**

Pursuant to the First Amendment to the Moving to Work Agreement, in Fiscal Year 2010 (MTW Year Nine) the Philadelphia Housing Authority has implemented a local asset management plan for its Public Housing Program as described herein. In the implementation of the plan, PHA adopted cost accounting and financial reporting methods that comply with OMB Circular A-87, OMB Circular A-133 and generally accepted accounting practices.

PHA's plan supports and is consistent with the agency's ongoing implementation of project based management, budgeting, accounting and financial management. PHA's project based management system emphasizes the provision of property management services that have met agency-wide standards while responding to the unique needs of each property. Day to day operations of PHA sites are coordinated and overseen by Asset Managers assigned to each property. PHA Asset Managers oversee the following management and maintenance tasks:

- Marketing and tenant selection
- Rent collections
- Routine and preventive maintenance
- Unit turnover
- Security
- Resident services
- Resident and community relations
- Capital improvements planning
- Other activities necessary to support the efficient operations of the site

In the implementation of these project level management activities, other PHA departments including Client Services, Public Safety, Maintenance, Development, ISM, Finance and Budget, Quality Assurance, and the Office of Strategic Management support PHA Asset Managers. Asset Managers are routinely provided with on-line detailed and summary management reports on budget status and all key performance indicators to facilitate their monitoring and oversight of property level activities. PHA also conducts multidisciplinary Performance Management meetings on a monthly basis, to allow for a thorough review of key performance indicators at the individual site and system-wide levels.

PHA Asset Managers develop and monitor property budgets with support from the PHA Finance and Budget staff. Budget trainings are held annually to support the budget development process. Asset Managers are provided with tools to develop their budget estimates including property-specific non-utility and utility cost data from the prior 18 months.

PHA's local asset management plan is consistent with the principles of asset management described in 24 CFR 990.255 and in the First Amendment to PHA's MTW Agreement. Further, the plan is generally consistent with the provisions of 24 CFR 990.260, 990.265, 990.270, 990.275 and 990.285. As allowed under the First Amendment to the MTW Agreement, PHA's local asset management plan deviates from parts of 24 CFR 990.280, including requirements related to property management fees and fees for services. PHA will utilize the Cost Allocation method referenced in paragraph 6.F.4.b of the First Amendment.

Due to the unique features of the Philadelphia market, PHA's housing portfolio, and the agency, PHA has determined that use of the Cost Allocation method is the most efficient, cost-effective means of achieving the asset management principles referenced above. The factors that impact PHA's asset management plans include, but are not necessarily limited to, the following:

- Scattered Site Portfolio. PHA has over 4190 scattered site properties, which represents nearly 1/3 of its public housing portfolio. We understand this is far and away the largest scattered site public housing portfolio in the country. The geographic diversity of these scattered site units impacts warehouse operations, locations and numbers of management offices, and staffing requirements. The scattered site portfolio also includes a number of vacant lots, for which no HUD subsidy is received and for which a fee-based asset management approach could not be implemented. PHA has developed a strategy for reconfiguring this portfolio in a way that would be more cost-effective to operate which has been submitted to HUD for approval. Managing these sites presents unique challenges that PHA's asset management plans are structured to address.
- Aging Housing Stock. PHA operates one of the oldest public housing stocks in the country. It is more costly to operate than newer housing. PHA has engaged in an aggressive development program during the last few years to upgrade and redevelop its units. Due to a lack of adequate funds, this process is far from complete.
- Unionized Workforce. PHA has a heavily unionized workforce. Currently, PHA has contracts with approximately 11 unions. This significantly impacts the operations and costs of PHA's activities. As such, PHA's asset management plan is structured to be cost effective within the limits of these contracts.
- MTW Initiatives. Since the onset of its participation in MTW, PHA has sought to use its MTW flexibilities to implement agency-wide cost-cutting initiatives that will increase efficiencies, maximize use of federal dollars, and benefit PHA's clients. PHA has moved many functions to the site-based level, however a number of MTW initiatives require central administration so they can be adequately measured. For example, PHA has implemented innovative technological systems to maximize efficiencies in admissions, property management, and client services. There are costs associated with development and implementation of these systems before they are implemented at the site level. Under MTW, PHA has also implemented departmental oversight protocols through its Quality Assurance Program. PHA's quality control

program has already made PHA's programs more efficient by reducing errors and improving oversight. As a result of these efficiencies and of declining federal funds two years ago, PHA cut nearly 25% of its workforce.

- Local Costs. Philadelphia is an old, industrial city where labor costs for maintenance and construction activities are significant. These high costs can be attributed to, in part, prevailing wage requirements as well as the cost of materials and services in the Philadelphia market.

A description of the cost allocation plan and other technical components of PHA's local asset management plan follow.

## **I. AMP Definitions**

An AMP will include any site that receives Operating Subsidies through HUD's Operating Fund Calculation. PHA will have two types of PHA managed AMPs and PAPMC/AME managed AMPs. The revenue and expense allocations will be different for each type since PHA's revenues and expenses vary for each site. (APPENDIX 1)

## **II. Balance Sheet Items (Assets, Liabilities & Equity)**

PHA has analyzed and distributed all balance sheet account items between the AMPs and the Indirect Cost Departments. PHA completed the balance sheet distribution by May 15, 2009 for presentation on the fiscal year ending March 31, 2009 financial statements. PHA submitted the Financial Data Schedule (FDS) for fiscal year ending March 31, 2009 in compliance with the Local Asset Management Plan on July 1, 2009. The FDS for the following fiscal year, March 31, 2010, was also submitted in compliance with the Local Asset Management Plan.

### **A. Cash & Investments**

PHA has distributed all reconciled cash for reporting purposes between the PHA Managed AMPs and the Indirect Cost Departments except for the cash related to the insurance settlement for Plymouth Hall and the investments related to PHASI. The cash and investments and the related liabilities were presented with the Plymouth Hall AMP and for PHASI with the Other Projects column of the FDS. Under the Special Instructions for preparing Financial Data Schedules for MTW Agencies as provided by HUD that PHA will be required to comply with for fiscal year ending March 31, 2010, PHA will report the PHASI activity in the MTW column. PHA has not created new physical cash accounts with the bank for each of the PHA Managed AMPs. PHA's accounting system can separate the cash accounts between the PHA Managed AMPs. All cash activity will be paid or received through one physical bank account, but on PHA's ledger, the cash activity will be posted to cash for the PHA Managed AMPs. When cash receipts are received, the cash receipts will post to each of the individual PHA Managed AMPs to the cash and proper offset account for the appropriate PHA Managed AMPs. Checks that are written for direct expenses will be charged to the appropriate PHA Managed AMPs expense account and cash.

PHA has elected to charge each site for allocated indirect overhead and frontline expenses rather than utilizing the fee for service model. PHA calculates the total expenses for the Indirect Cost Departments at the end of each fiscal year, and then allocates these expenses to each of the PHA Managed AMPs. PHA's accounting system allows PHA to establish this as an automated process.

Each fiscal year, investment income has been allocated between the PHA Managed AMPs and the Indirect Cost Departments based on cash balances from the end of the respective fiscal year.

**B. Tenant Accounts Receivable and Allowance for Doubtful Accounts**

At fiscal year ending March 31, 2009, PHA adjusted the tenant accounts receivable balances for each of the PHA Managed AMPs to the appropriate PHA Managed AMP based on the latest tenant ledgers from Emphasis. PHA's accounting policies recognizes the tenant accounts receivable balance as the outstanding balance from all tenants in possession of a unit plus the outstanding balances due from tenants that have vacated during the fiscal year. All other vacated tenant accounts receivable balances are written off at the end of each fiscal year after board approval. PHA's tenant ledger from the Emphasis system will provide PHA with the data to separate these amounts. PHA also adjusted the allowance for doubtful accounts at fiscal year ending March 31, 2009, so that the balances are distributed to the PHA Managed AMPs. PHA continues to reconcile the tenant accounts receivable balance at the end of each fiscal year to the tenant ledger by AMP and make the corresponding adjustments to the allowance for doubtful accounts by AMP.

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Tenant accounts receivable and allowance for doubtful accounts are included in the PHA Audited financial statements as a discretely presented component unit.

**C. Other Accounts Receivable**

Other accounts receivable will be distributed based on the purpose and source of the receivable. Receivables related to a PHA Managed AMP and PAPMC / AME Managed AMP will be distributed to the specific AMP. Any receivable that is not associated to a specific AMP will be distributed to the Indirect Cost Departments.

**D. PHASI Assets and Liability / Worker's Compensation Liability**

The PHASI and Worker's Compensation liabilities will remain with the Indirect Cost Departments. At this time, PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. However, PHA has utilized the LIPH (Fund 001) cash accounts in the past to pay most Agency Wide liabilities, than the LIPH (Fund 001) will receive reimbursements from other programs where applicable. The expenses related to the



PHASI liability and worker's compensation liability will continue to be charged to appropriate programs or AMPs. PHA has created a cash reserve for each of these liabilities that have been funded over the years by all programs based on the allocation of salaries. The cash reserves offset PHA's liabilities so that each of the liabilities is fully funded. PHA utilizes the reserves to pay the liabilities as needed. PHA will review the treatment of these liabilities and corresponding cash reserves on an annual basis to confirm that its treatment is appropriate.

#### **E. Prepaid Insurance**

The prepaid insurance balances for the PHA Managed AMPs will be distributed to the correct AMP based on the allocation used to allocate the insurance expense.

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Prepaid insurance is included in the PHA Audited financial statements as a discretely presented component unit.

#### **F. Materials Inventory**

PHA implemented an e-procurement system that will streamline the purchasing process by connecting the site and support staffs' material needs directly to the vendor. This will allow the staff to order material as needed and receive materials only on an as needed basis. PHA will maintain a minimal emergency use only materials inventory at the Passyunk site.

Currently, PHA has one warehouse, which is located on Bartram Avenue. The inventory at this site is used for routine maintenance needs at all of PHA's sites. PHA plans to phase out this inventory warehouse within the next 24 months. The minimal emergency inventory that PHA will maintain will be moved to Passyunk after the full conversion to the e-procurement system.

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Materials inventory is included in the PHA audited financial statements as a discretely presented component unit.

#### **G. Fixed assets and accumulated depreciation**

Fixed assets and accumulated depreciation are reconciled to the PeopleSoft Asset Module and distributed to the appropriate PHA Managed AMPs and the Indirect Cost Departments. PHA has reviewed and analyzed all fixed assets and verified that the fixed assets and depreciation are charged to the appropriate PHA Managed AMP or Indirect Cost Department. PHA has identified the individual cost for each scattered site unit and has established each individual unit as an asset the fixed asset module. PHA's Asset Module (AM) has been established for many years. AM provides PHA with the ability to prepare fixed asset and depreciation reports by AMP or department. AM tracks all of the

fixed assets transactions and records all monthly fixed asset entries to the appropriate PHA Managed AMP or Indirect Cost Department.

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Fixed assets and accumulated depreciation are included in the PHA Audited financial statements as a discretely presented component unit.

#### **H. Accounts Payable and Accrued Liabilities**

Other accounts payable and accrued liabilities includes all liabilities not specifically referred to in the following detailed liability categories. Other accounts payable and accrued liabilities have been distributed based on the purpose and source of the payable or liability. Payables or liabilities related to a PHA Managed AMP and PAPMC / AME Managed AMP will be distributed to the specific AMP. Any payable or liability that is not associated to a specific AMP has been distributed to the Indirect Cost Departments.

#### **I. Payroll Liabilities**

All payroll liabilities will continue to be presented with the Indirect Cost Departments. At this time, PHA has determined that these liabilities are PHA Agency Wide liabilities and not liabilities of the PHA Managed AMPs or the Indirect Cost Departments. However, PHA has utilized the LIPH (Fund 001) cash accounts in the past to pay most Agency Wide liabilities, than the LIPH (Fund 001) will receive reimbursements from other programs where applicable. The expenses related to the payroll liabilities will continue to be charged to appropriate programs or AMPs. PHA will continue to review the treatment of these liabilities on an annual basis to confirm that its treatment is appropriate.

#### **J. Compensated Absences**

Compensated absences liabilities will be distributed between the Indirect Cost Departments and the PHA Managed AMPs based on where payroll is charged. No compensated absences liabilities will be distributed to the PAPMC / AME AMPs because no payroll will be charged to those AMPs.

#### **K. Equity**

Equity has been reclassified based on the redistribution of all assets and liabilities. By definition, the Invested in Capital Assets equity balance will follow the Net Fixed Assets that are owned by an AMPs or Departments. Invested in capital assets will be distributed between the Indirect Cost Departments and the PHA Managed AMPs based on where the Net Fixed Assets is distributed. As of March 31, 2010, the PHA Public Housing Program had \$472,004,860 of Net Fixed Assets and Invested in Capital Assets that has been correctly distributed between the AMPs and the Departments based on the presentation of the fixed assets.

Based on the Special Instructions for Preparing Financial Data Schedules for Moving to Work Agencies, PHA will report all unrestricted net assets for the LIPH (Fund 001) program with the MTW column, CFDA #14.881. All unrestricted net asset balances will for the PHA Managed AMPs will be adjusted to zero, and PHA will only provided each PHA Managed AMP with funding to operate the program. Any excess funding or operating profit or loss will be absorbed into the MTW program based on the principle that the MTW program is treated as a single funding source.

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Invested in capital assets are included in the PHA Audited financial statements as a discretely presented component unit. PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Unrestricted net assets are included in the PHA Audited financial statements as a discretely presented component unit.

### **III. Revenues**

#### **A. Tenant Revenues**

##### **1. PHA Managed AMPs**

Tenant Revenues will be directly charged to the appropriate AMP.

##### **2. PAPMC/AME Managed AMPs**

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Tenant revenue is included in the PHA Audited financial statements as a discretely presented component unit.

#### **B. Direct Revenues**

Direct revenues include tenant fees and service charges that can be identified and charged to a specific site.

##### **1. PHA Managed AMPs**

PHA currently records all direct revenues to the proper PHA Managed AMP. PHA currently records all tenant charges and any direct revenue to the proper PHA Managed AMP. PHA's account structure includes the program code (AMP number) and the appropriate department code, which enables PHA to charge the revenues to the proper PHA Managed AMPs.

PHA's systems and procedures related to direct revenues currently in application are in compliance with asset based accounting. PHA's systems and procedures will require no transition period or transition procedures to comply with asset

based accounting requirements of presenting all direct revenues under the proper AMP.

## **2. PAPMC/AME Managed AMPs**

PAPMC/AME Managed AMPs will not be included in the LIPH (Fund 001) financial statements. Direct revenues are included in the PHA Audited financial statements as a discretely presented component unit.

### **C. Indirect Revenues**

Indirect revenues are other income items that cannot be identified or charged to a specific AMP or to the Indirect Cost Departments. Indirect revenues will be allocated between the PHA Managed AMPs based on the percentage of units available. PHA will review the treatment of these liabilities on an annual basis to confirm that its treatment is appropriate.

### **D. HUD Operating Subsidy**

#### **1. PAPMC / AME Manage AMPs**

The Operating Subsidy paid to the PAPMC / AME Managed AMPs will continue to be based on the amount agreed to in the R&O Agreement. The Operating Subsidy amount actually paid to the PAPMC / AME Managed AMPs will be presented as an operating subsidy revenue and direct expense under the appropriate AMP.

#### **2. PHA Managed AMPs**

For PHA's project based accounting purposes, Operating Subsidy is considered an indirect revenue source. PHA's Operating Subsidy is provided in one block as if PHA were one AMP. The funding for all AMPs is calculated using the same Allowable Expense Level per PHA's MTW agreement. Since the basis of the funding calculation is the same across all AMPs, PHA considers Operating Subsidy an indirect revenue source. For all PAPMC and AME Managed AMPs, the amount of subsidy revenue allocated to these sites will be based on the R & O agreements.

PHA will distribute the remaining operating subsidy to the PHA Managed AMPs based on the actual operating needs for each of the PHA Managed AMPs. The operating subsidy transferred will be sufficient for each PHA Managed AMP to have neither an operating profit nor loss.

PHA will examine the financial needs of each of the PHA Managed AMPs using its financial statements to determine that the HUD Operating Subsidy allocated to PHA Managed AMPs is sufficient for the AMP's financial needs.

## **E. Operating Transfers from the MTW Block (Excess HAP) & CFP**

### **1. PHA Managed AMPs**

PHA has included in its MTW annual plan Operating Transfers from the MTW Program and the CFP Program into the Public Housing Program to offset operating expenses. PHA has determined that the appropriate treatment of Operating Transfers at the current time will be to allocate the Operating Transfers to all PHA Managed AMPs based on the number of available units. The Operating Transfers are made to assist the PHA Managed AMPs with its operations. PHA may need to adjust the allocation of the Operating Transfers in fiscal years to assist the operating needs of one AMP over another AMP that may not need the assistance. PHA's MTW agreement with HUD permits the PHA flexibility to move funds between its Public Housing, Section 8 HCV, and CFP programs. PHA will reserve the right to adjust the allocations of the Operating Transfers to meet the financial needs of all of the PHA Managed AMPs.

### **2. PAPMC / AME Managed AMPs**

Operating Transfers will not be allocated to the PAPMC / AME Managed AMPs.

## **IV. Expenses**

### **A. Direct Expenses**

#### **1. PHA Managed AMPs**

PHA currently records all direct expenses to the proper AMP. PHA's procurement and accounts payables processes include assigning the proper chart fields or account structure. PHA's account structure includes the program code (AMP number) and the appropriate department code.

For payroll, PHA directly charges all payroll costs using account labels. Account labels are used to tell PHA's accounting system where to directly charge an employee's payroll costs. PHA can setup as many account labels as needed to have payroll costs charged to the proper program, department, AMP, etc. based on PHA's requirements. PHA's accounting system gives the Authority the automated ability to charge payroll costs from the employee timesheets to the proper account. When employees complete their weekly timesheets, the employees report all hours to account labels. The timesheets allow employees to charge as many account labels as needed during the week. Employees submit their timesheets to their direct supervisor for approval. The direct supervisor verifies that the correct account labels. PHA's systems and procedures related to direct expenses currently in application are in compliance with asset based accounting. PHA's systems and procedures will require no transition period or transition procedures to comply with asset based

accounting requirements of presenting all direct revenues and expenses under the proper AMP.

## **2. PAPMC/AME Managed AMPs**

The only PAPMC/AME Managed AMPs direct expenses that will be included in the LIPH (Fund 001) financial statements are PHA's payment of Operating Subsidies. All other direct expenses are included in the PHA Audited financial statements as a discretely presented component unit.

## **B. Corporate Legal**

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

### **1. Direct Legal Expenses**

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

### **2. Indirect Legal Expenses for the Benefit of PHA Managed AMPs**

Indirect legal expenses that cannot be defined as costs for a specific AMP, but can be identified as providing benefits to the PHA Managed AMPs will be prorated across all AMPs.

### **3. Indirect Legal Expenses to Support MTW Objectives**

Indirect legal expenses that cannot be defined as costs for a specific AMP, and cannot be identified as providing benefits to the PHA Managed AMPs will be considered legal expenses to support the MTW objectives. The legal expenses will be charged to the Indirect Cost Departments. PHA will utilize interest income and MTW transfers to offset these expenses.

## **C. Maintenance Expenses**

### **1. Payroll Expenses**

PHA currently directly charges all maintenance payroll costs to the direct PHA Managed AMP. PHA directly charges all payroll costs using account labels. Account labels are used to tell PHA's accounting system where to directly charge a maintenance employee's payroll costs. PHA can setup as many account labels as needed to have payroll costs charged to the proper PHA Managed AMP. PHA's accounting system gives the Authority the automated ability to charge maintenance payroll costs from the employee timesheets to the proper account. When

maintenance employees complete their weekly timesheets, the employees report all hours to account labels. The timesheets allow maintenance employees to charge as many account labels as needed during the week. Maintenance employees submit their timesheets to their direct supervisor for approval. The direct supervisor verifies that the correct account labels.

## **2. Materials and Contract Costs**

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

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

## **D. Indirect Expenses**

### **1. PHA Managed AMPs**

PHA will be using an allocation to charge overhead from the Indirect Cost Departments to the AMPs. The Indirect Cost Departments expenditures will be allocated to all PHA Managed AMPs. (APPENDIX 3) The overhead allocation account will always have a credit balance under the Indirect Cost Departments to offset the expenses allocated to the AMPs. PHA will have the ability to print reports that present the total revenues and operating expenses of the Indirect Cost Departments and show the overhead allocation amount as a contra to the operating expenses.

PHA will review each cost department, Indirect Cost and Frontline, to determine the appropriate allocation for each department. PHA will review all of its allocations on an annual basis to determine if each of the PHA Managed AMPs is charged the proper amount of expenses. The review of the allocations will examine the financial affects of the allocations to each of the AMPs. PHA will reserve the right to adjust allocations as needed to assist the financial solvency of all of the PHA Managed AMPs.

At the end of each fiscal year, PHA has calculated the total expenses of the Indirect Cost Departments, then prepared an allocation of those expenses across all of the PHA Managed AMPs which has been presented as allocated overhead.

## **2. PAPMC / AME Managed AMPs**

The Indirect Cost Departments expenditures will not be normally allocated to PAPMC / AME Managed AMPs. If expenditures are determined to benefit the PAPMC / AME Managed AMPs, those expenditures will be directly charged to the appropriate PAPMC / AME Managed AMPs.

## **E. Frontline Expenses**

### **1. PHA Managed AMPs**

PHA has certain frontline expenses that will be provided centrally since this is the most cost-effective way to provide these services. These services are provided to PHA Managed AMPs only. The prorating of expenses to the AMPs will be determined on a department-by-department basis, so that the AMPs receiving services from the department are charged an appropriate percentage of the department expenses (APPENDIX 2). Frontline expenses will be charged to the appropriate expense accounts for the AMPs.

PHA will review all of its allocations on an annual basis to determine if each of the PHA Managed AMPs is charged the proper amount of expenses. The review of the allocations will examine the financial affects of the allocations to each of the AMPs. PHA will reserve the right to adjust allocations as needed to assist the financial solvency of all of the PHA Managed AMPs.

## **2. PAPMC / AME Managed AMPs**

The Indirect Cost Departments expenditures will not be normally allocated to PAPMC / AME Managed AMPs. If expenditures are determined to benefit the PAPMC / AME Managed AMPs, those expenditures will be directly charged to the appropriate PAPMC / AME Managed AMPs.

## **V. Capital Fund Program**

PHA will apply all expenditures under the Capital Fund program to three areas, PHA Managed AMPs, PAPMC / AME Managed AMPs, and Capital Projects. Under PHA's MTW agreement, PHA is permitted flexibility with the expenditures of Capital Funds. Some of the expenditures that PHA will not be able to apply all expenditures made under the Capital Fund Program to a specific PHA Managed AMP or PAPMC / AME Managed AMP. PHA will create a separate category to charge these expenditures, Capital Projects.



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

#### **A. 1406 Expenditures**

1406 expenditures will be prorated across all PHA Managed AMPs. PHA has included in its annual plan Operating Transfers from the CFP Program into the Public Housing Program to offset operating expenses. PHA has determined that the appropriate treatment of Operating Transfers at the current time will be to allocate the Operating Transfers to all PHA Managed AMPs based on the number of available units. PHA will establish an account number for the CFP Operating Transfers. The Operating Transfers are made to assist the PHA Managed AMPs with its operations. PHA may need to adjust the allocation of the Operating Transfers in fiscal years to assist the operating needs of one AMP over another AMP that may not need the assistance. PHA will reserve the right to adjust the allocations of the Operating Transfers to meet the financial needs of all of the PHA Managed AMPs. PHA will not present expenditures for the CFP under the Capital Projects cost department for BLI 1406.

#### **B. 1408 / 1410 / 1430 Expenditures**

PHA utilizes CFP Grant Funds in many different ways to support PHA's MTW objectives. PHA will analyze grant expenditures in these three Budget Line Items (BLIs) to determine the appropriate treatment of the expenditures. The three treatments are as follows:

##### **1. Direct Expenditures**

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

##### **2. Indirect Expenditures for the Benefit of PHA Managed AMPs**

Indirect costs that cannot be defined as expenditures for a specific AMP, but can be identified as providing benefits to the PHA Managed AMPs will be prorated across all AMPs. This would include expenditures in the 1410 BLI. PHA utilizes 10% of each year's annual award to charge an allocated percentage of administrative salaries and benefits per PHA's OMB circular A-133 compliant Indirect Cost Allocation Plan. PHA will continue to allocate administrative salaries and benefits to this BLI; however, at this time the expenditures will be prorated across all the PHA Managed AMPs. PHA will review these expenditures on an annual basis to determine if any adjustments to the allocation are required.

### **3. Indirect Expenditures to Support Capital Projects**

Indirect costs that cannot be defined as expenditures for a specific AMP, and cannot be identified as providing benefits to the PHA Managed AMPs will be considered expenditures to support the Capital Projects. Some CFP expenditures that are included in this area would include Staff Training, Software Improvements and Database Management, and Pre-apprenticeship Job Training Programs.

#### **C. 1501 Expenditures**

1501 expenditures are related to the repayment and interest on Construction Bonds that were approved by HUD in prior fiscal years. PHA received 4 series of bonds. HUD repays the bonds and interest on different schedules for each of bonds on a semi-annual basis. PHA utilized the proceeds of the Construction Bonds for the benefit of several different PHA Managed AMPs, for Homeownership units that have been sold, and for PAPMC / AME Managed AMPs. PHA also utilized the interest earned on the proceeds for the benefit of construction projects. PHA will not be able to identify which specific PHA Managed AMP or PAPMC / AME Managed AMPs to charge the annual payments of principle and interest. PHA plans to charge the expenditures to the Capital Projects category.

#### **D. All Other CFP BLIs**

PHA currently charges most of the grant expenditures under BLIs 1440 to 1499 to a specific PHA Managed AMP or PAPMC / AME Managed AMP. As with the other Capital Fund Program BLIs, there will be some expenditures made that PHA will not be able to charge to a specific PHA Managed AMP or PAPMC / AME Managed AMP. In these few cases, PHA will charge the expenditures to the Capital Projects category.

#### **E. Project Based Budgeting**

PHA currently prepares project based operating budgets and operating budgets for all of the departments. PHA adds all of the budgets to the Automated Accounting System. The operating budgets are currently used in the procurement and accounts payable process. The operating budgets are consolidated for the purposes of preparing PHA's monthly financial statements. PHA needs to add to the operating budgets for each of the projects and departments budget amounts for the Indirect Cost and Frontline Expense Departments allocation account. PHA's operating budget process is currently in compliance with the HUD Project Based Budgeting requirements.

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

#### **VI. FDS Reporting - Financial Data Schedule (“FDS”)**

PHA will submit its FYE 2011 FDS in compliance with the HUD “Special Instructions For Preparing Financial Data Schedules for Moving To Work Agencies” published March 9, 2010.

## Appendix A – Local Asset Management Plan

### APPENDIX 1

PHA MANAGED SITES			PAPMC / AME MANAGED SITES		
PROJECT NUMBER	PROJECT NAME	UNITS	PROJECT NUMBER	PROJECT NAME	UNITS
PA2-001	Johnson	526	PA2-053	Southwark	470
PA2-003	Allen	150	PA2-123	Ludlow SS	75
PA2-010	Rosen	552	PA2-126	"8 Diamonds"	152
PA2-013	Wilson	723	PA2-127	Spring Garden	86
PA2-014	Norris	322	PA2-128	New MLK	49
PA2-015	Harrison	299	PA2-129	Cambridge II	40
PA2-018	Arch	73	PA2-130	New Schuylkill	135
PA2-020	Spring Garden	198	PA2-131	St. Anthony	38
PA2-023	Liddonfield	0	PA2-132	Suffolk	137
PA2-024	Queen Lane	138	PA2-133	Allen 'Off-site"	178
PA2-029	Hill Creek	332	PA2-136	MLK	45
PA2-030	Abbottsford	235	PA2-137	Cambridge	44
PA2-031	Bartram	489	PA2-138	Mt. Olivet	161
PA2-032	Oxford	199	PA2-139	Tasker	245
PA2-034	Whitehall	248	PA2-143	Tasker II	184
PA2-035	Haddington	147	PA2-145	Lucien E Blackwell	80
PA2-039	Westpark	323	PA2-146	St. Ignatius	67
PA2-042	Champlost	102	PA2-147	Cambridge III	40
PA2-046	Haverford	24	PA2-148	Neuman North	67
PA2-049	Morton	248	PA2-149	MLK 4	42
PA2-050	Blumberg	497	PA2-150	LEB II	80
PA2-054	Parkview	20	PA2-152	Germantown House	133
PA2-055	Fairhill	264	PA2-153	LEB III	50
PA2-061	Paschall	0	PA2-156	Marshal Shepard	80
PA2-062	Pt. Breeze	71	PA2-158	Nellie Reynolds	64
PA2-063	Jackson	56	PA2-159	Angela Court II	54
PA2-065	Collegeview	54	PA2-160	Warnock I	50
PA2-066	Holmecrest	84	PA2-161	Warnock II	45
PA2-076	Emlen	154	PA2-162	Spring Garden II	32
PA2-077	Bentley	95			
PA2-093	Westpark Plz	65			
PA2-100	Moore	29			
PA2-104	Arlene	32			
PA2-114	Jacobs	79			
PA2-901	Scat. Sites	437			
PA2-902	Scat. Sites	373			
PA2-903	Scat. Sites	530			
PA2-904	Scat. Sites	370			
PA2-905	Scat. Sites	441			
PA2-906	Scat. Sites	426			
PA2-907	Scat. Sites	423			
PA2-908	Scat. Sites	420			
PA2-909	Scat. Sites	430			
PA2-910	Scat. Sites	335			
<b>Total</b>		<b>11,013</b>			<b>2,923</b>

## APPENDIX 2

### FRONTLINE DEPARTMENTS AND PRORATION METHODS

Department ID	Department Description	Proration Method
404404	Special Operations	Unit Percentage of PHA Managed AMPs Only
405405	Environmental Services	Unit Percentage of PHA Managed AMPs Only
406406	Inspections	Unit Percentage of PHA Managed AMPs Only
407407	Safety Office	Unit Percentage of PHA Managed AMPs Only
427427	Family Self Sufficiency	Unit Percentage of PHA Managed AMPs Only
441441	Public Housing Admissions	Unit Percentage of PHA Managed AMPs Only
442442	Public Housing Leasing	Unit Percentage of PHA Managed AMPs Only
455455	Conventional Sites Specialty Crews	Unit Percentage of PHA Managed AMPs Only
456456	Combustion	Unit Percentage of PHA Managed AMPs Only
462462	Force Account Programs	Unit Percentage of PHA Managed AMPs Only
463463	Work Order Center	Unit Percentage of PHA Managed AMPs Only
464464	Vector Control	Unit Percentage of PHA Managed AMPs Only
467467	Provisional Roofing	Unit Percentage of PHA Managed AMPs Only
468468	Roofing Inspections	Unit Percentage of PHA Managed AMPs Only
470470	Primary Electric	Unit Percentage of PHA Managed AMPs Only
471471	Elevators	Unit Percentage of PHA Managed AMPs Only
472472	Lock Shop	Unit Percentage of PHA Managed AMPs Only
473473	Specialty Plumbing	Unit Percentage of PHA Managed AMPs Only
494494	Fleet Management	Unit Percentage of PHA Managed AMPs Only
496496	Risk Management Insurance	Unit Percentage of PHA Managed AMPs Only
512512	Lease Enforcement/Compliance	Unit Percentage of PHA Managed AMPs Only
601601	Call Center	Unit Percentage of PHA Managed AMPs Only
651651	Customer Support Services	Unit Percentage of PHA Managed AMPs Only
602602	Events	Unit Percentage of PHA Managed AMPs Only
709712	End User Support Services	Unit Percentage of PHA Managed AMPs Only
440440	Office, General Manager, Scattered Sites Mgmt	Unit Percentage of Scattered Sites AMPs Only
450450	Office, General Manager, Conv. Sites Mgt & Maint.	Unit Percentage of Conventional AMPs Only
460460	Office, GM, Scattered Sites Maint.	Unit Percentage of Scattered Sites AMPs Only
431431/451451	North Area Management	Unit Percentage of North Region AMPs Only
432432/452452	Northeast Area Management	Unit Percentage of Northeast Region AMPs Only
433433/453453	South Area Management	Unit Percentage of South Region AMPs Only
434434/454454	West Area Management	Unit Percentage of West Region AMPs Only
438438/458458	North Central Area Management	Unit Percentage of North Central Region AMPs Only
431431/451451	North Area Vacancy Crew	Unit Percentage of North Region AMPs Only
432432/452452	Northeast Area Vacancy Crew	Unit Percentage of Northeast Region AMPs Only
433433/453453	South Area Vacancy Crew	Unit Percentage of South Region AMPs Only
434434/454454	West Area Vacancy Crew	Unit Percentage of West Region AMPs Only
438438/458458	North Central Area Vacancy Crew	Unit Percentage of North Central Region AMPs Only
490490-493493	PHA Police	Unit Percentage of PHA Managed AMPs Only

## APPENDIX 2 (CONTINUED)

## PHA FRONTLINE PRORATION RATE CALCULATIONS

Project Number	Project Name	Units	Percentage
PA2-001	Johnson	526	4.7760%
PA2-003	Allen	150	1.3620%
PA2-010	Rosen	552	5.0120%
PA2-013	Wilson	723	6.5650%
PA2-014	Norris	322	2.9240%
PA2-015	Harrison	299	2.7150%
PA2-018	Arch	73	0.6630%
PA2-020	Spring Garden	198	1.7980%
PA2-023	Liddonfield	0	0.0000%
PA2-024	Queen Lane	138	1.2530%
PA2-029	Hill Creek	332	3.0150%
PA2-030	Abbottsford	235	2.1340%
PA2-031	Bartram	489	4.4400%
PA2-032	Oxford	199	1.8070%
PA2-034	Whitehall	248	2.2520%
PA2-035	Haddington	147	1.3350%
PA2-039	Westpark	323	2.9330%
PA2-042	Champlost	102	0.9260%
PA2-046	Haverford	24	0.2180%
PA2-049	Morton	248	2.2520%
PA2-050	Blumberg	497	4.5130%
PA2-054	Parkview	20	0.1820%
PA2-055	Fairhill	264	2.3970%
PA2-061	Paschall	0	0.0000%
PA2-062	Pt. Breeze	71	0.6450%
PA2-063	Jackson	56	0.5080%
PA2-065	Collegeview	54	0.4900%
PA2-066	Holmecrest	84	0.7630%
PA2-076	Emlen	154	1.3980%
PA2-077	Bentley	95	0.8630%
PA2-093	Westpark Plz	65	0.5900%
PA2-100	Moore	29	0.2630%
PA2-104	Arlene	32	0.2910%
PA2-114	Jacobs	79	0.7170%
PA2-901	Scat. Sites	437	3.9680%
PA2-902	Scat. Sites	373	3.3870%
PA2-903	Scat. Sites	530	4.8120%
PA2-904	Scat. Sites	370	3.3600%
PA2-905	Scat. Sites	441	4.0040%
PA2-906	Scat. Sites	426	3.8680%
PA2-907	Scat. Sites	423	3.8410%
PA2-908	Scat. Sites	420	3.8140%
PA2-909	Scat. Sites	430	3.9040%
PA2-910	Scat. Sites	335	3.0420%
<b>PHA Managed AMPs Only Total</b>		<b>11,013</b>	<b>100.00%</b>

APPENDIX 2 (CONTINUED)

**PHA FRONTLINE PRORATION RATE CALCULATIONS**

<b>Project Number</b>	<b>Project Name</b>	<b>Units</b>	<b>Percentage</b>
<b><u>Germantown Region</u></b>			
PA2-024	Queen Lane	138	15.736%
PA2-030	Abbotsford	235	26.796%
PA2-042	Champlost	102	11.631%
PA2-049	Morton	248	28.278%
PA2-076	Emlen	154	17.560%
<b>Germantown Region Total</b>		<b>877</b>	<b>100.000%</b>
<b><u>North Central Region</u></b>			
PA2-001	Johnson	526	30.671%
PA2-010	Rosen	597	34.811%
PA2-050	Blumberg	497	28.980%
PA2-077	Bentley	95	5.539%
<b>North Central Region Total</b>		<b>1,715</b>	<b>100.000%</b>
<b><u>Northeast Region</u></b>			
PA2-023	Liddonfield	-	0.000%
PA2-029	Hill Creek	332	38.471%
PA2-032	Oxford	199	23.059%
PA2-034	Whitehall	248	28.737%
PA2-066	Holmecrest	84	9.734%
<b>Northeast Region Total</b>		<b>863</b>	<b>100.000%</b>
<b><u>North Region</u></b>			
PA2-003	Allen	150	11.433%
PA2-014	Norris	322	24.543%
PA2-015	Harrison	299	22.790%
PA2-020	Spring Garden	198	15.092%
PA2-055	Fairhill	264	20.122%
PA2-114	Jacobs	79	6.021%
<b>North Region Total</b>		<b>1,312</b>	<b>100.000%</b>

APPENDIX 2 (CONTINUED)

**South Region**

PA2-013	Wilson	723	51.496%
PA2-031	Bartram	489	34.829%
PA2-061	Paschall	-	0.000%
PA2-062	Pt. Breeze	71	5.057%
PA2-063	Jackson	56	3.989%
PA2-093	Westpark Plz	65	4.630%
<b>South Region Total</b>		<b>1,404</b>	<b>100.000%</b>

**Scattered Sites Region I**

PA2-901	Scat. Sites	437	10.116%
PA2-902	Scat. Sites	373	8.634%
PA2-903	Scat. Sites	530	12.269%
PA2-904	Scat. Sites	370	8.565%
PA2-905	Scat. Sites	441	10.208%
PA2-054	Parkview	20	0.463%
PA2-065	Collegeview	54	1.250%
PA2-100	Moore	29	0.671%
PA2-104	Arlene	32	0.741%
PA2-906	Scat. Sites	426	9.861%
PA2-907	Scat. Sites	423	9.792%
PA2-908	Scat. Sites	420	9.722%
PA2-909	Scat. Sites	430	9.954%
PA2-910	Scat. Sites	335	7.755%
<b>Scattered Sites Region II Total</b>		<b>4,320</b>	<b>100.000%</b>

**West Region**

PA2-018	Arch	73	12.875%
PA2-035	Haddington	147	25.926%
PA2-039	Westpark	323	56.967%
PA2-046	Haverford	24	4.233%
<b>West Region Total</b>		<b>567</b>	<b>100.000%</b>



APPENDIX 2 (CONTINUED)

PHA FRONTLINE PRORATION RATE CALCULATIONS

Project Number	Project Name	Units	Percentage
<b><u>Conventional Sites</u></b>			
PA2-001	Johnson	526	7.8590%
PA2-003	Allen	150	2.2410%
PA2-010	Rosen	552	8.2470%
PA2-013	Wilson	723	10.8020%
PA2-014	Norris	322	4.8110%
PA2-015	Harrison	299	4.4670%
PA2-018	Arch	73	1.0910%
PA2-020	Spring Garden	198	2.9580%
PA2-023	Liddonfield	0	0.0000%
PA2-024	Queen Lane	138	2.0620%
PA2-029	Hill Creek	332	4.9600%
PA2-030	Abbottsford	235	3.5110%
PA2-031	Bartram	489	7.3060%
PA2-032	Oxford	199	2.9730%
PA2-034	Whitehall	248	3.7050%
PA2-035	Haddington	147	2.1960%
PA2-039	Westpark	323	4.8260%
PA2-042	Champlost	102	1.5240%
PA2-046	Haverford	24	0.3590%
PA2-049	Morton	248	3.7050%
PA2-050	Blumberg	497	7.4260%
PA2-055	Fairhill	264	3.9440%
PA2-061	Paschall	0	0.0000%
PA2-062	Pt. Breeze	71	1.0610%
PA2-063	Jackson	56	0.8370%
PA2-066	Holmecrest	84	1.2550%
PA2-076	Emlen	154	2.3010%
PA2-077	Bentley	95	1.4190%
PA2-093	Westpark Plz	65	0.9710%
PA2-114	Jacobs	79	1.1800%
<b>Conventional Sites Total</b>		<b>6,693</b>	<b>100.00%</b>

## APPENDIX 3

## INDIRECT COST DEPARTMENTS OVERHEAD ALLOCATION RATES

Project Number	Project Name	Units	Percentage
PA2-001	Johnson	526	4.7760%
PA2-003	Allen	150	1.3620%
PA2-010	Rosen	552	5.0120%
PA2-013	Wilson	723	6.5650%
PA2-014	Norris	322	2.9240%
PA2-015	Harrison	299	2.7150%
PA2-018	Arch	73	0.6630%
PA2-020	Spring Garden	198	1.7980%
PA2-023	Liddonfield	0	0.0000%
PA2-024	Queen Lane	138	1.2530%
PA2-029	Hill Creek	332	3.0150%
PA2-030	Abbottsford	235	2.1340%
PA2-031	Bartram	489	4.4400%
PA2-032	Oxford	199	1.8070%
PA2-034	Whitehall	248	2.2520%
PA2-035	Haddington	147	1.3350%
PA2-039	Westpark	323	2.9330%
PA2-042	Champlost	102	0.9260%
PA2-046	Haverford	24	0.2180%
PA2-049	Morton	248	2.2520%
PA2-050	Blumberg	497	4.5130%
PA2-054	Parkview	20	0.1820%
PA2-055	Fairhill	264	2.3970%
PA2-061	Paschall	0	0.0000%
PA2-062	Pt. Breeze	71	0.6450%
PA2-063	Jackson	56	0.5080%
PA2-065	Collegeview	54	0.4900%
PA2-066	Holmecrest	84	0.7630%
PA2-076	Emlen	154	1.3980%
PA2-077	Bentley	95	0.8630%
PA2-093	Westpark Plz	65	0.5900%
PA2-100	Moore	29	0.2630%
PA2-104	Arlene	32	0.2910%
PA2-114	Jacobs	79	0.7170%
PA2-901	Scat. Sites	437	3.9680%
PA2-902	Scat. Sites	373	3.3870%
PA2-903	Scat. Sites	530	4.8120%
PA2-904	Scat. Sites	370	3.3600%
PA2-905	Scat. Sites	441	4.0040%
PA2-906	Scat. Sites	426	3.8680%
PA2-907	Scat. Sites	423	3.8410%
PA2-908	Scat. Sites	420	3.8140%
PA2-909	Scat. Sites	430	3.9040%
PA2-910	Scat. Sites	335	3.0420%
<b>Total</b>		<b>11,013</b>	<b>100.00%</b>

## APPENDIX 3 (CONTINUED)

### INDIRECT COST DEPARTMENTS

Department ID	Department Description
100100	Office, Executive Director
110110	Office, Senior Deputy Executive Director
200200	Office, Inspector General
338338	Office, Assistant Executive Director, Supply Chain Mgmt
339339	Contracts Administration
340340	Contracts & Procurement
341341	Affirmative Action
342342	Purchasing
343343	Office Services
400400	Office, AED for Operations
401401	Office, Executive General Manager
496496	Risk Management
500500	Office, General Manager Human Resources
501501	Recruitment & Replacement
502502	Compensation & Benefits
503503	Labor/Employment Relations
504504	Student Interns
505505	Technical Aides
507507	Temporary Personnel
508508	Payroll
510510	Corporate Legal
511511	Real Estate Investment
521521	Strategic Management
522522	Organizational Development
523523	Quality Assurance
600600	Communications
630630	Program Compliance
700700	Office, Assistant Executive Director, Finance
701701	Finance
707707	Budget
709709	Office, Chief Information Officer, ISM
709711	Enterprise Systems
709714	ISM Financial Information Systems
800800	Office, Assistant Executive Director, Real Estate Services
810811	Program Management
810812	Program Development
810813	Policy
344344-344345	Inventory - Warehouses

## **APPENDIX B**

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: PA26P00250111		Federal FY of Grant: 2011	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No: ) <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	0	0	0
3	1408 Management Improvements	4,390,000	0	0	0
4	1410 Administrative Costs	5,800,000	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	2,600,000	0	0	0
8	1440 Site Acquisition	100,000	0	0	0
9	1450 Site Improvements	3,130,381	0	0	0
10	1460 Dwelling Structures	18,214,119	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Non-Dwelling Space	503,500	0	0	0
13	1475 Non-Dwelling Equipment	1,205,000	0	0	0
14	1485 Demolition	300,000	0	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495 Relocation	200,000	0	0	0
18	1499 Development Activities	0	0	0	
19	1501 Collateralization or Debt Service	11,949,677	0	0	
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	58,392,677	0	0	
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				
						Original	Revised Budget	Obilgated	Expended	Comments
000	PHA-Wide	701100	Operating Subsidy	1406		10,000,000				
			Total Operating Subsidy Cost			10,000,000				
			Management Improvements							
000	PHA-Wide	700787	Lobby Monitors: Program to enhance site security.	1408		800,000				Lobby Monitors consist of Salaries & Benefits.
000	PHA-Wide	700169	Police Officers Salaries and Benefits	1408		2,100,000				
000	PHA-Wide	700368	Apprenticeship Program Field Training	1408		300,000				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 areas
000	PHA-Wide	700176	Computer Software Acquisition,Production Support,Customization,and Program Implementation	1408		1,000,000				
000	PHA-Wide	700168	PHA Development Staff Manager	1408		115,000				PHA Development Staff Manager consist of Salaries & Benefits.
000	PHA-Wide	700796	Staff Development: Provide training opportunities for PHA staff.	1408		75,000				
			Total Management Improvement Cost			4,390,000				
			Administrative Costs							
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		5,800,000				
			Total Administrative Cost	1410		5,800,000				
			Fees and Costs							
000	PHA-Wide	700187	Master Planning	1430		100,000				
000	PHA-Wide	700185	A&E, Legal and Consultant Services	1430		2,000,000				
000	PHA-Wide	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		500,000				
			Total Professional Services Costs and Fees			2,600,000				
			Site Acquisition							
000	PHA-Wide	700165	Acquire properties below TDC	1440		100,000				
			Total Site Acquisition Costs			100,000				
			PHA- Wide Site Improvements							
000	PHA-Wide	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	Varies	300,000				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.
050	Blumberg	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	250,000				
001	Johnson Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	45,000				

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				
						Original	Revised Budget	Obilgated	Expended	Comments
014	Norris Apts	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	30,000				
015	Harrison Plaza	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,000				
018	Arch Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	21,000				
029	Hill Creek	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	37,000				
030	Abbottsford	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	60,000				
031	Bartram Village	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	46,000				
032	Oxford Village	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	30,000				
035	Haddington Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	21,000				
042	Champlost Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	24,000				
046	Haverford Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,000				
049	Morton Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	25,000				
050	Blumberg	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	20,000				
055	Fairhill Apts	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	23,000				
062	Cassie L Holly	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000				
063	Katie B Jackson	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000				
065	Collegeview	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000				
066	Holmecrest Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000				
076	Emlen Arms	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000				
077	Bentley Hall	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	46,000				
104	Arlene Homes	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	12,000				
032	Oxford Village	701097	Asphalt/Paving	1450	2,600 SY	53,000				asphalt repair/replacement of driveways
062	Cassie L Holly	701099	Concrete	1450	3,300 SF	34,000				concreter repair/replacement of sidewalks, walkways and curbs
114	Gladys B Jacobs	701099	Concrete	1450	9,500 SF	94,000				concreter repair/replacement of sidewalks, walkways and curbs
901	Haddington	701099	Concrete	1450	5786 SF	57,863				concreter repair/replacement of sidewalks, walkways and curbs
902	Mantua	701099	Concrete	1450	2315 SF	23,145				concreter repair/replacement of sidewalks, walkways and curbs
903	Kingssessing	701099	Concrete	1450	7216 SF	72,157				concreter repair/replacement of sidewalks, walkways and curbs
904	Germantown/Hunting Park	701099	Concrete	1450	2315 SF	23,145				concreter repair/replacement of sidewalks, walkways and curbs
905	Fairhill Square	701099	Concrete	1450	3472 SF	34,718				concreter repair/replacement of sidewalks, walkways and curbs
906	Francisville	701099	Concrete	1450	2315 SF	23,145				concreter repair/replacement of sidewalks, walkways and curbs

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				
						Original	Revised Budget	Obilgated	Expended	Comments
907	Ludlow	701099	Concrete	1450	6365 SF	63,649				concreter repair/replacement of sidewalks, walkways and curbs
908	Susquehanna	701099	Concrete	1450	2360 SF	23,597				concreter repair/replacement of sidewalks, walkways and curbs
909	Strawberry Mansion	701099	Concrete	1450	2893 SF	28,931				concreter repair/replacement of sidewalks, walkways and curbs
910	Oxford Jefferson	701099	Concrete	1450	2893 SF	28,931				concreter repair/replacement of sidewalks, walkways and curbs
010	Raymon Rosen	701478	Fencing	1450	3,000 LF	80,000				repair/replace chainlink fence
029	Hill Creek	701478	Fencing	1450	1,280 LF	32,000				repair/replace chainlink fence
055	Fairhill Apts	701478	Fencing	1450	1,700 LF	43,000				repair/replace chainlink fence
			Total PHA-Wide Site Improvements			1,817,281				
			Scattered Sites Site Improvements							
901	Haddington	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	79,600				
902	Mantua	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	32,800				
903	Kingsessing	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	29,600				
904	Germantown/Hunting Park	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	23,700				
905	Fairhill Square	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	39,200				
906	Francisville	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	26,400				
907	Ludlow	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	45,600				
908	Susquehanna	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	38,200				
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				
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				
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				
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				



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				
						Original	Revised Budget	Obligated	Expended	Comments
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				
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				
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				
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				
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				
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				
			Total Scattered Site Improvements			1,313,100				
			PHA Wide Dwelling Structures							
001	Johnson Homes	700179	Environmental Hazard Abatement	1460	1 LS	150,000				Environmental Hazard Abatement
013	Wilson Park	700874	Combustion Upgrades	1460	1 unit	23,942				repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
001	Johnson Homes	700875	Electrical distribution systems	1460	1 LS	300,000				Upgrade electrical service phase 3
013	Wilson Park Senior	700875	Electrical distribution systems	1460	1 LS	36,000				Replace/repair Service Emergency Generator
013	Wilson Park Data Center	700875	Electrical distribution systems	1460	1 LS	12,000				Replace/repair Service Emergency Generator
013	Wilson	700875	Electrical distribution systems	1460	1 unit	100,000				Replace/repair Service Emergency Generator
014	Norris Apts	700875	Electrical distribution systems	1460	1 unit	80,000				Replace Low Rise Transformer
042	Champlost	700875	Electrical distribution systems	1460	2 units	60,000				Replace Site transformers
049	Morton Homes	700875	Electrical distribution systems	1460	1 unit	600,000				Replace Electrical Service
050	Blumberg	700875	Electrical distribution systems	1460	1 LS	36,000				Service Emergency Generator
063	Katie B Jackson	700875	Electrical distribution systems	1460	1 LS	12,000				Service Emergency Generator
077	Bentley Hall	700875	Electrical distribution systems	1460	1 unit	200,000				Electrical Upgrades Emergency Generator
077	Bentley Hall	700875	Electrical distribution systems	1460	1 LS	12,000				Replace/repair Service Emergency Generator
343	GGFE Administrative Bldg	700875	Electrical distribution systems	1460	1 LS	12,000				Replace/repair Service Emergency Generator

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				
						Original	Revised Budget	Obilgated	Expended	Comments
345	Passyunk	700875	Electrical distribution systems	1460	1 LS	12,000				Replace/repair Service Emergency Generator
013	Wilson park	700878	Plumbing upgrades	1460	1 LS	40,000				Replace overhead 8' cracked sanitary main boiler room
013	Wilson park	700878	Plumbing upgrades	1460	1 LS	50,000				4 " gas main repair
029	Hill Creek	700878	Plumbing upgrades	1460	17 new	157,000				New duplex sump pumps in boiler rooms
032	Oxford Village	700878	Plumbing upgrades	1460	1 unit	20,000				Replace 3 inch gas valve
050	Blumberg	700878	Plumbing upgrades	1460	1 LS	120,000				Boiler room replacement/repair of broken sanitary pipe
015	Harrison Plaza	701090	Fire Saftey	1460	1 unit	139,000				Replace Fire Alarm System
039	West Park Apts	701090	Fire Saftey	1460	1 unit	120,000				Replace Fire Alarm System
050	Blumberg	701090	Fire Saftey	1460	1 unit	16,000				Maintenance/repair of Fire Alarm System
055	Fairhill Apts	701090	Fire Saftey	1460	1 unit	300,000				Replace Fire Alarm System
065	Collegeview	701090	Fire Saftey	1460	1 unit	12,000				Replace Fire Alarm System
093	West Park Plaza	701090	Fire Saftey	1460	1 unit	13,500				Replace fire alarm and smole detectors
114	Gladys B Jacobs	701090	Fire Saftey	1460	1 unit	70,000				Replace Fire Alarm System
035	Haddington Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	40,200				repair/replace HVAC and air conditioning systems.
062	Cassie L Holly	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	51,200				repair/replace HVAC and air conditioning systems.
114	Gladys B Jacobs	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 LS	19,000				repair/replace HVAC and air conditioning systems.
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	1 LS	672,522				
013	Wilson Park	701098	504 Unit Modification/Fair Housing	1460	1 LS	520,355				
039	West Park Apts	701165	Elevator Repairs	1460	6 elevators	800,000				Elevator Repairs
014	Norris Apts	701431	Rehab Program	1460	3,000 SF	34,000				Brick pointing/repair
029	Hill Creek	701431	Rehab Program	1460	51 units	1,000,000				Replace electrical distribution system
031	Bartram Villiage	701431	Rehab Program	1460	1 LS	10,000				Repair Lentils
031	Bartram Villiage	701431	Rehab Program	1460	15,000 SF	212,000				Brick pointing/repair
050	Blumberg	701431	Rehab Program	1460	750 units	57,000				Scrape & paint lintels
066	Holmcrest Homes	701431	Rehab Program	1460	1 LS	6,000				Exterior Common Door
077	Bentley Hall	701431	Rehab Program	1460	1 LS	2,200				Exterior Common Door
015	Harrison Plaza	701433	Repair exterior wall surfaces	1460	1 LS	162,000				Water Penetration Investigation
018	Arch Homes	701433	Repair exterior wall surfaces	1460	3,200 SF	36,700				Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking
062	Cassie L Holly	701433	Repair exterior wall surfaces	1460	2,000 SF	5,000				Stucco exterior wall
062	Cassie L Holly	701433	Repair exterior wall surfaces	1460	2,000 SF	2,500				Paint exterior wall

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				
						Original	Revised Budget	Obilgated	Expended	Comments
065	Collegetview	701433	Repair exterior wall surfaces	1460	900 SF	10,000				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				Water Penetration Investigation
030	Abbottsford Homes	701434	Roof Repair/Replacement	1460	1 LS	20,000				Repair roof drainage
076	Emlen Arms	701434	Roof Repair/Replacement	1460	120 SF	70,000				
			Total PHA-Wide Dwelling Unit Improvements			6,644,119				
			Scattered Sites Dwelling Unit Renovation							
901	Haddington	700455	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.	1460	8 units	500,000				
902	Mantua	700455	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.	1460	31 units	2,500,000				
903	Kingsessing	700455	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.	1460	14 units	1,000,000				
904	Germantown/Hunting Park	700455	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.	1460	14 units	1,000,000				
905	Fairhill Square	700455	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.	1460	11 units	800,000				
906	Francisville	700455	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.	1460	29 units	2,400,000				

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				
						Original	Revised Budget	Obilgated	Expended	Comments
907	Ludlow	700455	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.	1460	13 units	800,000				
908	Susquehanna	700455	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.	1460	19 units	1,200,000				
909	Strawberry Mansion	700455	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.	1460	16 units	1,000,000				
910	Oxford Jefferson	700455	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.	1460	5 units	370,000				
			Scattered Site Unit Renovation Total		161 units	11,570,000				
			Non-Dwelling Structures							
013	Wilson Park Data Center	701486	Modernization of Non-Dwelling Space	1470	1 LS	15,000				Repair 3 AHU's in gym and dance studio
014	Norris Apts	701486	Modernization of Non-Dwelling Space	1470	1 LS	51,400				Replace boiler and piping in Medical center
032	Oxford Villiage	701486	Modernization of Non-Dwelling Space	1470	1 LS	5,580				Heating, Ventilation and Air Conditioners (HVAC) Upgrades
042	Collegeview	701486	Modernization of Non-Dwelling Space	1470	1 LS	41,480				Community Center Boiler
050	Blumberg	701486	Modernization of Non-Dwelling Space	1470	1 LS	56,150				Replace air conditioning unit for community center
076	Emlen Arms	701486	Modernization of Non-Dwelling Space	1470	1 LS	290,390				Heating, Ventilation and Air Conditioners (HVAC) Upgrades
343	GGFE Administrative Bldg	701486	Modernization of Non-Dwelling Space	1470	1 LS	40,000				Domestic Water Booster Pump Set
345	Passyunk Admin Bldg	701486	Modernization of Non-Dwelling Space	1470	1 LS	3,500				Replace purge fan on AHU
			Total Non-Dwelling Structures			503,500				
			Non-Dwelling Equipment							
000	PHA-Wide	700035	Equipment for Security Upgrades	1475	1 LS	10,000				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				Equipment for security upgrade include camera system , access card system to maintain the operation of the security system

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				
						Original	Revised Budget	Obilgated	Expended	Comments
039	West Park Apts	700035	Equipment for Security Upgrades	1475	1 LS	60,000				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				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				Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
000	PHA-Wide	700180	Computer Infrastructure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	1 LS	500,000				
000	PHA-Wide	700614	Telephone Infrastructure Upgrades	1475	1 LS	300,000				
000	PHA-Wide	700798	Community Space Furniture and Equipment	1475	1 LS	30,000				
000	PHA-Wide	701203	Maintenance Equipment	1475	1 LS	100,000				repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment.
000	PHA-Wide	701204	Administrative and Field Office Furniture and Equipment	1475	1 LS	75,000				
			Total Non-Dwelling Equipment			1,205,000				
000	PHA-Wide	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors	1485	1 LS	300,000				
			Total Demolition			300,000				
000	PHA-Wide	700854	Relocation	1495	1 LS	200,000				
			Total Relocation			200,000				
000	PHA-Wide	701491	Bond Debt Service - Principle	1501		7,145,500				
000	PHA-Wide	701498	Bond Debt Service - Interest	1501		4,804,177				
			Total Debt Service			11,949,677				
			GRAND TOTAL			\$58,392,677				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Replacement Housing Fund Program Grant No: <b>PA26R00250111</b>		Federal FY of Grant: 2011	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0		0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0		0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0		0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	2,740,263	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	2,740,263	0	0	0
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 Replacement Housing Fund Program Grant No: <b>PA26R00250111</b>								2011	
Development Number / Name Activities		HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost		Status of Work	
							Original	Revised	Obligated	Expended	Comments	
024	Queen Lane		701490	New Development	1499	55 units	2,740,263	0	0	0	Demolition of existing 120, 16 story high-rise and the development of 55 new construction townhouses and duplexes. This work will require building permits and environmental review.	
				Total New Development			2,740,263	0	0	0		
							0	0	0	0		
				Total Construction			0	0	0	0		
				New Development			2,740,263	0	0	0		
				Total Proposed Replacement Housing Fund Activities			2,740,263					

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Replacement Housing Fund Program Grant No: <b>PA26R00250211</b>		Federal FY of Grant: 2011	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0		0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0		0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0		0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	15,026,620	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	15,026,620	0	0	0
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 Replacement Housing Fund Program Grant No: <b>PA26R00250211</b>								
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# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA26P00250110</b>		Federal FY of Grant: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	10,000,000	10,000,000	0	0
3	1408 Management Improvements	5,490,000	4,390,000	0	0
4	1410 Administrative Costs	5,800,000	5,800,000	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	2,600,000	2,400,000	0	0
8	1440 Site Acquisition	100,000	100,000	0	0
9	1450 Site Improvements	3,573,000	3,480,828	0	0
10	1460 Dwelling Structures	14,750,000	18,002,171	31,577	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Non-Dwelling Space	2,500,000	500,000	0	0
13	1475 Non-Dwelling Equipment	1,205,000	1,205,000	16,211	15,367
14	1485 Demolition	300,000	300,000	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495 Relocation	200,000	200,000	0	0
18	1499 Development Activities	500,000	0	0	0
19	1501 Collateralization or Debt Service	11,899,425	11,898,259	0	0
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	58,917,425	58,276,258	47,789	15,367
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	1,500,000	1,407,183	0	0
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: PA26P00250110							2010	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original Budget	Revised Budget	Obligated	Expended	Comments	
000	PHA-Wide	701100	Operating Subsidy	1406		10,000,000	10,000,000	0	0		
			Total Operating Subsidy Cost			10,000,000	10,000,000	0	0		
			Management Improvements								
000	PHA-Wide	700787	Lobby Monitors: Program to enhance site security.	1408		800,000	800,000	0	0	Lobby Monitors consist of Salaries & Benefits.	
000	PHA-Wide	700169	Police Officers Salaries and Benefits	1408		2,500,000	2,100,000	0	0		
000	PHA-Wide	700368	Apprenticeship Program Field Training	1408		1,000,000	300,000	0	0	PHA provides additional funding through the MTW Block Grant;	
000	PHA-Wide	700176	Computer Software Acquisition,Production Support,Customization,and Program Implementation	1408		1,000,000	1,000,000	0	0		
000	PHA-Wide	700168	PHA Development Staff Manager	1408		115,000	115,000	0	0	PHA Development Staff Manager consist of Salaries & Benefits.	
000	PHA-Wide	700796	Staff Development: Provide training opportunities for PHA staff.	1408		75,000	75,000	0	0		
			Total Management Improvement Cost			5,490,000	4,390,000	0	0		
			Administrative Costs								
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		5,800,000	5,800,000	0	0		
			Total Administrative Cost	1410		5,800,000	5,800,000	0	0		
			Fees and Costs								
000	PHA-Wide	700187	Master Planning	1430		100,000	100,000	0	0		
000	PHA-Wide	700185	A&E, Legal and Consultant Services	1430		2,000,000	2,000,000	0	0		
000	PHA-Wide	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	500,000	90,781	0	0		
001	Johnson Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	144,219	0	0		
014	Norris Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,500	0	0		
015	Harrison Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,000	0	0		
018	Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	1,000	0	0		

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						Original Budget	Revised Budget	Obligated	Expended	Comments	
020	Spring Garden Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	0	0		
024	Queen Lane Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	500	0	0		
029	Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,000	0	0		
031	Bartram Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	0	0		
032	Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,500	0	0		
035	Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,500	0	0		
039	West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	0	0		
049	Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,000	0	0		
050	Blumberg Apts	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	500	0	0		
901	Haddington	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,000	0	0		
902	Mantua	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	5,000	0	0		
903	Kingsessing	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,500	0	0		
904	Germantown/Hunting Park	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,500	0	0		
905	Fairhill Square	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,500	0	0		
906	Francisville	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	7,000	0	0		
907	Ludlow	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	2,500	0	0		
908	Susquehanna	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,500	0	0		
909	Strawberry Mansion	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	4,000	0	0		
910	Oxford Jefferson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	1 LS	0	3,000	0	0		
			Total Professional Services Costs and Fees			2,600,000	2,400,000	0	0		
			Site Acquisition								

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## Capital Fund Program (CFP)

### Part II: Supporting Pages

<b>PHA Name:</b> Philadelphia Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>PA26P00250110</b> 2010							
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Obligated	Expended	Comments
000	PHA-Wide	700165	Acquire properties below TDC	1440		100,000	100,000	0	0	
			<b>Total Site Acquisition Costs</b>			<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	
			<b>PHA- Wide Site Improvements</b>							
000	PHA-Wide	700876	Install Back Flow Preventors	1450	4 sites	50,000	50,000	0	0	
000	PHA-Wide	701423	Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000	150,000	0	0	
000	PHA-Wide	700992	Landscaping including Tree Trimming/Tree Removal	1450	Various Sites	100,000	100,000	0	0	
	PHA-Wide	701097	Asphalt/Paving	1450	40,000 cy	100,000	73,000	0	0	asphalt repair/replacement of driveways
001	Johnson Homes	701097	Asphalt/Paving	1450	1920 cy	0	4,800	0	0	asphalt repair/replacement of driveways
013	Wilson Park - Senior	701097	Asphalt/Paving	1450	960 cy	0	2,400	0	0	asphalt repair/replacement of driveways
014	Norris Apartments	701097	Asphalt/Paving	1450	960 cy	0	2,400	0	0	asphalt repair/replacement of driveways
024	Queen Lane Apartments	701097	Asphalt/Paving	1450	720 cy	0	1,800	0	0	asphalt repair/replacement of driveways
030	Abbottsford Homes	701097	Asphalt/Paving	1450	480 cy	0	1,200	0	0	asphalt repair/replacement of driveways
031	Bartram Village	701097	Asphalt/Paving	1450	1440 cy	0	3,600	0	0	asphalt repair/replacement of driveways
032	Oxford Village	701097	Asphalt/Paving	1450	960 cy	0	2,400	0	0	asphalt repair/replacement of driveways
049	Morton Homes	701097	Asphalt/Paving	1450	480 cy	0	1,200	0	0	asphalt repair/replacement of driveways
050	Blumberg Apts	701097	Asphalt/Paving	1450	960 cy	0	2,400	0	0	asphalt repair/replacement of driveways
055	Fairhill Apartments	701097	Asphalt/Paving	1450	960 cy	0	2,400	0	0	asphalt repair/replacement of driveways
065	College View	701097	Asphalt/Paving	1450	960 cy	0	2,400	0	0	asphalt repair/replacement of driveways
000	PHA-Wide	701099	Concrete	1450	300000 cy	500,000	125,806	0	0	concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701099	Concrete and pavement	1450	1570 cy		3,925	0	0	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete and pavement	1450	4200 cy		10,500	0	0	concreter repair/replacement of sidewalks, walkways and curbs

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### Part II: Supporting Pages

<b>PHA Name:</b> Philadelphia Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>PA26P00250110</b>							2010
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Obligated	Expended	Comments
014	Norris Apartments	701099	Concrete and pavement	1450	2907 cy		7,268	0	0	concreter repair/replacement of sidewalks, walkways and curbs
015	Harrison Plaza	701099	Concrete and pavement	1450	95706 cy		239,265	0	0	concreter repair/replacement of sidewalks, walkways and curbs
018	Arch Homes	701099	Concrete and pavement	1450	6121 cy		15,304	0	0	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Apartments	701099	Concrete and pavement	1450	49455 cy		123,639	0	0	concreter repair/replacement of sidewalks, walkways and curbs
029	Hill Creek	701099	Concrete and pavement	1450	8336 cy		20,840	0	0	concreter repair/replacement of sidewalks, walkways and curbs
032	Oxford Village	701099	Concrete and pavement	1450	1751 cy		4,378	0	0	concreter repair/replacement of sidewalks, walkways and curbs
035	Haddington Homes	701099	Concrete and pavement	1450	57836 cy		144,590	0	0	concreter repair/replacement of sidewalks, walkways and curbs
039	West Park Apartments	701099	Concrete and pavement	1450	8664 cy		21,662	0	0	concreter repair/replacement of sidewalks, walkways and curbs
049	Morton Homes	701099	Concrete and pavement	1450	636 cy		1,591	0	0	concreter repair/replacement of sidewalks, walkways and curbs
050	Blumberg Apts	701099	Concrete and pavement	1450	872 cy		2,181	0	0	concreter repair/replacement of sidewalks, walkways and curbs
054	Parkview Apartments	701099	Concrete and pavement	1450	294 cy		735	0	0	concreter repair/replacement of sidewalks, walkways and curbs
066	Holmecrest Homes	701099	Concrete and pavement	1450	174 cy		437	0	0	concreter repair/replacement of sidewalks, walkways and curbs
077	Bentley Hall	701099	Concrete and pavement	1450	9094 cy		22,735	0	0	concreter repair/replacement of sidewalks, walkways and curbs
080	Scattered Sites	701099	Concrete and pavement	1450	362 cy		907	0	0	concreter repair/replacement of sidewalks, walkways and curbs
114	Gladys B Jacobs	701099	Concrete and pavement	1450	1695 cy		4,239	0	0	concreter repair/replacement of sidewalks, walkways and curbs
000	PHA-Wide	701478	Fencing	1450	Varies	75,000	75,000	0	0	
000	PHA-Wide	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	300,000	161,000	0	0	
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	0	0	
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	0	0	
012	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	10,000	0	0	
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	0	0	
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	0	0	

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						Original Budget	Revised Budget	Obligated	Expended	Comments	
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	0	0		
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	0	0		
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	0	0		
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	0	0		
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	0	0		
046	Haverford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	0	0		
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	0	0		
054	Parkview Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	10,000	0	0		
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	5,000	0	0		
077	Bentley Hall	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	1,000	0	0		
135	Scatt Sites - 117 In-Fill Unit	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	2,000	0	0		
901	Haddington	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	0	0		
902	Mantua	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	0	0		
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	0	0		
904	Germantown/Hunting Park	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	4,000	0	0		
905	Fairhill Square	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	16,000	0	0		
906	Francisville	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	6,000	0	0		
907	Ludlow	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	13,000	0	0		
908	Susquehanna	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	3,000	0	0		
909	Strawberry Mansion	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	13,000	0	0		

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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		Total Actual Cost		Status of Work	
						Original Budget	Revised Budget	Obligated	Expended	Comments	
910	Oxford Jefferson	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1	0	10,000	0	0		
000	PHA-Wide	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	0	0	0		
013	Wilson Park - Senior	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	26,895	0	0		
015	Harrison Plaza	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	14,038	0	0		
050	Blumberg Apts	700856	Underground Storage Tank Removal & Inspections	1450	Various Sites	50,000	26,895	0	0		
000	PHA-Wide	700857	PCB Removal & Disposal	1450	Various Sites	30,000	30,000	0	0		
000	PHA-Wide	900630	Sparkle-Signage/Awnings	1450	Various Sites	250,000	100,000	0	0		
000	PHA-Wide	900635	Sparkle-Lighting/Bollards	1450	Various Sites	50,000	50,000	0	0		
000	PHA-Wide	900640	Sparkle-Grounds/Tree Removal	1450	Various Sites	50,000	6,579	0	0		
001	Johnson Homes	900640	Sparkle-Site & Ground Improv	1450			4,485	0	0		
010	Raymond Rosen	900640	Sparkle-Site & Ground Improv	1450			8,855	0	0		
020	Spring Garden Apartments	900640	Sparkle-Site & Ground Improv	1450			16,880	0	0		
029	Hill Creek	900640	Sparkle-Site & Ground Improv	1450			122,596	0	0		
031	Bartram Village	900640	Sparkle-Site & Ground Improv	1450			70,909	0	0		
035	Haddington Homes	900640	Sparkle-Site & Ground Improv	1450			13,621	0	0		
039	West Park Apartments	900640	Sparkle-Site & Ground Improv	1450			30,000	0	0		
049	Morton Homes	900640	Sparkle-Site & Ground Improv	1450			26,075	0	0		
901	Haddington	900640	Sparkle-Site & Ground Improv	1450			20,000	0	0		
902	Mantua	900640	Sparkle-Site & Ground Improv	1450			20,000	0	0		
903	Kingsessing	900640	Sparkle-Site & Ground Improv	1450			20,000	0	0		
904	Germantown/Hunting Park	900640	Sparkle-Site & Ground Improv	1450			20,000	0	0		
905	Fairhill Square	900640	Sparkle-Site & Ground Improv	1450			20,000	0	0		
906	Francisville	900640	Sparkle-Site & Ground Improv	1450			20,000	0	0		
907	Ludlow	900640	Sparkle-Site & Ground Improv	1450			20,000	0	0		
908	Susquehanna	900640	Sparkle-Site & Ground Improv	1450			20,000	0	0		
909	Strawberry Mansion	900640	Sparkle-Site & Ground Improv	1450			20,000	0	0		
910	Oxford Jefferson	900640	Sparkle-Site & Ground Improv	1450			20,000	0	0		
000	PHA-Wide	900660	Sparkle-Iron Fencing	1450	Various Sites	75,000	75,000	0	0		
			Total PHA-Wide Site Improvements			1,930,000	2,347,828	0	0		
			Scattered Sites Site Improvements								
901	Haddington	700881	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	14	163,782	112,943	0	0		



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						Original Budget	Revised Budget	Obligated	Expended	Comments	
902	Mantua	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	12	143,818	99,176	0	0		
903	Kingsessing	701401	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	17	198,905	137,163	0	0		
904	Germantown/Hunting Park	701494	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	12	139,381	96,116	0	0		
905	Fairhill Square	701409	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	14	167,480	115,493	0	0		
906	Francisville	701410	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	15	185,595	127,985	0	0		
907	Ludlow	701411	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	14	164,152	113,198	0	0		
908	Susquehanna	701413	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	14	161,934	111,668	0	0		
909	Strawberry Mansion	701414	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	15	182,268	125,691	0	0		
910	Oxford Jefferson	701415	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	11	135,684	93,567	0	0		
			Total Scattered Site Improvements		137	1,643,000	1,133,000	0	0		
			PHA Wide Dwelling Structures								
000	PHA-Wide	700179	Environmental Hazard Abatement	1460	Varies	150,000	18,600	0	0		
001	Johnson Homes	700179	Environmental hazard abate	1460		0	100,001	0	0		

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Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Obligated	Expended	Comments
010	Raymond Rosen	700179	Environmental hazard abate	1460		0	413	0	0	
013	Wilson Park - Senior	700179	Environmental hazard abate	1460		0	2,776	0	0	
015	Harrison Plaza	700179	Environmental hazard abate	1460		0	1,025	0	0	
020	Spring Garden Apartments	700179	Environmental hazard abate	1460		0	1,932	0	0	
029	Hill Creek	700179	Environmental hazard abate	1460		0	2,000	0	0	
031	Bartram Village	700179	Environmental hazard abate	1460		0	154	0	0	
050	Blumberg Apts	700179	Environmental hazard abate	1460		0	9,822	0	0	
065	College View	700179	Environmental hazard abate	1460		0	973	0	0	
345	Passyunk Office	700179	Environmental hazard abate	1460		0	500	0	0	
902	Mantua	700179	Environmental hazard abate	1460		0	2,940	0	0	
903	Kingsessing	700179	Environmental hazard abate	1460		0	1,380	0	0	
906	Francisville	700179	Environmental hazard abate	1460		0	4,164	0	0	
907	Ludlow	700179	Environmental hazard abate	1460		0	77	0	0	
908	Susquehanna	700179	Environmental hazard abate	1460		0	426	0	0	
909	Strawberry Mansion	700179	Environmental hazard abate	1460		0	2,707	0	0	
910	Oxford Jefferson	700179	Environmental hazard abate	1460		0	110	0	0	
000	PHA-Wide	700181	Mold Remediation	1460	Varies	100,000	100,000	0	0	
000	PHA-Wide	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	300,000	196,686	0	0	
015	Harrison Plaza	701433	Repair exterior wall surfaces	1460	7 sf		180	0	0	
024	Queen Lane Apartments	701433	Repair exterior wall surfaces	1460	8 sf		219	0	0	
039	West Park Apartments	701433	Repair exterior wall surfaces	1460	8 sf		2,368	0	0	
042	Champlost Homes	701433	Repair exterior wall surfaces	1460	8 sf		219	0	0	
050	Blumberg Apts	701433	Repair exterior wall surfaces	1460	8 sf		329	0	0	
000	PHA-Wide	700978	Window Replacement	1460	357	250,000	192,385	0	0	
901	Haddington	700978	Window Replacement	1460	1	0	900	0	0	
902	Mantua	700978	Window Replacement	1460	1	0	900	0	0	
903	Kingsessing	700978	Window Replacement	1460	1	0	900	0	0	
904	Germantown/Hunting Park	700978	Window Replacement	1460	1	0	900	0	0	
905	Fairhill Square	700978	Window Replacement	1460	1	0	900	0	0	
906	Francisville	700978	Window Replacement	1460	1	0	900	0	0	
907	Ludlow	700978	Window Replacement	1460	1	0	900	0	0	
908	Susquehanna	700978	Window Replacement	1460	1	0	900	0	0	
909	Strawberry Mansion	700978	Window Replacement	1460	1	0	900	0	0	
910	Oxford Jefferson	700978	Window Replacement	1460	1	0	900	0	0	
000	PHA-Wide	701434	Roof Repair/Replacement	1460	250 Units	100,000	79,000	0	0	
901	Haddington	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	0	0	
902	Mantua	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	0	0	
903	Kingsessing	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	0	0	
904	Germantown/Hunting Park	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	0	0	

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905	Fairhill Square	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	0	0	
906	Francisville	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	0	0	
907	Ludlow	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	0	0	
908	Susquehanna	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	0	0	
909	Strawberry Mansion	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	0	0	
910	Oxford Jefferson	701434	Roof Repair/Replacement	1460	5 Units	0	2,100	0	0	
000	PHA-Wide	701431	Vacant unit rehab program	1460	100 Units	2,000,000	1,459,500	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.
001	Johnson Homes	701431	Vacant unit rehab program	1460	1 LS	0	60,000	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.
003	Richard Allen	701431	Vacant unit rehab program	1460	1 LS	0	5,000	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	Vacant unit rehab program	1460	1 LS	0	35,000	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	Vacant unit rehab program	1460	1 LS	0	60,000	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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014	Norris Apartments	701431	Vacant unit rehab program	1460	1 LS	0	35,000	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.
015	Harrison Plaza	701431	Vacant unit rehab program	1460	1 LS	0	5,000	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.
018	Arch Homes	701431	Vacant unit rehab program	1460	1 LS	0	10,000	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.
020	Spring Garden Apartments	701431	Vacant unit rehab program	1460	1 LS	0	10,000	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.
024	Queen Lane Apartments	701431	Vacant unit rehab program	1460	1 LS	0	10,000	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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029	Hill Creek	701431	Vacant unit rehab program	1460	1 LS	0	30,000	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.
030	Abbottsford Homes	701431	Vacant unit rehab program	1460	1 LS	0	20,000	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.
031	Bartram Village	701431	Vacant unit rehab program	1460	1 LS	0	60,000	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.
032	Oxford Village	701431	Vacant unit rehab program	1460	1 LS	0	10,000	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.
034	Whitehall Apartments	701431	Vacant unit rehab program	1460	1 LS	0	10,000	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	Obligated	Expended	Comments
035	Haddington Homes	701431	Vacant unit rehab program	1460	1 LS	0	10,000	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.
039	West Park Apartments	701431	Vacant unit rehab program	1460	1 LS	0	20,000	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.
042	Champlost Homes	701431	Vacant unit rehab program	1460	1 LS	0	5,000	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.
046	Haverford Homes	701431	Vacant unit rehab program	1460	1 LS	0	3,000	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.
049	Morton Homes	701431	Vacant unit rehab program	1460	1 LS	0	10,000	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	Obligated	Expended	Comments
050	Blumberg Apts	701431	Vacant unit rehab program	1460	1 LS	0	50,000	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.
054	Parkview Apartments	701431	Vacant unit rehab program	1460	1 LS	0	1,000	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.
055	Fairhill Apartments	701431	Vacant unit rehab program	1460	1 LS	0	20,000	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.
062	Cassie L Holley	701431	Vacant unit rehab program	1460	1 LS	0	10,000	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.
063	Katie B Jackson	701431	Vacant unit rehab program	1460	1 LS	0	10,000	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	Obligated	Expended	Comments
065	College View	701431	Vacant unit rehab program	1460	1 LS	0	500	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.
066	Holmecrest Homes	701431	Vacant unit rehab program	1460	1 LS	0	10,000	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	Vacant unit rehab program	1460	1 LS	0	10,000	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.
077	Bentley Hall	701431	Vacant unit rehab program	1460	1 LS	0	5,000	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	Vacant unit rehab program	1460	1 LS	0	5,000	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	Obligated	Expended	Comments
100	Cecil B Moore	701431	Vacant unit rehab program	1460	1 LS	0	1,000	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.
104	Arlene Homes	701431	Vacant unit rehab program	1460	1 LS	0	5,000	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.
114	Gladys B Jacobs	701431	Vacant unit rehab program	1460	1 LS	0	5,000	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.
000	PHA-Wide	701098	504 Unit Modification/Fair Housing	1460	150 Units	1,500,000	1,407,183	0	0	
014	Norris Apartments	701098	504 unit modification/fair hsg	1460	1	0	1,603	0	0	
029	Hill Creek	701098	504 unit modification/fair hsg	1460	1	0	1,268	0	0	
032	Oxford Village	701098	504 unit modification/fair hsg	1460	1	0	805	0	0	
049	Morton Homes	701098	504 unit modification/fair hsg	1460	1	0	980	0	0	
050	Blumberg Apts	701098	504 unit modification/fair hsg	1460	1	0	5,000	0	0	
062	Cassie L Holley	701098	504 unit modification/fair hsg	1460	1	0	1,000	0	0	
065	College View	701098	504 unit modification/fair hsg	1460	1	0	5,000	0	0	
077	Bentley Hall	701098	504 unit modification/fair hsg	1460	1	0	1,000	0	0	
907	Ludlow	701098	504 unit modification/fair hsg	1460	7	0	76,161	0	0	
000	PHA-Wide	701081	Flooring	1460	20,000 sf	100,000	99,210	0	0	
000	PHA-Wide	700878	Plumbing Upgrades	1460	35 Units	100,000	100,000	0	0	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets, manholes, domestic water tanks, boilers, fixtures and controls
000	PHA-Wide	700875	Electrical Upgrades/Distribution	1460	750 Units	400,000	200,000	0	0	repair/replace elctrical systems including but not limited to panels, transformers, switch gears, conduits/wires and fixtures.

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						Original Budget	Revised Budget	Obligated	Expended	Comments	
000	PHA-Wide	700874	Combustion Upgrades	1460	500	500,000	460,162	0	0	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		0	19,840.00	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.	
030	Abbottsford Homes	700874	Combustion upgrades	1460		0	6,916.00	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.	
031	Bartram Village	700874	Combustion upgrades	1460		0	3,458.00	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		0	9,624.25	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.	
000	PHA-Wide	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	100,000	0	0	0		
039	West Park Apartments	701095	HVAC upgrades	1460		0	5,624	0	0	repair/replace HVAC and air	
063	Katie B Jackson	701095	HVAC upgrades	1460		0	93,965	0	0	repair/replace HVAC and air	
114	Gladys B Jacobs	701095	HVAC upgrades	1460		0	411	0	0	repair/replace HVAC and air	
000	PHA-Wide	701165	Elevator Upgrades	1460	6-8 Elevators	800,000	800,000	0	0		
000	PHA-Wide	701166	Heating Plant Upgrades	1460		0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.	
013	Wilson Park - Senior	701166	Heating Plant Upgrades	1460		0	29,212	29,212	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.	
024	Queen Lane Apartments	701166	Heating Plant Upgrades	1460		0	1,825	1,825	0	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	Obligated	Expended	Comments	
050	Blumberg Apts	701166	Heating Plant Upgrades	1460		0	541	541	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.	
000	PHA-Wide	701089	Replace Metal Handrails and Railings	1460	Varies	50,000	50,000	0	0		
000	PHA-Wide	701090	Fire Safety Code Compliance	1460	Varies	250,000	186,038	0	0		
013	Wilson Park - Senior	701090	Fire safety	1460		0	760	0	0	repair/replace fire safety systems	
039	West Park Apartments	701090	Fire safety	1460		0	2,502	0	0	repair/replace fire safety systems	
050	Blumberg Apts	701090	Fire safety	1460		0	10,700	0	0	repair/replace fire safety systems	
000	PHA-Wide	701206	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000	100,000	0	0		
			Total PHA-Wide Dwelling Unit Improvements			6,800,000	6,432,171	31,577	0		
			Scattered Sites Dwelling Unit Renovation								
901	Haddington	700453	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.	1460	11	792,495	1,153,355	0	0		
902	Mantua	700454	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.	1460	9	695,893	1,012,766	0	0		
903	Kingsessing	700455	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.	1460	13	962,444	1,400,689	0	0		
904	Germantown/Hunting Park	700456	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.	1460	9	674,426	981,523	0	0		

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							Original Budget	Revised Budget	Obligated	Expended	Comments
905	Fairhill Square		700457	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.	1460	11	810,385	1,179,390	0	0	
906	Francisville		700458	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.	1460	12	898,042	1,306,962	0	0	
907	Ludlow		700459	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.	1460	11	794,284	1,155,959	0	0	
908	Susquehanna		700462	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.	1460	10	783,551	1,140,338	0	0	
909	Strawberry Mansion		700460	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.	1460	12	881,942	1,283,531	0	0	
910	Oxford Jefferson		700461	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.	1460	9	656,537	955,488	0	0	
				Scattered Site Unit Renovation Total		106	7,950,000	11,570,000	-	-	
				Non-Dwelling Structures							
000	PHA-Wide		701486	Modernization of Non-Dwelling Space	1470		2,500,000	0	0	0	

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010	Raymond Rosen	701486	Mod of nondwelling space	1470			200,000	0	0	
030	Abbottsford Homes	701486	Mod of nondwelling space	1470			100,000	0	0	
031	Bartram Village	701486	Mod of nondwelling space	1470			200,000	0	0	
			<b>Total Non-Dwelling Structures</b>			<b>2,500,000</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	
			<b>Non-Dwelling Equipment</b>							
000	PHA-Wide	700035	Equipment for Security Upgrades	1475	5 Bldgs	200,000	182,244	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
024	Queen Lane Apartments	700035	Equipment for Security Upgrad	1475	1 bldg	0	4,538	5,383	4,539	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
055	Fairhill Apartments	700035	Equipment for Security Upgrad	1475	1 bldg	0	3,218	6,436	6,436	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
901	Haddington	700035	Equipment for Security Upgrad	1475	1 bldg	0	2,000	1,098	1,098	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
906	Francisville	700035	Equipment for Security Upgrad	1475	1 bldg	0	4,000	1,098	1,098	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
907	Ludlow	700035	Equipment for Security Upgrad	1475	1 bldg	0	2,000	1,098	1,098	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
909	Strawberry Mansion	700035	Equipment for Security Upgrad	1475	1 bldg	0	2,000	1,098	1,098	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
000	PHA-Wide	700614	Telephone Infrastructure Upgrades	1475	10 Sites	300,000	300,000	0	0	
000	PHA-Wide	700180	Computer Infrastrucure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	Varies	500,000	500,000	0	0	
000	PHA-Wide	700798	Community Space Furniture and Equipment	1475	Varies	30,000	30,000	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: PA26P00250110							2010	
Development Number / Name Activities		HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
							Original Budget	Revised Budget	Obligated	Expended	Comments
000	PHA-Wide		701203	Maintenance Equipment	1475	Varies	100,000	45,028	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
001	Johnson Homes		701203	Maint equip including vehicles	1475	1 ls	0	9,202	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
010	Raymond Rosen		701203	Maint equip including vehicles	1475	1 ls	0	4,942	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
029	Hill Creek		701203	Maint equip including vehicles	1475	1 ls	0	4,601	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
030	Abbottsford Homes		701203	Maint equip including vehicles	1475	1 ls	0	4,200	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
031	Bartram Village		701203	Maint equip including vehicles	1475	1 ls	0	4,942	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
032	Oxford Village		701203	Maint equip including vehicles	1475	1 ls	0	4,942	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
039	West Park Apartments		701203	Maint equip including vehicles	1475	1 ls	0	4,200	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
050	Blumberg Apts		701203	Maint equip including vehicles	1475	1 ls	0	4,200	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
901	Haddington		701203	Maint equip including vehicles	1475	1 ls	0	4,601	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
902	Mantua		701203	Maint equip including vehicles	1475	1 ls	0	4,942	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
903	Kingsessing		701203	Maint equip including vehicles	1475	1 ls	0	4,200	0	0	repair/replace security equipment including but not limited to cameras, access controls, entrances and gates.
000	PHA-Wide		701204	Administrative and Field Office Furniture and Equipment	1475	Varies	75,000	75,000	0	0	
				Total Non-Dwelling Equipment			1,205,000	1,205,000	16,211	15,367	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP)

### Part II: Supporting Pages

<b>PHA Name:</b> Philadelphia Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>PA26P00250110</b> 2010							
Development Number / Name Activities	HA-Wide	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Obligated	Expended	Comments
000	PHA-Wide	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors	1485	8-11 Units	300,000	300,000	0	0	
			<b>Total Demolition</b>			<b>300,000</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	
000	PHA-Wide	700854	Relocation	1495	Varies	200,000	81,000	0	0	
001	Johnson Homes	700854	Relocation	1495			2,000	0	0	
004	Scattered Sites	700854	Relocation	1495			26,000	0	0	
013	Wilson Park - Senior	700854	Relocation	1495			10,000	0	0	
014	Norris Apartments	700854	Relocation	1495			25,000	0	0	
015	Harrison Plaza	700854	Relocation	1495			10,000	0	0	
020	Spring Garden Apartments	700854	Relocation	1495			5,000	0	0	
023	Liddonfield Homes	700854	Relocation	1495			10,000	0	0	
029	Hill Creek	700854	Relocation	1495			10,000	0	0	
055	Fairhill Apartments	700854	Relocation	1495			10,000	0	0	
061	Paschall Apartments	700854	Relocation	1495			11,000	0	0	
			<b>Total Relocation</b>			<b>200,000</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	
000	PHA-Wide	701490	New Development	1499	Varies	500,000	0	0	0	
			<b>New Development</b>			<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
000	PHA-Wide	701491	Bond Debt Service - Principle	1501		6,774,000	6,774,000	0	0	
000	PHA-Wide	701498	Bond Debt Service - Interest	1501		5,125,425	5,124,259	0	0	
			<b>Total Debt Service</b>			<b>11,899,425</b>	<b>11,898,259</b>	<b>0</b>	<b>0</b>	
			<b>GRAND TOTAL</b>			<b>58,917,425</b>	<b>58,276,259</b>	<b>47,789</b>	<b>15,367</b>	

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

#### Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250110			Federal FFY of Grant: 2010
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	07/15/2010	07/14/2012	07/15/2010	07/14/2014	



# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Replacement Housing Fund Program Grant No: <b>PA26R00250210</b>		Federal FY of Grant: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0		0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0		0	0
10	1460 Dwelling Structures	0	1,609,556	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0		0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	15,026,620	13,417,064	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	15,026,620	15,026,620	0	0
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 Replacement Housing Fund Program Grant No: <b>PA26R00250210</b> 2010							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Obligated	Expended	Comments	
901-910	Scattered Sites	701490	New Development	1499	400 Units	13,417,064	0	0	0	
901-910	Scattered Sites	801038	Scattered Sites Replacement	1499	400 Units	0	13,417,064	0	0	
014	Norris Homes	701490	New Development	1499	51 Units	1,609,556	0	0	0	
			<b>Total New Development</b>			<b>15,026,620</b>	<b>13,417,064</b>	<b>0</b>	<b>0</b>	
014	Norris Apartments	801031	Dwelling Construction	1460		0	1,609,556	0	0	
			<b>Total Construction</b>			<b>0</b>	<b>1,609,556</b>	<b>0</b>	<b>0</b>	
			<b>New Development</b>			<b>15,026,620</b>	<b>15,026,620</b>	<b>0</b>	<b>0</b>	
			<b>Total Proposed Replacement Housing Fund Activities</b>			15,026,620				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

#### Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250210			Federal FFY of Grant: 2010
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	07/14/2010	07/14/2012	07/14/2010	07/14/2014	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Replacement Housing Fund Program Grant No: <b>PA26R00250110</b>		Federal FY of Grant: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling Structures	0	2,740,263	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0	0	0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	2,740,263	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	2,740,263	2,740,263	0	0
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 Replacement Housing Fund Program Grant No: <b>PA26R00250110</b> 2010								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original	Revised	Obligated	Expended	Comments	
014	Norris Homes	701490	New Development	1499	51 Units	2,740,263	0	0	0		
			<b>Total New Development</b>			<b>2,740,263</b>	<b>0</b>	<b>0</b>	<b>0</b>		
014	Norris Apartments	801031	Dwelling Construction	1460		0	2,740,263	0	0		
			<b>Total Construction</b>			<b>0</b>	<b>2,740,263</b>	<b>0</b>	<b>0</b>		
			<b>New Development</b>			<b>2,740,263</b>	<b>2,740,263</b>	<b>0</b>	<b>0</b>		
			<b>Total Proposed Replacement Housing Fund Activities</b>			2,740,263					

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

#### Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250110			Federal FFY of Grant: 2010
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	07/15/2010	07/14/2012	07/15/2010	07/14/2014	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: PA26P00250109		Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No: ) <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	10,000,000	10,000,000	10,000,000
3	1408 Management Improvements	6,590,000	4,320,192	3,949,247	3,546,259
4	1410 Administrative Costs	5,826,101	5,826,101	6,190,836	6,190,836
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	3,700,000	3,599,000	4,165,391	1,728,574
8	1440 Site Acquisition	100,000	100,000	0	0
9	1450 Site Improvements	4,328,000	6,140,540	4,203,911	2,186,428
10	1460 Dwelling Structures	12,750,000	13,040,269	21,997,599	16,316,999
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Non-Dwelling Space	1,900,000	1,020,000	159,023	24,489
13	1475 Non-Dwelling Equipment	1,205,000	1,045,000	1,189,634	685,965
14	1485 Demolition	300,000	100,000	50,095	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495 Relocation	200,000	200,000	560,374	465,110
18	1499 Development Activities	500,000	1,328,000	721,178	616,185
19	1501 Collateralization or Debt Service	11,901,300	11,901,300	11,914,464	11,914,464
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	59,300,401	58,620,401	65,101,751	53,675,309
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				

## Part II: Supporting Pages

5/19/2011



# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP)

### Part II: Supporting Pages

<b>PHA Name:</b> Philadelphia Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P00250109							2009
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Obligated	Expended	Comments	
003	Richard Allen	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	600	600	0	
004	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	15,000	15,700	1,291	
012	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	8,000	9,050	1,502	
013	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	812	812	700	
014	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	21,000	20,500	1,431	
015	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	16,932	20,782	1,177	
018	Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	2,350	489	
020	Spring Garden	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	2,700	248	
024	Queen Lane	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	10,812	11,162	2,835	
025	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	1,000	1,000	0	
029	Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	59,790	59,790	39,573	
031	Bartram Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	2,000	1,023	
032	Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	1,050	0	
035	Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	4,000	4,700	454	
039	West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	6,812	7,512	1,857	
046	Haverford Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	2,000	0	
049	Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,000	3,050	547	
050	Blumberg Apts	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	864	864	420	
055	Fairhill Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	812	812	450	
060	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	350	0	
063	Katie B Jackson	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	2,812	2,812	440	
069	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	1,050	0	
076	Emlen Arms	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	812	812	420	
077	Bentley Hall	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	812	812	540	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP)

### Part II: Supporting Pages

<b>PHA Name:</b> Philadelphia Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P00250109 2009							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	Comments
081	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	0	0	350	0	
085	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	0	0	805	0	
088	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	0	1,500	1,850	532	
093	Westpark Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	0	2,000	2,000	0	
901	Haddington	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	0	1,500	1,500	866	
			<b>Total Professional Services Costs and Fees</b>		<b>3,700,000</b>	<b>3,599,000</b>	<b>4,165,391</b>	<b>1,728,574</b>	
			<b><u>Site Acquisition</u></b>						
000	PHA-Wide	700165	Acquire properties below TDC	1440	100,000	100,000	0	0	
			<b>Total Site Acquisition Costs</b>		<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	
			<b><u>PHA- Wide Site Improvements</u></b>						
000	PHA-Wide	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	300,000	73,554	2,185	2,185	
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	10,400	10,400	9,791	
004	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	27,925	27,925	23,774	
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	17,471	17,471	13,596	
012	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	8,660	8,660	6,515	
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	12,525	12,525	10,205	
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	4,300	4,300	4,300	
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	8,560	8,560	5,085	
020	Spring Garden Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	5,208	5,208	3,325	
024	Queen Lane Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	225	225	225	
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	8,552	8,552	8,314	
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	21,213	21,213	20,835	
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	0	6,435	6,435	6,186	

# 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: PA26P00250109							2009
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Obligated	Expended	Comments
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	2,922	1,461	1,461	
060	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	1,422	1,422	872	
061	Paschall Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	1 unit	0	839	839	839	
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	7,775	7,775	7,775	
069	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	27,016	27,016	18,320	
080	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	16,002	16,619	13,364	
081	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	2 Units	0	12,327	12,327	10,124	
085	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	7,055	7,055	6,540	
088	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	20,521	20,521	12,506	
091	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	3,730	3,730	3,325	
135	Scatt Sites - 117 In-Fill Unit	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	3 Units	0	6,824	10,864	6,799	
001	Johnson Homes	700370	Heating system work	1450	1 LS	0	316,000	0	0	
000	PHA-Wide	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	50,000	36,100	0	0	
050	Blumberg Apts	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	50,000	363,900	363,900	0	
000	PHA-Wide	700857	PCB Removal & Disposal	1450	1 LS	30,000	21,970	0	0	
020	Spring Garden	700857	PCB Removal & Disposal	1450	1 LS	30,000	8,030	8,030	8,029	
000	PHA-Wide	700876	Install Back Flow Preventors	1450	4 sites	50,000	9,633	0	0	
000	PHA-Wide	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	100,000	0	0	0	
000	PHA-Wide	701097	Asphalt/Paving	1450	10	100,000	29,200	0	0	asphalt repair/replacement of driveways
001	Johnson Homes	701097	Asphalt/Paving	1450	40,000 cy	0	4,800	0	0	asphalt repair/replacement of driveways
013	Wilson Park - Senior	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways
014	Norris Apartments	701097	Asphalt/Paving	1450	1600 cy	0	4,800	0	0	asphalt repair/replacement of driveways
020	Spring Garden Apartments	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways
024	Queen Lane Apartments	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways
030	Abbottsford Homes	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways
031	Bartram Village	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways
032	Oxford Village	701097	Asphalt/Paving	1450	1600 cy	0	4,800	0	0	asphalt repair/replacement of driveways
034	Whitehall Apartments	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways
035	Haddington Homes	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways

# 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: PA26P00250109								
		2009								
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Obligated	Expended	Comments	
042	Champlost Homes	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways
046	Haverford Homes	701097	Asphalt/Paving	1450	800 cy	0	2,400	0	0	asphalt repair/replacement of driveways
049	Morton Homes	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways
050	Blumberg Apts	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways
055	Fairhill Apartments	701097	Asphalt/Paving	1450	1200 cy	0	3,600	0	0	asphalt repair/replacement of driveways
063	Katie B Jackson	701097	Asphalt/Paving	1450	800 cy	0	2,400	0	0	asphalt repair/replacement of driveways
065	College View	701097	Asphalt/Paving	1450	800 cy	0	2,400	0	0	asphalt repair/replacement of driveways
066	Holmecrest Homes	701097	Asphalt/Paving	1450	800 cy	0	2,400	0	0	asphalt repair/replacement of driveways
076	Emlen Arms	701097	Asphalt/Paving	1450	800 cy	0	2,400	0	0	asphalt repair/replacement of driveways
100	Cecil B Moore	701097	Asphalt/Paving	1450	800 cy	0	2,400	0	0	asphalt repair/replacement of driveways
114	Gladys B Jacobs	701097	Asphalt/Paving	1450	800 cy	0	2,400	0	0	asphalt repair/replacement of driveways
000	PHA-Wide	701099	Concrete and Pavement	1450	200,000 cy	500,000	10,209	2,762	2,762	concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701099	Concrete and Pavement	1450	3185 cy	0	9,557	9,557	4,246	concreter repair/replacement of sidewalks, walkways and curbs
003	Richard Allen	701099	Concrete and Pavement	1450	1132 cy	0	3,399	1,885	1,885	concreter repair/replacement of sidewalks, walkways and curbs
004	Scattered Sites	701099	Concrete and Pavement	1450	302 cy	0	907	907	0	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete and Pavement	1450	8003 cy	0	24,009	24,009	1,846	concreter repair/replacement of sidewalks, walkways and curbs
012	Scattered Sites	701099	Concrete and Pavement	1450	185 cy	0	556	556	0	concreter repair/replacement of sidewalks, walkways and curbs
013	Wilson Park - Senior	701099	Concrete and Pavement	1450	290 cy	0	872	872	872	concreter repair/replacement of sidewalks, walkways and curbs
014	Norris Apartments	701099	Concrete and Pavement	1450	3128 cy	0	9,386	9,386	463	concreter repair/replacement of sidewalks, walkways and curbs
015	Harrison Plaza	701099	Concrete and Pavement	1450	100415 cy	0	301,247	301,247	5,402	concreter repair/replacement of sidewalks, walkways and curbs
018	Arch Homes	701099	Concrete and Pavement	1450	3306 cy	0	9,920	7,109	3,427	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Apartments	701099	Concrete and Pavement	1450	100778 cy	0	302,335	301,421	8,417	concreter repair/replacement of sidewalks, walkways and curbs
024	Queen Lane Apartments	701099	Concrete and Pavement	1450	455 cy	0	1,366	1,366	1,366	concreter repair/replacement of sidewalks, walkways and curbs
029	Hill Creek	701099	Concrete and Pavement	1450	21098 cy	0	63,295	56,134	11,238	concreter repair/replacement of sidewalks, walkways and curbs
030	Abbottsford Homes	701099	Concrete and Pavement	1450	388 cy	0	1,164	1,164	1,164	concreter repair/replacement of sidewalks, walkways and curbs
031	Bartram Village	701099	Concrete and Pavement	1450	4688 cy	0	14,064	8,857	8,857	concreter repair/replacement of sidewalks, walkways and curbs
032	Oxford Village	701099	Concrete and Pavement	1450	6586 cy	0	19,758	19,758	142	concreter repair/replacement of sidewalks, walkways and curbs
034	Whitehall Apartments	701099	Concrete and Pavement	1450	296 cy	0	890	890	890	concreter repair/replacement of sidewalks, walkways and curbs

# 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: PA26P00250109							2009	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original	Revised	Obligated	Expended	Comments	
035	Haddington Homes	701099	Concrete and Pavement	1450	16979 cy	0	50,938	50,938	306	concreter repair/replacement of sidewalks, walkways and curbs	
039	West Park Apartments	701099	Concrete and Pavement	1450	15087 cy	0	45,262	45,262	3,303	concreter repair/replacement of sidewalks, walkways and curbs	
042	Champlost Homes	701099	Concrete and Pavement	1450	957 cy	0	2,872	2,872	2,872	concreter repair/replacement of sidewalks, walkways and curbs	
049	Morton Homes	701099	Concrete and Pavement	1450	708 cy	0	2,124	2,834	0	concreter repair/replacement of sidewalks, walkways and curbs	
050	Blumberg Apts	701099	Concrete and Pavement	1450	3097 cy	0	9,292	9,292	2,493	concreter repair/replacement of sidewalks, walkways and curbs	
054	Parkview Apartments	701099	Concrete and Pavement	1450	674 cy	0	2,024	2,024	0	concreter repair/replacement of sidewalks, walkways and curbs	
055	Fairhill Apartments	701099	Concrete and Pavement	1450	766 cy	0	2,298	1,987	1,987	concreter repair/replacement of sidewalks, walkways and curbs	
062	Cassie L Holley	701099	Concrete and Pavement	1450	282 cy	0	848	848	848	concreter repair/replacement of sidewalks, walkways and curbs	
063	Katie B Jackson	701099	Concrete and Pavement	1450	290 cy	0	870	870	870	concreter repair/replacement of sidewalks, walkways and curbs	
066	Holmecrest Homes	701099	Concrete and Pavement	1450	0	0	0	437	0	concreter repair/replacement of sidewalks, walkways and curbs	
076	Emlen Arms	701099	Concrete and Pavement	1450	154 cy	0	464	464	464	concreter repair/replacement of sidewalks, walkways and curbs	
077	Bentley Hall	701099	Concrete and Pavement	1450	11472 cy	0	34,417	34,417	0	concreter repair/replacement of sidewalks, walkways and curbs	
080	Scattered Sites	701099	Concrete and Pavement	1450	302 cy	0	907	907	0	concreter repair/replacement of sidewalks, walkways and curbs	
085	Scattered Sites	701099	Concrete and Pavement	1450	105 cy	0	318	0	0	concreter repair/replacement of sidewalks, walkways and curbs	
114	Gladys B Jacobs	701099	Concrete and Pavement	1450	2119 cy	0	6,358	6,358	285	concreter repair/replacement of sidewalks, walkways and curbs	
380	Bartram Warehouse	701099	Concrete and Pavement	1450	218 cy	0	655	655	655	concreter repair/replacement of sidewalks, walkways and curbs	
901	Haddington	701099	Concrete and Pavement	1450	19287 cy	0	57,863	57,863	0	concreter repair/replacement of sidewalks, walkways and curbs	
902	Mantua	701099	Concrete and Pavement	1450	7715 cy	0	23,145	23,145	0	concreter repair/replacement of sidewalks, walkways and curbs	
903	Kingsessing	701099	Concrete and Pavement	1450	24190 cy	0	72,573	72,573	415	concreter repair/replacement of sidewalks, walkways and curbs	
904	Germantown/Hunting Park	701099	Concrete and Pavement	1450	7804 cy	0	23,413	23,413	268	concreter repair/replacement of sidewalks, walkways and curbs	
905	Fairhill Square	701099	Concrete and Pavement	1450	12744 cy	0	38,233	38,233	3,515	concreter repair/replacement of sidewalks, walkways and curbs	
906	Francisville	701099	Concrete and Pavement	1450	7715 cy	0	23,145	23,145	0	concreter repair/replacement of sidewalks, walkways and curbs	
907	Ludlow	701099	Concrete and Pavement	1450	21216 cy	0	63,649	63,649	0	concreter repair/replacement of sidewalks, walkways and curbs	
908	Susquehanna	701099	Concrete and Pavement	1450	7813 cy	0	23,442	22,990	-155	concreter repair/replacement of sidewalks, walkways and curbs	

# 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: PA26P00250109								
		2009								
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Obligated	Expended	Comments
909	Strawberry Mansion	701099	Concrete and Pavement	1450	9643 cy	0	28,931	28,931	0	concreter repair/replacement of sidewalks, walkways and curbs
910	Oxford Jefferson	701099	Concrete and Pavement	1450	9643 cy	0	28,931	28,931	0	concreter repair/replacement of sidewalks, walkways and curbs
000	PHA-Wide	701423	Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000	150,000	0	0	
000	PHA-Wide	701478	Fencing	1450	1LS	75,000	75,000	0	0	replace chain link fence
000	PHA-Wide	900630	Sparkle-Signage/Awnings	1450	1LS	75,000	131,658	131,658	127,708	
013	Wilson Park - Senior	900630	Sparkle-Signage/Awnings	1450	1LS	0	3,295	3,295	0	
032	Oxford Village	900630	Sparkle-Signage/Awnings	1450	1LS	0	3,295	3,295	0	
000	PHA-Wide	900635	Sparkle-Lighting/Bollards	1450	1LS	50,000	50,000	0	0	
000	PHA-Wide	900640	Sparkle-Grounds/Tree Removal	1450	1LS	50,000	0	0	0	
001	Johnson Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	138,290	137,430	71,695	
003	Richard Allen	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	4,738	4,738	4,738	
004	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	118,050	118,050	118,050	
005	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	15,244	15,244	5,850	
010	Raymond Rosen	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	74,316	65,000	65,000	
012	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	52,491	52,491	50,424	
013	Wilson Park - Senior	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	22,569	2,507	0	
014	Norris Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	58,627	966	966	
015	Harrison Plaza	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	112,035	65,000	65,000	
018	Arch Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	0	0	
020	Spring Garden Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	17,658	0	0	
024	Queen Lane Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,567	0	0	
029	Hill Creek	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	75,785	0	0	
030	Abbottsford Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	128,887	57,875	57,875	
031	Bartram Village	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	128,545	63,915	63,913	
032	Oxford Village	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	100,269	89,866	0	
034	Whitehall Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	19,562	0	0	
035	Haddington Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,630	1,725	0	
039	West Park Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	0	4,188	4,188	
042	Champlost Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	26,508	0	0	
046	Haverford Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	0	0	
049	Morton Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	75,037	39,790	0	
050	Blumberg Apts	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	16,129	0	0	
054	Parkview Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	0	0	
055	Fairhill Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	30,475	0	0	
061	Paschall Apartments	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	35,000	35,000	35,000	
063	Katie B Jackson	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	8,150	8,150	8,150	
065	College View	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,315	0	0	
066	Holmecrest Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,630	0	0	
069	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	85,727	85,727	74,933	
077	Bentley Hall	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	11,753	0	0	
080	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	5,719	5,719	5,719	
081	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	50,673	50,673	44,274	
085	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	29,197	29,197	22,013	
088	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	75,942	75,942	65,337	
091	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	13,073	13,073	4,088	
092	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	1,094	1,094	1,094	
093	Westpark Plaza	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	59,880	29,750	29,750	

# 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: PA26P00250109		2009					
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
										Comments
						Original	Revised	Obligated	Expended	
097	Scattered Sites	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	4,713	4,713	4,713	
100	Cecil B Moore	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	39,210	29,895	29,895	
104	Arlene Homes	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	11,678	0	0	
114	Gladys B Jacobs	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	7,878	0	0	
901	Haddington	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	19,000	17,580	0	
902	Mantua	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,000	17,375	0	
903	Kingsessing	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	12,000	10,770	0	
904	Germantown/Hunting Park	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	15,000	12,440	0	
905	Fairhill Square	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	18,000	14,050	0	
906	Francisville	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	4,000	10,890	0	
907	Ludlow	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	3,000	0	0	
908	Susquehanna	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	3,000	1,530	0	
909	Strawberry Mansion	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	15,000	17,810	0	
910	Oxford Jefferson	900640	Sparkle-Grounds/Tree Removal	1450	1LS	0	9,000	9,630	0	
000	PHA-Wide	900660	Sparkle-Iron Fencing	1450	1LS	75,000	22,459	0	0	
004	Scattered Sites	900660	Sparkle-Iron Fencing	1450	1LS	0	4,608	4,608	4,570	
015	Harrison Plaza	900660	Sparkle-Iron Fencing	1450	1LS	0	3,460	3,461	3,438	
032	Oxford Village	900660	Sparkle-Iron Fencing	1450	1LS	0	3,571	3,571	3,553	
039	West Park Apartments	900660	Sparkle-Iron Fencing	1450	1LS	0	12,704	12,704	12,704	
085	Scattered Sites	900660	Sparkle-Iron Fencing	1450	1LS	0	3,198	3,198	3,179	
			Total PHA-Wide Site Improvements			1,685,000	4,810,234	3,271,717	1,263,212	
			Scattered Sites Site Improvements							
004	Scattered Sites	700881	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	33	400,000	200,000	163,215	161,302	
005	Scattered Sites	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	3	30,000	39,307	42,916	42,916	
012	Scattered Sites	701401	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	25	300,000	177,999	132,388	129,743	
025	Scattered Sites	701494	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	2	20,000	20,000	5,567	5,567	
060	Scattered Sites	701409	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	4	50,000	50,000	38,935	38,699	
067	Scattered Sites	701410	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	0	5,000	5,000	0	0	
069	Scattered Sites	701411	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	17	200,000	200,000	158,800	158,057	
078	Scattered Sites	701413	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1	8,000	8,000	4,053	4,053	
080	Scattered Sites	701414	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	5	60,000	60,000	69,180	69,109	

# 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: PA26P00250109							2009
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Obligated	Expended	Comments
081	Scattered Sites	701415	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8	100,000	100,000	69,034	68,308	
085	Scattered Sites	701417	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	17	200,000	200,000	105,700	104,503	
087	Scattered Sites	701418	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1	10,000	10,000	1,460	1,460	
088	Scattered Sites	701419	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8	100,000	100,000	85,028	83,971	
091	Scattered Sites	701420	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8	100,000	100,000	37,736	37,524	
092	Scattered Sites	701421	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	5	60,000	60,000	18,182	18,005	
			Total Scattered Site Improvements		137	1,643,000	1,330,306	932,194	923,216	
			Conventional Site Improvements							
001	Johnson	700870	Underground Heating	1450		1,000,000	0	0	0	
			Total Conventional Site Improvements			1,000,000	0	0	0	
			PHA Wide Dwelling Structures							
000	PHA-Wide	700179	Environmental Hazard Abatement	1460	Varies	150,000	2,444	794	794	
001	Johnson Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	36,058	66,447	58,407	
004	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	7,068	366	
005	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	2,000	0	0	
010	Raymond Rosen	700179	Environmental Hazard Abatement	1460	1 LS	0	0	104	104	
012	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	7,000	0	0	
013	Wilson Park - Senior	700179	Environmental Hazard Abatement	1460	1 LS	0	540	540	540	
014	Norris Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	363	363	363	
015	Harrison Plaza	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	8,050	4,125	
020	Spring Garden Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	14,908	7,408	
024	Queen Lane Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	0	0	
025	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	3,000	0	0	
029	Hill Creek	700179	Environmental Hazard Abatement	1460	1 LS	0	15,549	15,750	8,419	
031	Bartram Village	700179	Environmental Hazard Abatement	1460	1 LS	0	1,813	1,813	1,813	
032	Oxford Village	700179	Environmental Hazard Abatement	1460	1 LS	0	0	1,034	1,034	
035	Haddington Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	10,000	4,540	0	
060	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	0	0	
067	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	0	0	
069	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	8,000	0	0	
078	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	1,000	0	0	
080	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	5,000	0	0	
081	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	5,000	0	0	
085	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	0	0	
087	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	1,000	0	0	



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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: PA26P00250109								2009
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Obligated	Expended	Comments	
088	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	15,000	5,825	5,825	
091	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	4,000	0	0	
092	Scattered Sites	700179	Environmental Hazard Abatement	1460	1 LS	0	2,000	0	0	
901	Haddington	700179	Environmental Hazard Abatement	1460	1 LS	0	7,875	7,875	7,875	
904	Germantown/Hunting Park	700179	Environmental Hazard Abatement	1460	1 LS	0	162	162	162	
905	Fairhill Square	700179	Environmental Hazard Abatement	1460	1 LS	0	21	21	21	
906	Francisville	700179	Environmental Hazard Abatement	1460	1 LS	0	410	410	410	
908	Susquehanna	700179	Environmental Hazard Abatement	1460	1 LS	0	293	702	702	
909	Strawberry Mansion	700179	Environmental Hazard Abatement	1460	1 LS	0	0	4,271	4,271	
910	Oxford Jefferson	700179	Environmental Hazard Abatement	1460	1 LS	0	142	142	142	
000	PHA-Wide	700181	Mold Remediation	1460	Varies	100,000	0	0	0	
001	Johnson Homes	700181	Mold Remediation	1460	1 LS	0	0	1,745	1,745	
004	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	10,000	673	673	
005	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	2,000	0	0	
010	Raymond Rosen	700181	Mold Remediation	1460	1 LS	0	0	1,347	1,347	
012	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	7,000	0	0	
020	Spring Garden Apartments	700181	Mold Remediation	1460	1 LS	0	0	4,522	4,522	
024	Queen Lane Apartments	700181	Mold Remediation	1460	1 LS	0	0	1,742	1,742	
025	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	3,000	0	0	
029	Hill Creek	700181	Mold Remediation	1460	1 LS	0	0	335	335	
031	Bartram Village	700181	Mold Remediation	1460	1 LS	0	0	1,477	1,477	
032	Oxford Village	700181	Mold Remediation	1460	1 LS	0	0	69	69	
034	Whitehall Apartments	700181	Mold Remediation	1460	1 LS	0	0	332	332	
039	West Park Apartments	700181	Mold Remediation	1460	1 LS	0	0	1,029	1,029	
049	Morton Homes	700181	Mold Remediation	1460	1 LS	0	0	1,732	1,732	
050	Blumberg Apts	700181	Mold Remediation	1460	1 LS	0	0	160	160	
060	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	0	0	
067	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	0	0	
069	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	8,000	571	571	
078	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	1,000	0	0	
080	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	5,000	0	0	
081	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	5,000	205	205	
085	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	0	0	
087	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	1,000	0	0	
088	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	5,000	0	0	
091	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	4,000	0	0	
092	Scattered Sites	700181	Mold Remediation	1460	1 LS	0	2,000	0	0	
139	Greater Grays Ferry Estates I	700181	Mold Remediation	1460	1 LS	0	0	465	465	
145	Lucien E. Blackwell I	700181	Mold Remediation	1460	1 LS	0	0	69	69	
901	Haddington	700181	Mold Remediation	1460	1 LS	0	0	1,516	1,516	
902	Mantua	700181	Mold Remediation	1460	1 LS	0	0	1,637	1,637	
903	Kingsessing	700181	Mold Remediation	1460	1 LS	0	0	3,086	3,086	
904	Germantown/Hunting Park	700181	Mold Remediation	1460	1 LS	0	0	1,717	1,717	
905	Fairhill Square	700181	Mold Remediation	1460	1 LS	0	0	801	801	
906	Francisville	700181	Mold Remediation	1460	1 LS	0	0	1,183	1,183	
907	Ludlow	700181	Mold Remediation	1460	1 LS	0	0	1,779	1,779	
908	Susquehanna	700181	Mold Remediation	1460	1 LS	0	0	4,728	4,728	
909	Strawberry Mansion	700181	Mold Remediation	1460	1 LS	0	0	10,660	10,660	
910	Oxford Jefferson	700181	Mold Remediation	1460	1 LS	0	0	478	478	

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## Capital Fund Program (CFP)

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<b>PHA Name:</b> Philadelphia Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P00250109								2009
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Obligated	Expended	Comments	
000 PHA-Wide	700874	Combustion Upgrades	1460	500	500,000	198,953	0	0	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	500	0	19,840	19,840	19,840	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.	
029 Hill Creek	700874	Combustion Upgrades	1460	500	0	168,000	168,598	162,374	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.	
031 Bartram Village	700874	Combustion Upgrades	1460	500	0	21,926	21,926	21,926	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	500	0	91,281	91,280	91,280	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	750 Units	400,000	140,714	0	0	repair/replace elcetrical 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	97,621	0	0	repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets, manholes, domestic water tanks, boilers, fixtures and controls.	
029 Hill Creek	700878	Plumbing Upgrades	1460	35 Units	0	2,379	4,760	0	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	158,604	0	0		
004 Scattered Sites	700978	Window Replacement	1460	Various Sites	0	0	1,637	0		
069 Scattered Sites	700978	Window Replacement	1460	Various Sites	0	1,306	1,425	1,306		
081 Scattered Sites	700978	Window Replacement	1460	Various Sites	0	270	270	270		
088 Scattered Sites	700978	Window Replacement	1460	Various Sites	0	0	1,306	0		
000 PHA-Wide	701081	Flooring	1460	20,000 sf	100,000	0	0	0		
000 PHA-Wide	701089	Replace Metal Handrails and Railings	1460	Varies	50,000	50,000	0	0		
000 PHA-Wide	701090	Fire Safety Code Compliance	1460	Varies	250,000	143,536	0	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.	
004 Scattered Sites	701090	Fire Safety Code Compliance	1460	1 LS	0	1,155	1,155	1,133	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	1 LS	0	760	760	760	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	1 LS	0	2,502	2,502	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.	
055 Fairhill Apartments	701090	Fire Safety Code Compliance	1460	1 LS	0	643	643	643	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.	
000 PHA-Wide	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	100,000	25,229	0	0	repair/replace HVAC and air conditioning systems.	

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109						2009	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Obligated	Expended	Comments
024	Queen Lane Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	0	2,238	2,238	2,069	repair/replace HVAC and air conditioning systems.
063	Katie B Jackson	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	0	60,000	137,350	0	repair/replace HVAC and air conditioning systems.
114	Gladys B Jacobs	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	0	12,534	12,895	12,895	repair/replace HVAC and air conditioning systems.
000	PHA-Wide	701098	504 Unit Modification/Fair Housing	1460	150 Units	1,500,000	20,348	0	0	
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	738	336	336	
004	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	4,489	4,489	3,706	
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,555	1,555	1,555	
012	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	5,361	5,361	4,786	
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	2,758	2,758	2,225	
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	2,402	2,402	2,213	
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	931	931	931	
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,296	1,296	1,296	
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	5,408	5,408	3,898	
029	Hill Creek	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	3,247	3,247	2,701	
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	308	344	344	
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	18,257	18,257	18,257	
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	18,284	21,806	16,098	
035	Haddington Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	2,886	2,886	2,886	
042	Champlost Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	2,797	2,797	2,738	
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	22,715	22,715	21,501	
055	Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,323	1,323	1,050	
062	Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,782	1,782	1,782	
063	Katie B Jackson	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	3,352	3,352	2,707	
065	College View	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	4,812	5,748	5,265	
069	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	165	165	165	
077	Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	12,638	12,638	11,982	
080	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	5,735	5,735	4,865	
081	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	3,364	3,364	2,805	
085	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	447	447	447	
088	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	165	1,701	165	
093	Westpark Plaza	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	634	634	634	
097	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	491	491	283	
104	Arlene Homes	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	1,220	1,220	1,220	
132	Suffolk Manor	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	456	456	
135	Scatt Sites - 117 In-Fill Unit	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	750	750	
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	659	659	
144	Greater Grays Ferry II-B	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	0	299	299	
901	Haddington	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	933	933	933	
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	918	3,092	3,092	
904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	2,131	4,229	4,229	

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109					2009		
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									Comments	
					Original	Revised	Obligated	Expended		
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	612	612	612	
906	Francisville	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	3,591	3,660	3,660	
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	670,463	432,345	389,359	
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	5,162	5,162	5,162	
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460	150 Units	0	656	656	656	
000	PHA-Wide	701165	Elevator Upgrades	1460	6-8 Elevators	800,000	300,000	0	0	
000	PHA-Wide	701206	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000	10,000	0	0	
000	PHA-Wide	701431	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.	1460	100 Units	2,000,000	18,748	323	323	
001	Johnson Homes	701431	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.	1460	100 Units	0	435,871	525,904	503,603	
003	Richard Allen	701431	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.	1460	100 Units	0	18,259	30,261	29,192	
010	Raymond Rosen	701431	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.	1460	100 Units	0	282,733	676,058	519,830	
013	Wilson Park - Senior	701431	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.	1460	100 Units	0	442,569	949,927	729,745	
014	Norris Apartments	701431	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.	1460	100 Units	0	297,069	336,504	328,231	
015	Harrison Plaza	701431	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.	1460	100 Units	0	38,213	187,122	155,099	
018	Arch Homes	701431	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.	1460	100 Units	0	67,721	99,488	96,843	

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109							2009	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original	Revised	Obligated	Expended	Comments	
020	Spring Garden Apartments	701431	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.	1460	100 Units	0	79,649	338,728	157,742		
023	Liddonfield Homes	701431	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.	1460	100 Units	0	0	0	0		
024	Queen Lane Apartments	701431	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.	1460	100 Units	0	83,515	95,213	93,657		
029	Hill Creek	701431	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.	1460	100 Units	0	151,902	367,862	245,100		
030	Abbottsford Homes	701431	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.	1460	100 Units	0	121,626	164,253	151,152		
031	Bartram Village	701431	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.	1460	100 Units	0	510,957	973,837	615,271		
032	Oxford Village	701431	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.	1460	100 Units	0	114,376	225,584	204,667		
034	Whitehall Apartments	701431	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.	1460	100 Units	0	104,255	152,639	144,508		
035	Haddington Homes	701431	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.	1460	100 Units	0	33,121	65,459	63,218		
039	West Park Apartments	701431	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.	1460	100 Units	0	236,370	449,350	413,472		

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250109							2009	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
										Comments	
						Original	Revised	Obligated	Expended		
042	Champlost Homes	701431	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.	1460	100 Units	0	52,951	55,519	54,281		
045	Mantua Hall Apartments	701431	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.	1460	100 Units	0	0	0	0		
046	Haverford Homes	701431	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.	1460	100 Units	0	8,900	8,920	8,843		
049	Morton Homes	701431	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.	1460	100 Units	0	27,288	266,263	233,350		
050	Blumberg Apts	701431	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.	1460	100 Units	0	96,566	651,358	617,088		
054	Parkview Apartments	701431	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.	1460	100 Units	0	0	3,013	3,013		
055	Fairhill Apartments	701431	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.	1460	100 Units	0	37,634	246,734	234,236		
061	Paschall Apartments	701431	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.	1460	100 Units	0	3,032	3,032	3,032		
062	Cassie L Holley	701431	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.	1460	100 Units	0	12,263	63,254	60,828		
063	Katie B Jackson	701431	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.	1460	100 Units	0	147,843	149,301	41,744		

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										Comments	
						Original	Revised	Obligated	Expended		
065	College View	701431	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.	1460	100 Units	0	0	1,550	1,550		
066	Holmecrest Homes	701431	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.	1460	100 Units	0	22,642	67,384	64,684		
076	Emlen Arms	701431	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.	1460	100 Units	0	19,500	97,746	90,395		
077	Bentley Hall	701431	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.	1460	100 Units	0	7,164	69,244	65,430		
079	Plymouth Hall	701431	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.	1460	100 Units	0	0	0	0		
093	Westpark Plaza	701431	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.	1460	100 Units	0	0	15,038	15,038		
100	Cecil B Moore	701431	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.	1460	100 Units	0	10,052	10,052	10,052		
104	Arlene Homes	701431	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.	1460	100 Units	0	1,918	9,436	8,702		
113	Wilson Park - Family	701431	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.	1460	100 Units	0	0	244	244		
114	Gladys B Jacobs	701431	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.	1460	100 Units	0	7,896	55,358	52,274		

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						Original	Revised	Obligated	Expended	Comments		
117	Raymond Rosen - 117	701431	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.	1460	100 Units	0	0	60,271	60,271			
129	Cambridge Plaza II	701431	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.	1460	100 Units	0	0	0	0			
132	Suffolk Manor	701431	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.	1460	100 Units	0	0	0	0			
133	Richard Allen IIIA	701431	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.	1460	100 Units	0	0	0	0			
134	Richard Allen IIIB	701431	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.	1460	100 Units	0	0	0	0			
138	Mount Olivet	701431	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.	1460	100 Units	0	0	0	0			
139	Greater Grays Ferry Estates I	701431	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.	1460	100 Units	0	0	0	0			
143	Greater Grays Ferry II-A	701431	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.	1460	100 Units	0	0	0	0			
144	Greater Grays Ferry II-B	701431	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.	1460	100 Units	0	0	0	0			
145	Lucien E. Blackwell I	701431	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.	1460	100 Units	0	0	0	0			



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149	Martin Luther King IV	701431	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.	1460	100 Units	0	0	0	0			
150	Lucien E. Blackwell II	701431	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.	1460	100 Units	0	0	0	0			
152	Germantown House	701431	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.	1460	100 Units	0	0	0	0			
156	Marshal Shepard	701431	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.	1460	100 Units	0	0	0	0			
157	Ludlow Phase III	701431	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.	1460	100 Units	0	0	0	0			
158	Nellie Reynolds Garden	701431	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.	1460	100 Units	0	0	0	0			
901	Haddington	701431	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.	1460	100 Units	0	0	168	168			
903	Kingsessing	701431	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.	1460	100 Units	0	7,392	7,392	7,392			
904	Germantown/Hunting Park	701431	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.	1460	100 Units	0	4,305	4,305	4,305			
905	Fairhill Square	701431	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.	1460	100 Units	0	17,700	17,700	17,700			

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						Original	Revised	Obligated	Expended	Comments
908	Susquehanna	701431	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.	1460	100 Units	0	875	875	875	
909	Strawberry Mansion	701431	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.	1460	100 Units	0	29,063	29,063	29,063	
910	Oxford Jefferson	701431	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.	1460	100 Units	0	20,634	20,634	20,634	
000	PHA-Wide	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	300,000	99,643	0	0	
015	Harrison Plaza	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	0	357	357	0	
000	PHA-Wide	701434	Roof Repair/Replacement	1460	250 Units	100,000	81,444	11,020	10,478	repair/replace roof including but not limited to taring, flashing, tiles and materials.
004	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	1,643	2,244	705	repair/replace roof including but not limited to taring, flashing, tiles and materials.
005	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	0	406	0	repair/replace roof including but not limited to taring, flashing, tiles and materials.
012	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	2,053	3,563	2,053	repair/replace roof including but not limited to taring, flashing, tiles and materials.
013	Wilson Park - Senior	701434	Roof Repair/Replacement	1460	250 Units	0	2,100	0	0	repair/replace roof including but not limited to taring, flashing, tiles and materials.
069	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	4,114	5,624	3,177	repair/replace roof including but not limited to taring, flashing, tiles and materials.
080	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	1,724	1,724	1,724	repair/replace roof including but not limited to taring, flashing, tiles and materials.
081	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	0	1,510	0	repair/replace roof including but not limited to taring, flashing, tiles and materials.
085	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	2,285	2,285	1,348	repair/replace roof including but not limited to taring, flashing, tiles and materials.
088	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	2,435	4,563	1,498	repair/replace roof including but not limited to taring, flashing, tiles and materials.
091	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	1,079	1,079	1,079	repair/replace roof including but not limited to taring, flashing, tiles and materials.
092	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	374	374	374	repair/replace roof including but not limited to taring, flashing, tiles and materials.
097	Scattered Sites	701434	Roof Repair/Replacement	1460	250 Units	0	750	750	750	repair/replace roof including but not limited to taring, flashing, tiles and materials.
			Total PHA-Wide Dwelling Unit Improvements			6,800,000	6,352,105	8,829,363	7,170,065	
			Scattered Sites Dwelling Unit Renovation							

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										Comments	
						Original	Revised	Obligated	Expended		
004	Scattered Sites	700453	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.	1460	47	3,500,000	3,309,351	4,958,613	4,355,326		
005	Scattered Sites	700454	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.	1460	1	75,000	75,000	1,246	1,246		
012	Scattered Sites	700455	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.	1460	4	300,000	300,000	1,321,400	1,165,922		
025	Scattered Sites	700456	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.	1460	1	75,000	75,000	322,971	40,484		
060	Scattered Sites	700457	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.	1460	1	75,000	75,000	473,203	357,210		
067	Scattered Sites	700458	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.	1460	1	75,000	75,000	14,244	13,717		
004	Scattered Sites	700459	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.	1460	0	0	0	1,381	1,381		
069	Scattered Sites	700459	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.	1460	9	700,000	700,000	1,880,025	1,019,549		
080	Scattered Sites	700460	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.	1460	2	125,000	125,000	942,772	327,596		
081	Scattered Sites	700461	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.	1460	4	300,000	300,000	855,433	503,327		

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078	Scattered Sites	700462	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.	1460	1	75,000	75,000	82,746	78,216		
903	Kingsessing	700463	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.	1460	0	0	200,000	306,993	297,698		
085	Scattered Sites	700463	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.	1460	3	200,000	0	604	604		
087	Scattered Sites	700464	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.	1460	1	75,000	75,000	22,403	22,403		
088	Scattered Sites	700465	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.	1460	3	200,000	200,000	759,013	500,101		
091	Scattered Sites	700466	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.	1460	1	100,000	100,000	100,182	99,239		
092	Scattered Sites	700467	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.	1460	1	75,000	50,000	171,193	167,832		
901	Haddington	700504	Stimulus Units	1460	1 LS	0	250,000	250,000	24,036	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	1 LS	0	126,109	126,109	34,800	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	1 LS	0	326,109	326,109	63,588	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	1 LS	0	50,000	50,000	0	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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905	Fairhill Square	700504	Stimulus Units	1460	1 LS	0	78,325	78,325	22,660	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	1 LS	0	41,622	41,622	24,999	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	1 LS	0	32,757	32,757	24,999	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	1 LS	0	0	0	0	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	700504	Stimulus Units	1460	1 LS	0	0	0	0	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	1 LS	0	48,892	48,893	0	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		79	5,950,000	6,688,163	13,168,235	9,146,934	
			Non-Dwelling Structures							
000	PHA-Wide	700066	Non-Dwelling Accessibility	1470		500,000	100,000	0	0	
000	PHA-Wide	701486	Modernization of Non-Dwelling Space	1470		300,000	281,634	0	0	
010	Raymond Rosen	701486	Modernization of Non-Dwelling Space	1470		300,000	120,000	120,800	0	
031	Bartram Village	701486	Modernization of Non-Dwelling Space	1470		300,000	18,366	38,223	24,489	
076	Emlen Arms	701486	Laundry Room	1470		500,000	500,000	0	0	
			Total Non-Dwelling Structures			1,900,000	1,020,000	159,023	24,489	
			Non-Dwelling Equipment							
000	PHA-Wide	700035	Equipment for Security Upgrades	1475	5 Bldgs	200,000	104,682	18,738	18,738	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
013	Wilson Park - Senior	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	2,000	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
031	Bartram Village	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	26,600	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system

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055	Fairhill Apartments	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	3,218	3,218	3,218	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
908	Susquehanna	700035	Equipment for Security Upgrades	1475	1 Bldgs	0	3,500	0	0	Equipment for security upgrade include camera system , access card system to maintain the operation of the security system
000	PHA-Wide	700180	Computer Infrastrucure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	Varies	500,000	400,000	959,558	535,657	
000	PHA-Wide	700614	Telephone Infrastructure Upgrades	1475	10 Sites	300,000	300,000	95,270	32,561	
000	PHA-Wide	700798	Community Space Furniture and Equipment	1475	Varies	30,000	26,696	7,825	7,825	
010	Raymond Rosen	700798	Community Space Furniture and Equipment	1475	Varies	0	1,877	1,877	1,877	
029	Hill Creek	700798	Community Space Furniture and Equipment	1475	Varies	0	549	549	549	
076	Emlen Arms	700798	Community Space Furniture and Equipment	1475	Varies	0	878	2,133	1,130	
000	PHA-Wide	701203	Maintenance Equipment	1475	Varies	100,000	100,000	89,510	77,281	
000	PHA-Wide	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	75,000	73,075	9,032	7,128	
031	Bartram Village	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	-	1,925	1,925	0	
			Total Non-Dwelling Equipment			1,205,000	1,045,000	1,189,634	685,965	
000	PHA-Wide	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors	1485	8-11 Units	300,000	33,873	0	0	
004	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors	1485	8-11 Units	0	32,065	0	0	
012	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors	1485	8-11 Units	0	16,033	32,066	0	
069	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors	1485	8-11 Units	0	8,954	8,954	0	
088	Scattered Sites	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors	1485	8-11 Units	0	9,075	9,075	0	
			Total Demolition			300,000	100,000	50,095	0	
000	PHA-Wide	700854	Relocation	1495	Varies	200,000	68,550	85,392	85,091	
001	Johnson Homes	700854	Relocation	1495	Varies	0	0	1,375	1,375	
004	Scattered Sites	700854	Relocation	1495	Varies	0	0	68,216	86	
013	Wilson Park - Senior	700854	Relocation	1495	Varies	0	0	140	140	
014	Norris Apartments	700854	Relocation	1495	Varies	0	0	18,853	0	
015	Harrison Plaza	700854	Relocation	1495	Varies	0	1,000	3,196	3,196	
020	Spring Garden Apartments	700854	Relocation	1495	Varies	0	150	297	297	
023	Liddonfield Homes	700854	Relocation	1495	Varies	0	15,000	178,847	176,356	
029	Hill Creek	700854	Relocation	1495	Varies	0	300	28,254	27,353	
055	Fairhill Apartments	700854	Relocation	1495	Varies	0	0	12,223	12,223	

# 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: PA26P00250109								2009	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
										Comments		
						Original	Revised	Obligated	Expended			
061	Paschall Apartments	700854	Relocation	1495	Varies	0	115,000	163,579	158,992			
			Total Relocation			200,000	200,000	560,374	465,110			
129	Cambridge Plaza II	701098	504 unit modification/fair hsg	1499	Varies	0	80,000	61,494	55,127			
133	Richard Allen IIIA	701098	504 unit modification/fair hsg	1499	Varies	0	318,118	262,068	242,850			
137	Cambridge Plaza I	701098	504 unit modification/fair hsg	1499	Varies	0	122,353	114,405	107,957			
145	Lucien E. Blackwell I	701098	504 unit modification/fair hsg	1499	Varies	0	153,092	68,298	58,769			
147	Cambridge Plaza III	701098	504 unit modification/fair hsg	1499	Varies	0	32,941	11,570	4,705			
150	Lucien E. Blackwell II	701098	504 unit modification/fair hsg	1499	Varies	0	296,151	131,564	123,156			
153	Lucien E. Blackwell III	701098	504 unit modification/fair hsg	1499	Varies	0	99,464	30,253	22,787			
156	Marshal Shepard	701098	504 unit modification/fair hsg	1499	Varies	0	201,412	41,127	434			
157	Ludlow Phase III	701098	504 unit modification/fair hsg	1499	Varies	0	24,471	400	400			
			Stimulus Units			0	1,328,000	721,178	616,185			
000	PHA-Wide	701490	New Development	1499	Varies	500,000	0	0	0			
			New Development			500,000	0	0	0			
000	PHA-Wide	701491	Bond Debt Service - Principle	1501		6,534,000	6,534,000	6,525,000	6,525,000			
000	PHA-Wide	701498	Bond Debt Service - Interest	1501		5,367,300	5,367,300	5,389,464	5,389,464			
			Total Debt Service			11,901,300	11,901,300	11,914,464	11,914,464			
			GRAND TOTAL			\$59,300,401	\$58,620,401	\$65,101,751	\$53,675,309			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250109		Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling Structures	0	5,644,993	44,064	44,064
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0	0	0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	5,644,993	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	5,644,993	5,644,993	44,064	44,064
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 Replacement Housing Fund Program Grant NoPA26R00250109								2009	
Development Number / Name   HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
						Original	Revised	Obligated	Expended	Comments		
061	Paschall Apartments	701497	Replacement Housing	1499	100	5,644,993	0	0	0			
			<b>Total New Development</b>			<b>5,644,993</b>	<b>0</b>	<b>0</b>	<b>0</b>			
174	Paschall Phase II LP	801032	Dwelling Construction II	1460		0	5,644,993	44,064	44,064			
			<b>Total Construction</b>			<b>0</b>	<b>5,644,993</b>	<b>44,064</b>	<b>44,064</b>			
			<b>New Development</b>									
			<b>Total Proposed Replacement Housing Fund Activities</b>			<b>5,644,993</b>	<b>5,644,993</b>	<b>44,064</b>	<b>44,064</b>			

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

#### Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250109			Federal FFY of Grant: 2009
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	09/15/2009	10/29/2014	09/15/2009	10/29/2016	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250209		Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement      Resel <input type="checkbox"/> for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling Structures	0	8,317,064	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0	0	0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	9,704,476	3,600,000	3,600,000	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	9,704,476	11,917,064	3,600,000	0
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 Replacement Housing Fund Program Grant No: <b>PA26R00250209</b> 2009							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Obligated	Expended	Comments	
901-910	Scattered Sites	701490	New Development	1499	50 Units	4,704,476	0	0	0	
901-910	Scattered Sites	801038	Scattered Sites Replacement	1499	50 Units	0	3,600,000	3,600,000	0	
014	Norris Homes	701490	New Development	1499	51 Units	5,000,000	0	0	0	
			<b>Total New Development</b>			<b>9,704,476</b>	<b>3,600,000</b>	<b>3,600,000</b>	<b>0</b>	
045	Mantua Hall Apartments	801031	Dwelling Construction	1460		0	0	0	0	
173	Paschall Phase I LP	801031	Dwelling Construction	1460		0	899,614	0	0	
174	Paschall Phase I LP	801032	Dwelling Construction II	1460		0	138,203	0	0	
014	Norris Apartments	801031	Dwelling Construction	1460		0	7,279,247	0	0	
			<b>Total Construction</b>			<b>0</b>	<b>8,317,064</b>	<b>0</b>	<b>0</b>	
			<b>New Development</b>							
			<b>Total Proposed Replacement Housing Fund Activities</b>			<b>9,704,476</b>	<b>11,917,064</b>	<b>3,600,000</b>	<b>0</b>	

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

#### Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250209			Federal FFY of Grant: 2009
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	09/15/2009	10/29/2014	09/15/2009	10/29/2016	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA26P00250108</b>		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	10,000,000	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	1410 Administrative Costs	5,875,025	6,267,853	6,267,853	6,267,853
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	3,800,000	4,957,645	4,949,981	4,291,804
8	1440 Site Acquisition	100,000	0	0	0
9	1450 Site Improvements	2,302,377	3,094,597	3,093,500	3,068,479
10	1460 Dwelling Structures	16,457,000	20,683,043	20,782,370	18,752,682
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Non-Dwelling Space	300,000	16,027	16,027	16,027
13	1475 Non-Dwelling Equipment	1,405,000	1,910,356	1,910,356	1,862,476
14	1485 Demolition	300,000	2,941	2,941	2,941
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495 Relocation	200,000	53,751	53,751	52,500
18	1499 Development Activities	500,000	1,362,072	1,362,072	1,333,598
19	1501 Collateralization or Debt Service	12,000,000	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	58,309,491	55,519,002
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: <b>PA26P00250108</b> 2008							
Development Number / Name HA-Wide Activities	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	Obligated	Expended	
000	PHA-Wide	701100	Operating Subsidy	1406					
			<b>Total Operating Subsidy Cost</b>		<b>10,000,000</b>	<b>3,000,000</b>	<b>3,000,000</b>	<b>3,000,000</b>	
			<u><b>Management Improvements</b></u>						
000	PHA-Wide	700168	PHA Development Staff Manager	1408	115,000	100,719	100,719	100,719	
000	PHA-Wide	700169	Police Officers Salaries and Benefits	1408	2,662,514	2,924,074	2,924,074	2,924,074	
000	PHA-Wide	700176	Computer Software Acquisition, Customization, Installation and Program Implementation Training	1408	2,000,000	920,532	920,532	920,532	
000	PHA-Wide	700368	Apprenticeship Program Field Training	1408	500,000	52,462	52,462	52,462	
000	PHA-Wide	700787	Lobby Monitors: Program to enhance site security.	1408	622,800	910,179	910,179	910,179	
000	PHA-Wide	700796	Staff Development: Provide training opportunities for PHA staff.	1408	75,000	0		0	
			<b>Total Management Improvement Cost</b>		<b>5,975,314</b>	<b>4,907,965</b>	<b>4,907,965</b>	<b>4,907,965</b>	
			<u><b>Administrative Costs</b></u>						
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410	5,875,025	6,267,853	6,267,853	6,267,853	
			<b>Total Administrative Cost</b>	1410	<b>5,875,025</b>	<b>6,267,853</b>	<b>6,267,853</b>	<b>6,267,853</b>	
			<u><b>Fees and Costs</b></u>						
000	PHA-Wide	700184	PHA Technical Salaries	1430	500,000	0	0	0	
000	PHA-Wide	700185	A&E, Legal and Consultant Services	1430	2,000,000	4,618,670	4,618,670	3,960,912	
000	PHA-Wide	700187	Master Planning	1430	600,000	11,882	11,882	11,882	
000	PHA-Wide	700188	Physical Needs Assessment	1430	500,000	0	0	0	
000	PHA-Wide	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430	200,000	2,690	2,690	2,690	
001	Johnson Homes	700855	Environ issues-LBP/asbestos	1430		13,728	13,728	13,728	
004	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		8,804	8,804	8,804	
005	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		0	0	0	
012	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		2,657	2,518	2,518	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP)

### Part II: Supporting Pages

<b>PHA Name:</b> Philadelphia Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>PA26P00250108</b> 2008							
Development Number / Name HA-Wide Activities	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	Obligated	Expended	
014	Norris Apartments	700855	Environ issues-LBP/asbestos	1430		8,121	7,424	7,424	
015	Harrison Plaza	700855	Environ issues-LBP/asbestos	1430		6,135	6,135	6,135	
018	Arch Homes	700855	Environ issues-LBP/asbestos	1430		1,548	1,548	1,548	
020	Spring Garden	700855	Environ issues-LBP/asbestos	1430		197,407	197,407	196,988	
024	Queen Lane Apartments	700855	Environ issues-LBP/asbestos	1430		3,880	3,880	3,880	
025	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		423	423	423	
029	Hill Creek	700855	Environ issues-LBP/asbestos	1430		1,979	1,979	1,979	
031	Bartram Village	700855	Environ issues-LBP/asbestos	1430		844	844	844	
032	Oxford Village	700855	Environ issues-LBP/asbestos	1430		1,842	1,703	1,703	
034	Whitehall Apartments	700855	Environ issues-LBP/asbestos	1430		515	515	515	
035	Haddington Homes	700855	Environ issues-LBP/asbestos	1430		40,951	40,951	40,951	
039	West Park Apartments	700855	Environ issues-LBP/asbestos	1430		14,313	8,275	8,275	
046	Haverford Homes	700855	Environ issues-LBP/asbestos	1430		0	0	0	
049	Morton Homes	700855	Environ issues-LBP/asbestos	1430		4,806	4,434	4,434	
060	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		419	419	419	
069	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		3,819	3,819	3,819	
080	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		4,069	3,790	3,790	
081	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		1,510	1,510	1,510	
085	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		1,676	1,676	1,676	
088	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		1,935	1,935	1,935	
091	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		1,258	1,258	1,258	
092	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		1,155	1,155	1,155	
093	Westpark Plaza	700855	Environ issues-LBP/asbestos	1430		473	473	473	
097	Scattered Sites	700855	Environ issues-LBP/asbestos	1430		140	140	140	
			<b>Total Professional Services Costs and Fees</b>		<b>3,800,000</b>	<b>4,957,645</b>	<b>4,949,981</b>	<b>4,291,804</b>	
			<b><u>Site Acquisition</u></b>						
000	PHA-Wide	700165	Acquire properties below TDC	1440	100,000	0	0	0	
			<b>Total Site Acquisition Costs</b>		<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
			<b><u>PHA- Wide Site Improvements</u></b>						



# 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: PA26P00250108							
			2008							
Development Number / Name HA-Wide Activities		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	Obligated	Expended	
000	PHA-Wide	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	250,000	0	0	0	
001	Johnson Homes	700174	504Site modifications/fair hsg	1450			22,722	22,722	22,722	
003	Richard Allen	700174	504Site modifications/fair hsg	1450			5,268	5,268	5,268	
004	Scattered Sites	700174	504Site modifications/fair hsg	1450			45,170	45,170	41,845	
005	Scattered Sites	700174	504Site modifications/fair hsg	1450			870	870	870	
010	Raymond Rosen	700174	504Site modifications/fair hsg	1450			11,792	11,792	11,792	
012	Scattered Sites	700174	504Site modifications/fair hsg	1450			24,288	24,288	24,195	
013	Wilson Park - Senior	700174	504Site modifications/fair hsg	1450			16,925	16,925	16,345	
014	Norris Apartments	700174	504Site modifications/fair hsg	1450			10,936	10,936	10,936	
015	Harrison Plaza	700174	504Site modifications/fair hsg	1450			4,058	4,058	4,058	
023	Liddonfield Homes	700174	504Site modifications/fair hsg	1450			5,765	5,765	5,540	
024	Queen Lane Apartments	700174	504Site modifications/fair hsg	1450			1,086	1,086	1,086	
029	Hill Creek	700174	504Site modifications/fair hsg	1450			13,698	13,698	13,697	
032	Oxford Village	700174	504Site modifications/fair hsg	1450			26,838	26,838	25,602	
035	Haddington Homes	700174	504Site modifications/fair hsg	1450			11,531	11,531	11,531	
049	Morton Homes	700174	504Site modifications/fair hsg	1450			34,376	34,376	34,153	
050	Blumberg Apts	700174	504Site modifications/fair hsg	1450			6,650	6,650	6,650	
061	Paschall Apartments	700174	504Site modifications/fair hsg	1450			530	530	530	
065	College View	700174	504Site modifications/fair hsg	1450			6,875	6,875	6,875	
069	Scattered Sites	700174	504Site modifications/fair hsg	1450			54,201	54,201	53,889	
080	Scattered Sites	700174	504Site modifications/fair hsg	1450			9,293	9,293	9,293	
081	Scattered Sites	700174	504Site modifications/fair hsg	1450			4,609	4,609	4,609	
085	Scattered Sites	700174	504Site modifications/fair hsg	1450			11,839	11,839	11,654	
088	Scattered Sites	700174	504Site modifications/fair hsg	1450			19,322	19,322	19,024	
091	Scattered Sites	700174	504Site modifications/fair hsg	1450			3,465	3,465	3,465	
092	Scattered Sites	700174	504Site modifications/fair hsg	1450			18,355	18,355	18,355	
097	Scattered Sites	700174	504Site modifications/fair hsg	1450			5,008	5,008	4,268	
114	Gladys B Jacobs	700174	504Site modifications/fair hsg	1450			3,569	3,569	3,369	
135	Scatt Sites - 117 In-Fill U	700174	504Site modifications/fair hsg	1450			10,824	10,824	10,634	
000	PHA-Wide	700856	Underground Storage Tank Removal & Inspections	1450	Varies	50,000				
000	PHA-Wide	700857	PCB Removal & Disposal	1450	Varies	30,000				
000	PHA-Wide	700876	Install Back Flow Preventors	1450	4 sites	50,000				
000	PHA-Wide	700992	Landscaping including Tree Trimming/Tree Removal	1450	Varies	100,000				
000	PHA-Wide	701097	Asphalt/Paving	1450	Varies	0	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: PA26P00250108							2008
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Obligated	Expended	Comments
001	Johnson Homes	701097	Asphalt/Paving	1450			23,335	23,335	23,335	asphalt repair/replacement of driveways
013	Wilson Park - Senior	701097	Asphalt/Paving	1450			9,810	9,810	9,810	asphalt repair/replacement of driveways
015	Harrison Plaza	701097	Asphalt/Paving	1450			7,285	7,285	7,285	asphalt repair/replacement of driveways
020	Spring Garden Apartment	701097	Asphalt/Paving	1450			36,155	36,155	36,155	asphalt repair/replacement of driveways
030	Abbottsford Homes	701097	Asphalt/Paving	1450			35,555	35,555	35,555	asphalt repair/replacement of driveways
031	Bartram Village	701097	Asphalt/Paving	1450			71,935	71,935	71,935	asphalt repair/replacement of driveways
034	Whitehall Apartments	701097	Asphalt/Paving	1450			16,295	16,295	16,295	asphalt repair/replacement of driveways
035	Haddington Homes	701097	Asphalt/Paving	1450			30,460	30,460	30,460	asphalt repair/replacement of driveways
042	Champlost Homes	701097	Asphalt/Paving	1450			7,285	7,285	7,285	asphalt repair/replacement of driveways
049	Morton Homes	701097	Asphalt/Paving	1450			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	concreter repair/replacement of sidewalks, walkways and curbs
001	Johnson Homes	701099	Concrete and pavement	1450	38613 cy		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	concreter repair/replacement of sidewalks, walkways and curbs
010	Raymond Rosen	701099	Concrete and pavement	1450	17420 cy		11,614	11,614	11,614	concreter repair/replacement of sidewalks, walkways and curbs
013	Wilson Park - Senior	701099	Concrete and pavement	1450	30008 cy		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	concreter repair/replacement of sidewalks, walkways and curbs
015	Harrison Plaza	701099	Concrete and pavement	1450	174345 cy		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	concreter repair/replacement of sidewalks, walkways and curbs
020	Spring Garden Apartment	701099	Concrete and pavement	1450	64872 cy		43,248	43,248	40,473	concreter repair/replacement of sidewalks, walkways and curbs
023	Liddonfield Homes	701099	Concrete and pavement	1450	12243 cy		8,162	8,162	8,162	concreter repair/replacement of sidewalks, walkways and curbs
024	Queen Lane Apartments	701099	Concrete and pavement	1450	19634 cy		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	concreter repair/replacement of sidewalks, walkways and curbs
030	Abbottsford Homes	701099	Concrete and pavement	1450	9738 cy		6,492	6,492	6,492	concreter repair/replacement of sidewalks, walkways and curbs

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PHA Name: Philadelphia Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00250108							2008	
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original Budget	Revised Budget	Obligated	Expended	Comments	
031	Bartram Village	701099	Concrete and pavement	1450	62177 cy		41,451	41,451	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	concreter repair/replacement of sidewalks, walkways and curbs	
034	Whitehall Apartments	701099	Concrete and pavement	1450	17576 cy		11,717	11,717	11,717	concreter repair/replacement of sidewalks, walkways and curbs	
035	Haddington Homes	701099	Concrete and pavement	1450	41674 cy		27,783	27,783	27,783	concreter repair/replacement of sidewalks, walkways and curbs	
039	West Park Apartments	701099	Concrete and pavement	1450	38025 cy		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	concreter repair/replacement of sidewalks, walkways and curbs	
046	Haverford Homes	701099	Concrete and pavement	1450	1467 cy		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	concreter repair/replacement of sidewalks, walkways and curbs	
050	Blumberg Apts	701099	Concrete and pavement	1450	36418 cy		24,279	24,279	24,279	concreter repair/replacement of sidewalks, walkways and curbs	
055	Fairhill Apartments	701099	Concrete and pavement	1450	25323 cy		16,883	16,883	16,883	concreter repair/replacement of sidewalks, walkways and curbs	
061	Paschall Apartments	701099	Concrete and pavement	1450	24826 cy		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	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	concreter repair/replacement of sidewalks, walkways and curbs	
065	College View	701099	Concrete and pavement	1450	817 cy		545	545	545	concreter repair/replacement of sidewalks, walkways and curbs	
066	Holmecrest Homes	701099	Concrete and pavement	1450	6602 cy		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	concreter repair/replacement of sidewalks, walkways and curbs	
077	Bentley Hall	701099	Concrete and pavement	1450	17143 cy		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	2,147	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	concreter repair/replacement of sidewalks, walkways and curbs	

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PHA Name:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P00250108							
			2008							
Development Number / Name HA-Wide Activities		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	Obligated	Expended	
114	Gladys B Jacobs	701099	Concrete and pavement	1450	3080 cy		2,054	2,054	2,054	concreter repair/replacement of sidewalks, walkways and curbs
435	Force Account Warehouse	701099	Concrete and pavement	1450	39847 cy		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	concreter repair/replacement of sidewalks, walkways and curbs
000	PHA-Wide	701423	Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000				
000	PHA-Wide	701478	Fencing	1450	Varies	75,000				
000	PHA-Wide	900630	Sparkle-Signage/Awnings	1450	Varies	75,000	0		0	
042	Champlost Homes	900630	Sparkle-Signage/Awnings	1450			747	747	747	
055	Fairhill Apartments	900630	Sparkle-Signage/Awnings	1450			3,296	3,296	3,296	
000	PHA-Wide	900635	Sparkle-Lighting/Bollards	1450	Varies	50,000	0		0	
000	PHA-Wide	900660	Sparkle-Iron Fencing	1450	Varies	75,000	0		0	
000	PHA-Wide	900675	Sparkle-Siding	1450	Varies	100,000	0		0	
			Total PHA-Wide Site Improvements			1,305,000	1,396,641	1,396,641	1,385,475	
			Scattered Sites Site Improvements							
004	Scattered Sites	700881	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8	100,000	267,353	267,353	267,174	
005	Scattered Sites	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	2	20,000	43,632	43,632	43,632	
012	Scattered Sites	701401	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	14	169,377	227,139	227,139	227,139	
060	Scattered Sites	701409	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	2	20,000	54,185	53,769	53,769	
067	Scattered Sites	701410	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	0	5,000	1,018	1,018	1,018	
069	Scattered Sites	701411	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	6	75,000	330,498	330,498	322,998	
078	Scattered Sites	701413	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1	8,000	457	457	457	

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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		Total Actual Cost		Status of Work  Comments
						Original Budget	Revised Budget	Obligated	Expended	
080	Scattered Sites	701414	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	5	60,000	53,703	53,412	53,412	
081	Scattered Sites	701415	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	5	60,000	121,805	121,805	120,238	
085	Scattered Sites	701417	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	17	200,000	239,084	239,084	237,358	
087	Scattered Sites	701418	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	0	5,000	6,119	6,119	6,119	
088	Scattered Sites	701419	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8	100,000	188,692	188,302	186,723	
091	Scattered Sites	701420	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8	100,000	125,753	125,753	124,450	
092	Scattered Sites	701421	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	2	20,000	24,191	24,191	24,191	
025	Scattered Sites	701494	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	0	5,000	14,327	14,327	14,327	
			Total Scattered Site Improvements		79	947,377	1,697,956	1,696,859	1,683,004	
			Conventional Site Improvements							
055	Fairhill	700856	Underground Storage Tank Removal & Inspections	1450		50,000				
			Total Conventional Site Improvements			50,000	0	0	0	
			PHA Wide Dwelling Structures							
000	PHA-Wide	700179	Environmental Hazard Abatement	1460	Varies	150,000	66,251	66,002	66,002	
013	Wilson Park - Senior	700179	Environmental hazard abate	1460			2,630	2,630	2,630	
014	Norris Apartments	700179	Environmental hazard abate	1460			19,649	19,649	19,649	

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PHA Name:		Grant Type and Number							
Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250108							
		2008							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original Budget	Revised Budget	Obligated	Expended	Comments
024	Queen Lane Apartments	700179	Environmental hazard abate	1460		885	885	885	
029	Hill Creek	700179	Environmental hazard abate	1460		4,000	4,000	3,990	
031	Bartram Village	700179	Environmental hazard abate	1460		250	250	250	
032	Oxford Village	700179	Environmental hazard abate	1460		0	0	0	
050	Blumberg Apts	700179	Environmental hazard abate	1460		1,231	1,231	1,231	
054	Parkview Apartments	700179	Environmental hazard abate	1460		1,400	1,400	1,360	
061	Paschall Apartments	700179	Environmental hazard abate	1460		3,695	3,695	3,695	
063	Katie B Jackson	700179	Environmental hazard abate	1460		1,237	1,237	1,237	
066	Holmecrest Homes	700179	Environmental hazard abate	1460		3,145	3,145	3,145	
076	Emlen Arms	700179	Environmental hazard abate	1460		4,353	4,353	4,353	
077	Bentley Hall	700179	Environmental hazard abate	1460		1,270	1,270	1,270	
114	Gladys B Jacobs	700179	Environmental hazard abate	1460		250	250	250	
000	PHA-Wide	700181	Mold Remediation	1460	Varies	100,000			
000	PHA-Wide	700874	Combustion Upgrades	1460	500	500,000	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	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	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	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
014	Norris Apartments	700874	Combustion upgrades	1460		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	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	49,353	49,283	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.

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Philadelphia Housing Authority		Capital Fund Program Grant No: PA26P00250108							
		2008							
Development Number / Name HA-Wide Activities	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	Obligated	Expended	
030	Abbottsford Homes	700874	Combustion upgrades	1460		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	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	49,083	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	9,556	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	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
066	Holmecrest Homes	700874	Combustion upgrades	1460		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	5,265	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	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	125,665	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	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	
004	Scattered Sites	700978	Window replacement	1460			4,622	4,622	4,269
005	Scattered Sites	700978	Window replacement	1460			2,522	2,522	2,522
012	Scattered Sites	700978	Window replacement	1460			235	235	235
020	Spring Garden	700978	Window replacement	1460			39,650	39,650	39,650
069	Scattered Sites	700978	Window replacement	1460			2,265	2,265	2,265
077	Bentley Hall	700978	Window replacement	1460			0	0	0
080	Scattered Sites	700978	Window replacement	1460			384	384	384

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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		Total Actual Cost		Status of Work
					Original Budget	Revised Budget	Obligated	Expended	Comments
081	Scattered Sites	700978	Window replacement	1460		5,536	5,536	3,409	
085	Scattered Sites	700978	Window replacement	1460		1,436	1,436	1,436	
088	Scattered Sites	700978	Window replacement	1460		9,090	9,090	4,235	
091	Scattered Sites	700978	Window replacement	1460		236	236	0	
092	Scattered Sites	700978	Window replacement	1460		2,066	2,066	1,949	
097	Scattered Sites	700978	Window replacement	1460		1,226	1,226	266	
135	Scatt Sites - 117 In-Fill	700978	Window replacement	1460		245	245	0	
000	PHA-Wide	701081	Flooring	1460	20,000 sf	100,000	0	0	
000	PHA-Wide	701089	Replace Metal Handrails and Railings	1460	Varies	50,000	0	0	
004	Scattered Sites	701089	Repair/replace handrails	1460		1,150	1,150	1,150	
088	Scattered Sites	701089	Repair/replace handrails	1460		1,150	1,150	1,150	
000	PHA-Wide	701090	Fire Safety Code Compliance	1460	Varies	250,000	0	0	
013	Wilson Park - Senior	701090	Fire safety	1460		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	1460		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	1460		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	1460		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	1460		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	1460		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	1460		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	1460		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	



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					Original Budget	Revised Budget	Obligated	Expended	Comments
050	Blumberg Apts	701091	Trash Chute Doors	1460		20,369	20,369	20,369	
055	Fairhill Apartments	701091	Trash Chute Doors	1460		13,333	13,333	13,333	
000	PHA-Wide	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	100,000	0	0	
024	Queen Lane Apartments	701095	HVAC upgrades	1460		2,051	2,051	2,051	repair/replace HVAC and air conditioning systems.
000	PHA-Wide	701098	504 Unit Modification/Fair Housing	1460	13 Units	200,000	0	0	
001	Johnson Homes	701098	504 unit modification/fair hsg	1460		70,190	70,190	70,190	
003	Richard Allen	701098	504 unit modification/fair hsg	1460		19,858	19,858	19,858	
004	Scattered Sites	701098	504 unit modification/fair hsg	1460		51,569	51,569	49,407	
010	Raymond Rosen	701098	504 unit modification/fair hsg	1460		2,924	2,924	2,924	
012	Scattered Sites	701098	504 unit modification/fair hsg	1460		3,660	3,660	3,660	
013	Wilson Park - Senior	701098	504 unit modification/fair hsg	1460		25,930	25,930	25,620	
014	Norris Apartments	701098	504 unit modification/fair hsg	1460		636	636	636	
015	Harrison Plaza	701098	504 unit modification/fair hsg	1460		73,734	73,734	73,445	
018	Arch Homes	701098	504 unit modification/fair hsg	1460		1,206	1,206	1,206	
020	Spring Garden	701098	504 unit modification/fair hsg	1460		1,108	1,108	1,108	
023	Liddonfield Homes	701098	504 unit modification/fair hsg	1460		294	294	294	
024	Queen Lane Apartments	701098	504 unit modification/fair hsg	1460		15	15	15	
029	Hill Creek	701098	504 unit modification/fair hsg	1460		120,286	120,286	120,025	
031	Bartram Village	701098	504 unit modification/fair hsg	1460		37,567	37,567	37,567	
032	Oxford Village	701098	504 unit modification/fair hsg	1460		34,152	34,152	34,035	
034	Whitehall Apartments	701098	504 unit modification/fair hsg	1460		8,463	8,463	8,463	
035	Haddington Homes	701098	504 unit modification/fair hsg	1460		37,117	37,117	37,090	
042	Champlost Homes	701098	504 unit modification/fair hsg	1460		2,185	2,185	2,185	
046	Haverford Homes	701098	504 unit modification/fair hsg	1460		873	873	873	
049	Morton Homes	701098	504 unit modification/fair hsg	1460		46,995	46,995	46,780	
050	Blumberg Apts	701098	504 unit modification/fair hsg	1460		1,138	1,138	1,138	
065	College View	701098	504 unit modification/fair hsg	1460		16,146	16,146	15,726	
066	Holmecrest Homes	701098	504 unit modification/fair hsg	1460		2,794	2,794	2,794	
069	Scattered Sites	701098	504 unit modification/fair hsg	1460		11,440	11,440	10,976	
076	Emlen Arms	701098	504 unit modification/fair hsg	1460		1,165	1,165	1,165	
077	Bentley Hall	701098	504 unit modification/fair hsg	1460		2,859	2,859	2,859	

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					Original Budget	Revised Budget	Obligated	Expended	Comments
080	Scattered Sites	701098	504 unit modification/fair hsg	1460		832	832	832	
081	Scattered Sites	701098	504 unit modification/fair hsg	1460		1,992	1,992	1,992	
085	Scattered Sites	701098	504 unit modification/fair hsg	1460		1,634	1,634	1,634	
088	Scattered Sites	701098	504 unit modification/fair hsg	1460		2,316	2,316	2,316	
091	Scattered Sites	701098	504 unit modification/fair hsg	1460		2,466	2,466	2,466	
092	Scattered Sites	701098	504 unit modification/fair hsg	1460		5,332	5,332	5,332	
097	Scattered Sites	701098	504 unit modification/fair hsg	1460		726	726	726	
114	Gladys B Jacobs	701098	504 unit modification/fair hsg	1460		41,310	41,310	41,310	
135	Scatt Sites - 117 In-Fill	701098	504 unit modification/fair hsg	1460		13,011	13,011	12,851	
157	Ludlow Phase III	701098	504 unit modification/fair hsg	1460		0	0	0	
501	712 North 16th Street	701098	504 unit modification/fair hsg	1460		10,846	10,846	10,846	
901	Haddington	701098	504 unit modification/fair hsg	1460		4,896	4,896	4,896	
902	Mantua	701098	504 unit modification/fair hsg	1460		21,825	21,825	21,825	
903	Kingsessing	701098	504 unit modification/fair hsg	1460		2,914	2,914	2,914	
904	Germantown/Hunting Park	701098	504 unit modification/fair hsg	1460		1,714	1,714	1,714	
905	Fairhill Square	701098	504 unit modification/fair hsg	1460		35,041	35,041	35,041	
906	Francisville	701098	504 unit modification/fair hsg	1460		3,573	3,573	3,573	
907	Ludlow	701098	504 unit modification/fair hsg	1460		60,417	60,417	60,417	
908	Susquehanna	701098	504 unit modification/fair hsg	1460		4,001	4,001	4,001	
909	Strawberry Mansion	701098	504 unit modification/fair hsg	1460		20,744	20,744	20,744	
910	Oxford Jefferson	701098	504 unit modification/fair hsg	1460		18,786	18,786	18,786	
000	PHA-Wide	701165	Elevator Upgrades	1460	4-6 Elevators	275,000			
000	PHA-Wide	701206	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000			
000	PHA-Wide	701431	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.	1460	360 Units	1,000,000	13,163	13,163	
001	Johnson Homes	701431	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.	1460		456,715	456,715	450,215	
003	Richard Allen	701431	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.	1460		0	0	0	

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					Original Budget	Revised Budget	Obligated	Expended	Comments
004	Scattered Sites	701431	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.	1460		0	0	0	
010	Raymond Rosen	701431	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.	1460		1,221,165	1,221,165	1,221,195	
012	Scattered Sites	701431	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.	1460		0	0	0	
013	Wilson Park - Senior	701431	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.	1460		543,164	543,164	543,164	
014	Norris Apartments	701431	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.	1460		950,847	950,847	950,774	
015	Harrison Plaza	701431	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.	1460		292,241	292,241	292,241	
018	Arch Homes	701431	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.	1460		39,580	39,580	39,580	
020	Spring Garden Apartments	701431	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.	1460		180,774	179,314	179,314	

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					Original Budget	Revised Budget	Obligated	Expended	Comments
023	Liddonfield Homes	701431	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.	1460		336	336	336	
024	Queen Lane Apartments	701431	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.	1460		167,453	167,434	167,434	
025	Scattered Sites	701431	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.	1460		0	0	0	
029	Hill Creek	701431	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.	1460		270,044	270,044	270,044	
030	Abbottsford Homes	701431	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.	1460		4,654	4,654	4,654	
031	Bartram Village	701431	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.	1460		375,346	374,706	374,706	
032	Oxford Village	701431	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.	1460		142,113	142,113	142,113	
034	Whitehall Apartments	701431	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.	1460		35,855	35,189	35,189	

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					Original Budget	Revised Budget	Obligated	Expended	Comments
035	Haddington Homes	701431	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.	1460		5,014	14,850	14,850	
039	West Park Apartments	701431	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.	1460		234,732	234,122	234,122	
042	Champlost Homes	701431	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.	1460		39,158	39,158	39,158	
046	Haverford Homes	701431	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.	1460		0	0	0	
049	Morton Homes	701431	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.	1460		675,818	675,818	675,818	
050	Blumberg Apts	701431	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.	1460		1,323,805	1,323,805	1,323,805	
055	Fairhill Apartments	701431	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.	1460		205,817	204,782	204,782	
061	Paschall Apartments	701431	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.	1460		8,957	8,957	8,957	

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					Original Budget	Revised Budget	Obligated	Expended	
062	Cassie L Holley	701431	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.	1460		0	12,141	12,141	
063	Katie B Jackson	701431	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.	1460		14,774	14,774	14,774	
066	Holmecrest Homes	701431	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.	1460		636	636	636	
069	Scattered Sites	701431	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.	1460		0	0	0	
076	Emlen Arms	701431	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.	1460		9,149	9,149	9,149	
077	Bentley Hall	701431	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.	1460		5,695	3,661	3,661	
080	Scattered Sites	701431	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.	1460		0	0	0	
091	Scattered Sites	701431	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.	1460		0	0	0	

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					Original Budget	Revised Budget	Obligated	Expended	Comments
093	Westpark Plaza	701431	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.	1460		0	0	0	
113	Wilson Park - Family	701431	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.	1460		0	10,710	10,710	
114	Gladys B Jacobs	701431	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.	1460		11,588	11,588	11,588	
117	Raymond Rosen - 117	701431	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.	1460		0	0	0	
129	Cambridge Plaza II	701431	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.	1460		1,012	1,012	1,012	
132	Suffolk Manor	701431	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.	1460		72	72	72	
134	Richard Allen IIIB	701431	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.	1460		52	52	52	
135	Scatt Sites - 117 In-Fill Unit	701431	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.	1460		0	75,035	75,035	

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					Original Budget	Revised Budget	Obligated	Expended	Comments
138	Mount Olivet	701431	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.	1460		1,651	1,651	1,651	
139	Greater Grays Ferry Estates I	701431	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.	1460		1,528	1,528	1,528	
144	Greater Grays Ferry II-B	701431	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.	1460		540	540	540	
145	Lucien E. Blackwell I	701431	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.	1460		298	298	298	
149	Martin Luther King IV	701431	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.	1460		773	773	773	
150	Lucien E. Blackwell II	701431	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.	1460		46	46	46	
152	Germantown House	701431	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.	1460		6,326	6,326	6,326	
158	Nellie Reynolds Garden	701431	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.	1460		1,076	1,076	1,076	
000	PHA-Wide	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	300,000			



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						Original Budget	Revised Budget	Obligated	Expended		
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	2,030	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	1,546	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	1,441	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	2,041	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		
			Total PHA-Wide Dwelling Unit Improvements			3,775,000	8,912,594	9,013,604	8,965,278		
			Scattered Sites Dwelling Unit Renovation								
004	Scattered Sites	700453	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.	1460	64	4,800,000	5,487,012	5,487,012	5,482,689		
902	Mantua	700453	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.	1460	1	0	8,291	8,291	8,291		

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			2008							
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						Original Budget	Revised Budget	Obligated	Expended	Comments
905	Fairhill Square	700453	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.	1460	1	0	81	81	81	
906	Francisville	700453	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.	1460	1	0	767	767	767	
907	Ludlow	700453	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.	1460	1	0	2,961	2,961	2,961	
909	Strawberry Mansion	700453	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.	1460	1	0	3,763	3,763	3,763	
910	Oxford Jefferson	700453	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.	1460	1	0	1,446	1,446	1,446	
005	Scattered Sites	700454	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.	1460	1	12,000	13,923	13,923	13,923	
012	Scattered Sites	700455	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.	1460	3	210,000	397,160	397,160	397,145	
025	Scattered Sites	700456	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.	1460	1	10,000	88,240	88,240	88,240	

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						Original Budget	Revised Budget	Obligated	Expended	Comments	
060	Scattered Sites	700457	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.	1460	1	40,000	41,338	41,338	41,338		
067	Scattered Sites	700458	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.	1460	1	20,000	13,572	13,572	13,572		
069	Scattered Sites	700459	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.	1460	3	200,000	297,277	296,386	296,121		
080	Scattered Sites	700460	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.	1460	1	75,000	463,738	463,738	463,738		
081	Scattered Sites	700461	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.	1460	1	75,000	78,636	78,636	78,636		
078	Scattered Sites	700462	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.	1460	1	75,000	31,434	31,434	31,434		
085	Scattered Sites	700463	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.	1460	1	75,000	77,978	77,978	77,502		
087	Scattered Sites	700464	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.	1460	1	50,000	50,000	50,000	50,000		

# 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 Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original Budget	Revised Budget	Obligated	Expended	Comments	
088	Scattered Sites	700464	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.	1460	0	0	901	901	901		
088	Scattered Sites	700465	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.	1460	1	75,000	93,433	92,641	92,641		
091	Scattered Sites	700466	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.	1460	1	75,000	207,399	207,399	207,399		
092	Scattered Sites	700467	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.	1460	1	50,000	219,692	219,692	219,692		
901	Haddington	700504	Stimulus Units	1460	Varies	0	535,215	535,215	128,297	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	329,129	139,578	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	761,300	312,437	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 Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original Budget	Revised Budget	Obligated	Expended	Comments
904	Germantown/Hunting Park	700504	Stimulus Units	1460	Varies	0	107,043	107,043	16,472	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	275,607	167,126	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	916,343	719,507	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	513,693	247,363	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	58,629	27,009	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	700504	Stimulus Units	1460	Varies	0	587,405	587,405	431,925	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:			Grant Type and Number							
Philadelphia Housing Authority			Capital Fund Program Grant No: PA26P00250108							
			2008							
Development Number / Name HA-Wide Activities		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	Obligated	Expended	
910	Oxford Jefferson	700504	Stimulus Units	1460	Varies	0	107,043	107,043	25,409	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	11,768,766	9,787,404	
			Conventional Site Dwelling Unit Renovation							
014	Norris Homes	700875	Electrical Upgrades/Distribution	1460		125,000	0	0	0	repair/replace elctrical 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	repair/replace elctrical 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	repair/replace elctrical 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	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	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	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	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	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	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	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	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	
029	Hill Creek	700979	Canopies	1460	115 Canopies	1,000,000	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: <b>PA26P00250108</b> 2008							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original Budget	Revised Budget	Obligated	Expended	Comments
		<b>Total Site Specific Dwelling Unit Work Items</b>			<b>6,840,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
		<b><u>Non-Dwelling Structures</u></b>							
000	PHA-Wide	701486	Modernization of Non-Dwelling Space	1470	1 LS	300,000	0	0	
039	West Park Apartments	701486	Mod of nondwelling space	1470	1 LS	0	12,787	12,787	12,787
050	Blumberg Apts	701486	Mod of nondwelling space	1470	1 LS	0	3,240	3,240	3,240
		<b>Total Non-Dwelling Structures</b>			<b>300,000</b>	<b>16,027</b>	<b>16,027</b>	<b>16,027</b>	
		<b><u>Non-Dwelling Equipment</u></b>							
000	PHA-Wide	700035	Equipment for Security Upgrades	1475	5 Bldgs	200,000	0	0	repair/replace security equipment including
000	PHA-Wide	700180	Computer Infrastrucure Upgrades, Computer Lab Support, PHA Office and ISM Support	1475	Varies	500,000	632,616	632,616	585,200
000	PHA-Wide	700614	Telephone Infrastructure Upgrades	1475	10 Sites	500,000	790,349	790,349	790,349
000	PHA-Wide	700798	Community Space Furniture and Equipment	1475	Varies	30,000	0	0	0
000	PHA-Wide	701203	Maintenance Equipment	1475	Varies	100,000	391,122	391,122	390,867
000	PHA-Wide	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	75,000	96,270	96,270	96,059
		<b>Total Non-Dwelling Equipment</b>			<b>1,405,000</b>	<b>1,910,356</b>	<b>1,910,356</b>	<b>1,862,476</b>	
000	PHA-Wide	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City	1485	8-11 Units	300,000	2,941	2,941	2,941
		<b>Total Demolition</b>			<b>300,000</b>	<b>2,941</b>	<b>2,941</b>	<b>2,941</b>	
000	PHA-Wide	700854	Relocation	1495	Varies	200,000	23,038	23,038	21,790
004	Scattered Sites	700854	Relocation	1495		425	425	425	425
014	Norris Apartments	700854	Relocation	1495		590	590	590	590
023	Liddonfield Homes	700854	Relocation	1495		19,002	19,002	19,000	19,000
050	Blumberg Apts	700854	Relocation	1495		590	590	590	590
061	Paschall Apartments	700854	Relocation	1495		10,107	10,107	10,106	10,106
		<b>Total Relocation</b>			<b>200,000</b>	<b>53,751</b>	<b>53,751</b>	<b>52,500</b>	

# 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 Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
						Original Budget	Revised Budget	Obligated	Expended	Comments		
000	PHA-Wide	701490	New Development	1499	Varies	500,000	0		0			
139	Greater Grays Ferry Estates I	701098	504 unit modification/fair hsg	1499	Varies	0	252,440	252,440	250,405			
152	Germantown House	701098	504 unit modification/fair hsg	1499	Varies	0	474,427	474,427	469,076			
158	Nellie Reynolds Garden	701098	504 unit modification/fair hsg	1499	Varies	0	10,205	10,205	79			
152	Germantown House	701165	Elevator upgrades	1499	Varies	0	625,000	625,000	614,039			
			New Development			500,000	1,362,072	1,362,072	1,333,598			
000	PHA-Wide	701491	Bond Debt Principle	1501		0	6,260,000	6,260,000	6,260,000			
000	PHA-Wide	701498	Bond Debt Interest	1501		12,000,000	5,702,677	5,702,677	5,702,677			
			Total Debt Service			12,000,000	11,962,677	11,962,677	11,962,677			
			GRAND TOTAL			59,214,716	58,218,926	58,309,491	55,519,002			



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

#### Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00250108			Federal FFY of Grant: 2008
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	06/13/2008	06/12/2010	06/13/2008	06/12/2012	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Replacement Housing Fund Program Grant No: <b>PA26R00250108</b>		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0	1,206,885	1,206,885	939,456
10	1460 Dwelling Structures	0	3,195,882	3,195,882	2,562,902
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0	575,000	575,000	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	5,517,058	539,291	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	5,517,058	5,517,058	4,977,767	3,502,358
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 Replacement Housing Fund Program Grant No:PA26R00250108 2008							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Obligated	Expended	Comments	
			1430		0		0			
		<b>Total A &amp; E</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
045	Mantua Hall Apartments	801068	Site Improvement	1450	0	1,206,885	1,206,885	939,456		
		<b>Total Site Improvements</b>			<b>0</b>	<b>1,206,885</b>	<b>1,206,885</b>	<b>939,456</b>		
045	Mantua Hall Apartments	801031	Dwelling Construction	1460	0	3,195,882	3,195,882	2,562,902		
		<b>Total Construction</b>			<b>0</b>	<b>3,195,882</b>	<b>3,195,882</b>	<b>2,562,902</b>		
045	Mantua Hall Apartments	801031	Non-Dwelling Construction	1470	0	575,000	575,000	0		
		<b>Total Non-Dwelling Construction</b>			<b>0</b>	<b>575,000</b>	<b>575,000</b>	<b>0</b>		
045	Mantua Hall Apartments	801057	Demolition	1485	0		0	0		
		<b>Total Demolition</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
173	Paschall Phase I	701497			<b>0</b>	<b>539,291</b>	<b>0</b>	<b>0</b>		
		701497	Replacement Housing	1499	5,517,058	0	0	0		
		<b>Total New Development</b>			<b>5,517,058</b>	<b>539,291</b>	<b>0</b>	<b>0</b>		
		<b>Total Proposed Replacement Housing Fund Activities</b>			<b>5,517,058</b>	<b>5,517,058</b>	<b>4,977,767</b>	<b>3,502,358</b>		

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

#### Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250108			Federal FFY of Grant: 2008
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	06/13/2008	10/29/2014	06/13/2008	07/29/2016	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250208		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling Structures	0	4,938,514	4,938,514	0
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0	0	0	0
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	7,808,868	2,870,354	477,900	477,900
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	7,808,868	7,808,868	5,416,414	477,900
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:			Grant Type and Number								
Philadelphia Housing Authority			Replacement Housing Fund Program Grant No: PA26R00250208							2008	
Development Number / Name    HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original	Revised	Obligated	Expended	Comments	
173	Paschall Phase I LP	701497	Replacement Housing	1499		0	2,392,454	0	0		
174	Paschall Phase II LP	701497	Replacement Housing	1499		0	477,900	477,900	477,900		
		701497	Replacement Housing	1499		0	0	0	0		
		701497	Replacement Housing	1499		7,808,868	0	0	0		
			Total New Development			7,808,868	2,870,354	477,900	477,900		
045	Mantua Hall Apartments	801031	Dwelling Construction	1460		0	4,938,514	4,938,514	0		
			Total Construction			0	4,938,514	4,938,514	0		
			Total Proposed Replacement Housing Fund Activities			7,808,868	7,808,868	5,416,414	477,900		

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

#### Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250208			Federal FFY of Grant: 2008
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	06/13/2008	10/29/2014	06/13/2008	07/29/2016	

# 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		PA26P00250107	Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original Budget	Revised Budget	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	10,000,000	10,000,000	10,000,000	10,000,000
3	1408 Management Improvements	5,569,441	4,384,997	4,384,997	4,384,997
4	1410 Administrative Costs	5,800,000	5,875,025	5,875,025	5,875,025
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	4,275,000	1,898,355	1,898,355	1,898,355
8	1440 Site Acquisition	100,000	4,500	4,500	4,500
9	1450 Site Improvements	3,097,705	3,726,205	3,726,206	3,710,934
10	1460 Dwelling Structures	13,360,610	16,797,323	16,733,104	16,654,249
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Non-Dwelling Space	1,030,000	1,203,240	1,203,240	727,443
13	1475 Non-Dwelling Equipment	1,400,000	684,967	684,037	682,097
14	1485 Demolition	300,000	71,658	71,658	71,658
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495 Relocation	200,000	9,419	9,419	9,419
18	1499 Development Activities	500,000	2,100,000	2,100,000	1,900,000
19	1501 Collateralization or Debt Service	12,015,302	11,994,559	11,994,559	11,994,559
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	57,648,058	58,750,247	58,685,100	57,913,235
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. PA26P00250107							Federal FFY of Grant: 2007
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Obligated	Expended	Comments
000	PHA-Wide	701100	Operating Subsidy	1406		10,000,000	10,000,000	10,000,000	10,000,000	
			Total Operating Subsidy Cost			10,000,000	10,000,000	10,000,000	10,000,000	
			Management Improvements							
000	PHA-Wide	700168	PHA Development Staff Manager	1408		130,500	111,298	111,298	111,298	PHA Development Staff Manager consist of
000	PHA-Wide	700169	Police Officers Salaries and Benefits	1408		3,286,881	2,036,602	2,036,602	2,036,602	
000	PHA-Wide	700176	Computer Software Acquisition, Customization, Installation and Program Implementation Training	1408		1,000,000	1,484,417	1,484,417	1,484,417	
000	PHA-Wide	700368	Apprenticeship Program Field Training	1408		500,000	10,742	10,742	10,742	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 areas
000	PHA-Wide	700787	Lobby Monitors: Program to enhance site security.	1408		552,060	741,938	741,938	741,938	Lobby Monitors consist of Salaries & Benefits.
000	PHA-Wide	700796	Staff Development: Provide training opportunities for PHA staff.	1408		100,000	0	0	0	
			Total Management Improvement Cost			5,569,441	4,384,997	4,384,997	4,384,997	
			Administrative Costs							
000	PHA-Wide	700183	Administrative Salaries and Benefits	1410		5,800,000	5,875,025	5,875,025	5,875,025	
			Total Administrative Cost	1410		5,800,000	5,875,025	5,875,025	5,875,025	
			Fees and Costs							
000	PHA-Wide	700184	PHA Technical Salaries	1430		1,000,000	0	0	0	
000	PHA-Wide	700185	A&E, Legal and Consultant Services	1430		2,000,000	1,816,015	1,816,015	1,816,015	
045	Mantua Hall Apartments	700185	A&E, Legal and Consultant Services	1430		0	1,000	1,000	1,000	
160	Warnock I	700185	A&E, Legal and Consultant Services	1430		0	0	0	0	
161	Warnock II	700185	A&E, Legal and Consultant Services	1430		0	72,004	72,004	72,004	
000	PHA-Wide	700187	Master Planning	1430		600,000	0	0	0	
000	PHA-Wide	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		200,000	0	0	0	
		700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	
001	Johnson Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	
003	Richard Allen	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	180	180	180	
004	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	188	188	188	
010	Raymond Rosen	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	
012	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	108	108	108	
013	Wilson Park - Senior	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	
014	Norris Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0	
015	Harrison Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		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. PA26P00250107							Federal FFY of Grant: 2007	
Development Number / Name    HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Original	Revised	Obligated	Expended	Comments	
018	Arch Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0		
020	Spring Garden Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	108	108	108		
023	Liddonfield Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	933	933	933		
024	Queen Lane Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	779	779	779		
029	Hill Creek	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	752	752	752		
030	Abbottsford Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0		
031	Bartram Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	709	709	709		
032	Oxford Village	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	852	852	852		
034	Whitehall Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	35	35	35		
035	Haddington Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	425	425	425		
039	West Park Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	108	108	108		
049	Morton Homes	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	1,040	1,040	1,040		
050	Blumberg Apts	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	364	364	364		
055	Fairhill Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0		
060	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0		
061	Paschall Apartments	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	140	140	140		
069	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	108	108	108		
080	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	845	845	845		
081	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0		
085	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0		
088	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	1,408	1,408	1,408		
091	Scattered Sites	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0		
093	Westpark Plaza	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	256	256	256		
135	Scatt Sites - 117 In-Fill Unit	700855	Environmental Issues: LBP Testing and Asbestos Monitoring	1430		0	0	0	0		
000	PHA-Wide		Physical Needs Assessment - Conventional Sites	1430		475,000	0	0	0		

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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		Total Actual Cost		Status of Work
						Original	Revised	Obligated	Expended	Comments
			Total Professional Services Costs and Fees			4,275,000	1,898,355	1,898,355	1,898,355	
			Site Acquisition							
000	PHA-Wide	700165	Acquire properties below TDC	1440		100,000	4,500	4,500	4,500	
			Total Site Acquisition Costs			100,000	4,500	4,500	4,500	
			PHA- Wide Site Improvements							
000	PHA-Wide	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	325,000	0	0	0	
001	Johnson Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	51,137	51,137	51,137	
003	Richard Allen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	14,404	14,404	14,404	
004	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	29,488	29,488	29,488	
010	Raymond Rosen	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	13,035	13,035	13,035	
012	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	20,462	20,462	20,462	
013	Wilson Park - Senior	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	8,715	8,715	8,715	
014	Norris Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	3,325	3,325	3,325	
015	Harrison Plaza	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	14,260	14,260	14,260	
023	Liddonfield Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	7,737	7,737	7,737	
024	Queen Lane Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	305	305	305	
029	Hill Creek	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	8,304	8,304	8,304	
030	Abbottsford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	875	875	875	
032	Oxford Village	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	9,838	9,838	9,838	
035	Haddington Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	6,650	6,650	6,650	
042	Champlost Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	13,300	13,300	13,300	
046	Haverford Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	0	0	0	
049	Morton Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	3,970	3,970	3,970	
050	Blumberg Apts	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	6,925	6,925	6,925	
060	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	3,695	3,695	3,695	
061	Paschall Apartments	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	1,002	1,002	1,002	
062	Cassie L Holley	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	2,495	2,495	2,495	

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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. PA26P00250107							Federal FFY of Grant: 2007
Development Number / Name HA-Wide Activities		Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Obligated	Expended	Comments
065	College View	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	2,945	2,945	2,945	
066	Holmecrest Homes	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	2,495	2,495	2,495	
069	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	32,856	32,856	32,856	
077	Bentley Hall	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	2,495	2,495	2,495	
079	Plymouth Hall	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	0	0	0	
080	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	2,157	2,157	2,157	
081	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	4,210	4,210	4,210	
085	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	4,156	4,156	4,156	
088	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	5,483	5,483	5,483	
091	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	720	720	720	
097	Scattered Sites	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	0	0	0	
114	Gladys B Jacobs	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	2,967	2,967	2,967	
135	Scatt Sites - 117 In-Fill Unit	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	15,173	15,173	15,173	
903	Kingsessing	700174	504 Exterior Improvements, Ramps, Exterior Glides	1450	20 Units	0	3,325	3,325	3,325	
000	PHA-Wide	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	60,000	0	0	0	
013	Wilson Park - Senior	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	0	11,322	11,322	11,322	
014	Norris Apartments	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	0	181,850	181,850	181,850	
015	Harrison Plaza	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	0	241,560	241,560	241,560	
024	Queen Lane Apartments	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	0	58,215	58,215	58,215	
050	Blumberg Apts	700856	Underground Storage Tank Removal & Inspections	1450	1 LS	0	11,322	11,322	11,322	
000	PHA-Wide	700857	PCB Removal & Disposal	1450	Varies	30,000	0	0	0	
000	PHA-Wide	700876	Install Back Flow Preventors	1450	4 sites	50,000	0	0	0	
000	PHA-Wide	700877	Fire Code Compliance (Water Mains and Hydrant)	1450	Varies	50,000	0	0	0	
000	PHA-Wide	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	130,000	5,985	5,985	5,985	
085	Scattered Sites	700992	Landscaping including Tree Trimming/Tree Removal	1450	1 LS	0	11,920	11,920	11,920	
000	PHA-Wide	701099	Concrete and Pavement	1450	37200 cy	300,000	24,800	24,800	24,800	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		Total Actual Cost		Status of Work
							Original	Revised	Obligated	Expended	Comments
001	Johnson Homes	701099	Concrete and Pavement	1450	16458 cy	0	10,972	10,972	10,972	concreter repair/replacement of sidewalks, walkways and curbs	
003	Richard Allen	701099	Concrete and Pavement	1450	5723 cy	0	3,816	3,816	3,816	concreter repair/replacement of sidewalks, walkways and curbs	
010	Raymond Rosen	701099	Concrete and Pavement	1450	14030 cy	0	9,354	9,354	9,354	concreter repair/replacement of sidewalks, walkways and curbs	
013	Wilson Park - Senior	701099	Concrete and Pavement	1450	3176 cy	0	2,118	2,118	2,118	concreter repair/replacement of sidewalks, walkways and curbs	
014	Norris Apartments	701099	Concrete and Pavement	1450	29911 cy	0	19,941	19,941	19,941	concreter repair/replacement of sidewalks, walkways and curbs	
015	Harrison Plaza	701099	Concrete and Pavement	1450	26428 cy	0	17,619	17,619	17,619	concreter repair/replacement of sidewalks, walkways and curbs	
018	Arch Homes	701099	Concrete and Pavement	1450	6979 cy	0	4,653	4,653	4,653	concreter repair/replacement of sidewalks, walkways and curbs	
020	Spring Garden Apartments	701099	Concrete and Pavement	1450	11282 cy	0	7,521	7,521	7,521	concreter repair/replacement of sidewalks, walkways and curbs	
023	Liddonfield Homes	701099	Concrete and Pavement	1450	9887 cy	0	6,592	6,592	6,592	concreter repair/replacement of sidewalks, walkways and curbs	
024	Queen Lane Apartments	701099	Concrete and Pavement	1450	5246 cy	0	3,497	3,497	3,497	concreter repair/replacement of sidewalks, walkways and curbs	
029	Hill Creek	701099	Concrete and Pavement	1450	589353 cy	0	392,902	392,902	392,902	concreter repair/replacement of sidewalks, walkways and curbs	
030	Abbottsford Homes	701099	Concrete and Pavement	1450	18460 cy	0	12,307	12,307	12,307	concreter repair/replacement of sidewalks, walkways and curbs	
031	Bartram Village	701099	Concrete and Pavement	1450	134763 cy	0	89,842	89,842	89,842	concreter repair/replacement of sidewalks, walkways and curbs	
032	Oxford Village	701099	Concrete and Pavement	1450	5966 cy	0	3,978	3,978	3,978	concreter repair/replacement of sidewalks, walkways and curbs	
034	Whitehall Apartments	701099	Concrete and Pavement	1450	26882 cy	0	17,922	17,922	17,922	concreter repair/replacement of sidewalks, walkways and curbs	
035	Haddington Homes	701099	Concrete and Pavement	1450	12282 cy	0	8,188	8,188	8,188	concreter repair/replacement of sidewalks, walkways and curbs	
039	West Park Apartments	701099	Concrete and Pavement	1450	5293 cy	0	3,529	3,529	3,529	concreter repair/replacement of sidewalks, walkways and curbs	
042	Champlost Homes	701099	Concrete and Pavement	1450	4291 cy	0	2,861	2,861	2,861	concreter repair/replacement of sidewalks, walkways and curbs	
046	Haverford Homes	701099	Concrete and Pavement	1450	2890 cy	0	1,927	1,927	1,927	concreter repair/replacement of sidewalks, walkways and curbs	
049	Morton Homes	701099	Concrete and Pavement	1450	9139 cy	0	6,093	6,093	6,093	concreter repair/replacement of sidewalks, walkways and curbs	
050	Blumberg Apts	701099	Concrete and Pavement	1450	492048 cy	0	328,032	328,033	328,032	concreter repair/replacement of sidewalks, walkways and curbs	
055	Fairhill Apartments	701099	Concrete and Pavement	1450	10213 cy	0	6,809	6,809	6,809	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		Total Actual Cost		Status of Work	
						Original	Revised	Obligated	Expended	Comments	
061	Paschall Apartments	701099	Concrete and Pavement	1450	18635 cy	0	12,423	12,423	12,423	concreter repair/replacement of sidewalks, walkways and curbs	
066	Holmecrest Homes	701099	Concrete and Pavement	1450	2989 cy	0	1,993	1,993	1,993	concreter repair/replacement of sidewalks, walkways and curbs	
076	Emlen Arms	701099	Concrete and Pavement	1450	11069 cy	0	7,380	7,380	7,380	concreter repair/replacement of sidewalks, walkways and curbs	
077	Bentley Hall	701099	Concrete and Pavement	1450	718 cy	0	479	479	479	concreter repair/replacement of sidewalks, walkways and curbs	
100	Cecil B Moore	701099	Concrete and Pavement	1450	7087 cy	0	4,725	4,725	4,725	concreter repair/replacement of sidewalks, walkways and curbs	
114	Gladys B Jacobs	701099	Concrete and Pavement	1450	2155 cy	0	1,437	1,437	1,437	concreter repair/replacement of sidewalks, walkways and curbs	
380	Bartram Warehouse	701099	Concrete and Pavement	1450	1069 cy	0	713	713	713	concreter repair/replacement of sidewalks, walkways and curbs	
435	Force Account Warehouse (310)	701099	Concrete and Pavement	1450	61666 cy	0	41,111	41,111	41,111	concreter repair/replacement of sidewalks, walkways and curbs	
501	712 North 16th Street	701099	Concrete and Pavement	1450	9185 cy	0	6,124	6,124	6,124	concreter repair/replacement of sidewalks, walkways and curbs	
000	PHA-Wide	701423	Repair / Replace Exterior Plumbing Lines	1450	22,125 lf	150,000	0	0	0		
000	PHA-Wide	701478	Fencing	1450	Varies	125,000	0	0	0	Replace/Repair chain link fence	
010	Raymond Rosen	701478	Fencing	1450	1 LS	0	16,107	16,107	16,107	Replace/Repair chain link fence	
018	Arch Homes	701478	Fencing	1450	1 LS	0	5,700	5,700	5,700	Replace/Repair chain link fence	
024	Queen Lane Apartments	701478	Fencing	1450	1 LS	0	0	0	0	Replace/Repair chain link fence	
039	West Park Apartments	701478	Fencing	1450	1 LS	0	11,600	11,600	11,600	Replace/Repair chain link fence	
055	Fairhill Apartments	701478	Fencing	1450	1 LS	0	14,040	14,040	14,040	Replace/Repair chain link fence	
000	PHA-Wide	900630	Sparkle-Signage/Awnings	1450	1 LS	300,000	109,045	109,045	93,774		
000	PHA-Wide	900635	Sparkle-Lighting/Bollards	1450	1 LS	105,000	0	0	0		
000	PHA-Wide	900640	Sparkle-Site & Ground Improv	1450	1 LS	105,000	0	0	0		
004	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	68,611	68,611	68,611		
005	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	11,280	11,280	11,280		
012	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	85,196	85,196	85,196		
013	Wilson Park - Senior	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	15,317	15,317	15,317		
025	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	2,015	2,015	2,015		
031	Bartram Village	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	11,266	11,266	11,266		
069	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	64,904	64,904	64,904		
077	Bentley Hall	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	5,275	5,275	5,275		
080	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	12,020	12,020	12,020		
081	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	68,321	68,321	68,321		
085	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	31,418	31,418	31,418		
088	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	15,070	15,070	15,070		
091	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	6,928	6,928	6,928		
092	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	23,147	23,147	23,147		
097	Scattered Sites	900640	Sparkle-Site & Ground Improv	1450	1 LS	0	1,400	1,400	1,400		
000	PHA-Wide	900660	Sparkle-Iron Fencing	1450	1 LS	105,000	0	0	0	replace/repair fence	
001	Johnson Homes	900660	Sparkle-Iron Fencing	1450	1 LS	0	7,480	7,480	7,480	replace/repair fence	
014	Norris Apartments	900660	Sparkle-Iron Fencing	1450	1 LS	0	7,480	7,480	7,480	replace/repair fence	
034	Whitehall Apartments	900660	Sparkle-Iron Fencing	1450	1 LS	0	7,480	7,480	7,480	replace/repair fence	

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						Original	Revised	Obligated	Expended	Comments
093	Westpark Plaza	900660	Sparkle-Iron Fencing	1450	1 LS	0	7,480	7,480	7,480	replace/repair fence
000	PHA-Wide	900675	Sparkle-Siding	1450	1 LS	105,000	0	0	0	
			Total PHA-Wide Site Improvements			1,940,000	2,491,316	2,491,317	2,476,045	
			Scattered Sites Site Improvements							
004	Scattered Sites	700881	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	11	136,282	150,187	150,187	150,187	
005	Scattered Sites	701400	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	2	28,770				
							39,113	39,113	39,113	
012	Scattered Sites	701401	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	13	154,846				
							205,842	205,841	205,841	
060	Scattered Sites	701409	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	2	26,526				
							51,966	51,966	51,966	
067	Scattered Sites	701410	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1	8,000				
							1,530	1,530	1,530	
069	Scattered Sites	701411	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	8	90,873				
							197,738	197,738	197,738	
078	Scattered Sites	701413	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1	8,000				
							1,277	1,277	1,277	
080	Scattered Sites	701414	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	5	59,760				
							62,260	62,260	62,260	

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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		Total Actual Cost		Status of Work	
						Original	Revised	Obligated	Expended	Comments	
081	Scattered Sites	701415	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	4	52,662					
							111,979	111,979	111,979		
085	Scattered Sites	701417	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	28	336,145					
							191,647	191,647	191,647		
087	Scattered Sites	701418	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1	8,000					
							6,679	6,679	6,679		
088	Scattered Sites	701419	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	12	141,482					
							84,452	84,452	84,452		
091	Scattered Sites	701420	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	12	140,152					
							57,299	57,299	57,299		
092	Scattered Sites	701421	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	2	18,207					
							56,509	56,509	56,509		
025	Scattered Sites	701494	Exterior repair and replacement work as needed including, but not limited to, retaining walls, walkways, fencing, patio and curbs.	1450	1	8,000					
							16,410	16,410	16,410		
			Total Scattered Site Improvements		101	1,217,705	1,234,889	1,234,889	1,234,889		
			Conventional Site Improvements								
013	Wilson Park	700856	Underground Storage Tank Removal & Inspections	1450		0	11,322	11,322	11,322		
014	Norris Homes	700856	Underground Storage Tank Removal & Inspections	1450		0	181,850	181,850	181,850		
015	Harrison	700856	Underground Storage Tank Removal & Inspections	1450		0	241,560	241,560	241,560		
024	Blumberg	700856	Underground Storage Tank Removal & Inspections	1450		0	58,215	58,215	58,215		



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						Original	Revised	Obligated	Expended	Comments
050	Blumberg	700856	Underground Storage Tank Removal & Inspections	1450		0	11,322	11,322	11,322	
			Total Conventional Site Improvements			0	504,269	504,269	504,269	
			PHA Wide Dwelling Structures							
000	PHA-Wide	700178	Scattered Sites Lead Abatement	1460	Varies	175,000	0	0	0	
000	PHA-Wide	700179	Environmental Hazard Abatement	1460	Varies	225,000	0	0	0	
001	Johnson Homes	700179	Environmental Hazard Abatement	1460	1 LS	0	22,119	22,119	22,119	
013	Wilson Park - Senior	700179	Environmental Hazard Abatement	1460	1 LS	0	1,120	1,120	1,120	
029	Hill Creek	700179	Environmental Hazard Abatement	1460	1 LS	0	2,528	2,528	2,528	
031	Bartram Village	700179	Environmental Hazard Abatement	1460	1 LS	0	1,860	1,860	1,860	
061	Paschall Apartments	700179	Environmental Hazard Abatement	1460	1 LS	0	0	0	0	
076	Emlen Arms	700179	Environmental Hazard Abatement	1460	1 LS	0	735	735	735	
000	PHA-Wide	700181	Mold Remediation	1460	Varies	100,000	0	0	0	
000	PHA-Wide	700874	Combustion Upgrades	1460	500	450,000	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
		700874	Combustion Upgrades	1460	500	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
010	Raymond Rosen									
		700874	Combustion Upgrades	1460	500	0	45,911	45,911	45,911	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	500	0	1,207	1,207	1,207	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
014	Norris Apartments									
		700874	Combustion Upgrades	1460	500	0	46,897	46,897	46,897	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
015	Harrison Plaza									
		700874	Combustion Upgrades	1460	500	0	30,811	30,811	30,811	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
023	Liddonfield Homes									
		700874	Combustion Upgrades	1460	500	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
029	Hill Creek									
		700874	Combustion Upgrades	1460	500	0	0	0	0	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
030	Abbottsford Homes									
		700874	Combustion Upgrades	1460	500	0	167,905	167,905	167,904	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
031	Bartram Village									
		700874	Combustion Upgrades	1460	500	0	75,668	75,668	75,668	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
039	West Park Apartments									
		700874	Combustion Upgrades	1460	500	0	192,616	192,616	192,616	repair/replace heating systems including but not limited to , boilers, pumps, radiators, piping/insulation, fixtures and controls.
055	Fairhill Apartments									

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						Original	Revised	Obligated	Expended	Comments	
077	Bentley Hall	700874	Combustion Upgrades	1460	500	0	2,045	2,045	2,045	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	100,000	0	0	0	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	125,000	713	713		repair/replace plumbing systems including but not limited to panels, piping, insulation, inlets, manholes, domestic water tanks, boilers, fixtures and controls.	
014	Norris Apartments	700878	Plumbing Upgrades	1460	35 Units	0	713	713	713	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	1 LS	330,000	0	0	0		
004	Scattered Sites	700978	Window Replacement	1460	6 units	0	21,192	21,192	21,192		
012	Scattered Sites	700978	Window Replacement	1460	2 units	0	5,407	5,407	5,407		
013	Wilson Park - Senior	700978	Window Replacement	1460	1 unit	0	470	470	470		
014	Norris Apartments	700978	Window Replacement	1460	1 unit	0	3,300	3,300	3,300		
020	Spring Garden Apartments	700978	Window Replacement	1460	2 units	0	5,760	5,760	5,760		
024	Queen Lane Apartments	700978	Window Replacement	1460	1 unit	0	2,665	2,665	2,665		
055	Fairhill Apartments	700978	Window Replacement	1460	1 unit	0	420	420	420		
060	Scattered Sites	700978	Window Replacement	1460	1 unit	0	2,365	2,365	2,365		
069	Scattered Sites	700978	Window Replacement	1460	3 units	0	12,342	12,342	12,342		
080	Scattered Sites	700978	Window Replacement	1460	1 unit	0	2,720	2,720	2,720		
081	Scattered Sites	700978	Window Replacement	1460	1 unit	0	5,131	5,131	5,131		
085	Scattered Sites	700978	Window Replacement	1460	1 unit	0	2,841	2,841	2,841		
088	Scattered Sites	700978	Window Replacement	1460	1 unit	0	1,895	1,895	1,895		
092	Scattered Sites	700978	Window Replacement	1460	1 unit	0	993	993	993		
097	Scattered Sites	700978	Window Replacement	1460	1 unit	0	1,463	1,463	1,463		
000	PHA-Wide	701081	Flooring	1460	20,000 sf	100,000	0	0			
000	PHA-Wide	701089	Replace Metal Handrails and Railings	1460	Varies	50,000	0	0	0		
001	Johnson Homes	701089	Replace Metal Handrails and Railings	1460	1 LS	0	1,036	1,036	1,036		
031	Bartram Village	701089	Replace Metal Handrails and Railings	1460	1 LS	0	1,036	1,036	1,036		
035	Haddington Homes	701089	Replace Metal Handrails and Railings	1460	1 LS	0	1,036	1,036	1,036		
000	PHA-Wide	701090	Fire Safety Code Compliance	1460	1 LS	200,000	0	0	0	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.	
003	Richard Allen	701090	Fire Safety Code Compliance	1460	1 LS	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	1 LS	0	18,986	18,986	18,986	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.	

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						Original	Revised	Obligated	Expended	Comments	
024	Queen Lane Apartments	701090	Fire Safety Code Compliance	1460	1 LS	0	2,392	2,392	2,392	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	1 LS	0	7,144	7,144	7,144	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	1 LS	0	10,222	10,222	10,222	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.	
055	Fairhill Apartments	701090	Fire Safety Code Compliance	1460	1 LS	0	1,733	1,733	1,733	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 LS	0	0	0	0	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	1 LS	0	13,656	13,656	13,656	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.	
077	Bentley Hall	701090	Fire Safety Code Compliance	1460	1 LS	0	18,885	18,885	18,885	repair/replace fire safety systems including but not limited to fire pumps, sprinklers, piping, risers and controls.	
000	PHA-Wide	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	33 Units	250,000	0	0	0	repair/replace HVAC and air conditioning systems.	
013	Wilson Park - Senior	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	13 Units	0	95,477	147,141	95,477	repair/replace HVAC and air conditioning systems.	
023	Liddonfield Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 Unit	0	1,973	1,973	1,973	repair/replace HVAC and air conditioning systems.	
034	Whitehall Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 Unit	0	794	794	794	repair/replace HVAC and air conditioning systems.	
039	West Park Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	47 Units	0	358,376	382,625	358,376	repair/replace HVAC and air conditioning systems.	
077	Bentley Hall	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 Unit	0	3,940	3,940	3,940	repair/replace HVAC and air conditioning systems.	
114	Gladys B Jacobs	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	1 Unit	0	1,973	1,973	1,973	repair/replace HVAC and air conditioning systems.	
000	PHA-Wide	701098	504 Unit Modification/Fair Housing	1460	13 Units	200,000	143	143	143		
001	Johnson Homes	701098	504 Unit Modification/Fair Housing	1460	3 Units	0	46,660	46,660	46,660		
002	Tasker Homes	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	282	282	282		
003	Richard Allen	701098	504 Unit Modification/Fair Housing	1460	3 Units	0	48,032	48,032	48,032		
004	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	19,921	19,921	19,921		
010	Raymond Rosen	701098	504 Unit Modification/Fair Housing	1460	6 Units	0	90,676	90,676	90,676		
012	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	4,538	4,538	4,538		
013	Wilson Park - Senior	701098	504 Unit Modification/Fair Housing	1460	7 Units	0	114,009	114,009	114,009		
014	Norris Apartments	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	5,525	5,525	5,525		
015	Harrison Plaza	701098	504 Unit Modification/Fair Housing	1460	3 Units	0	39,787	39,787	39,787		
018	Arch Homes	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	3,736	3,736	3,736		
020	Spring Garden Apartments	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	2,987	2,987	2,987		
023	Liddonfield Homes	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	12,327	12,327	12,327		

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024	Queen Lane Apartments	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	19,386	19,386	19,386		
025	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	465	465	465		
029	Hill Creek	701098	504 Unit Modification/Fair Housing	1460	7 Units	0	101,911	101,911	101,911		
030	Abbottsford Homes	701098	504 Unit Modification/Fair Housing	1460	5 Units	0	76,823	76,823	76,823		
031	Bartram Village	701098	504 Unit Modification/Fair Housing	1460	6 Units	0	96,722	96,722	96,722		
032	Oxford Village	701098	504 Unit Modification/Fair Housing	1460	2 Units	0	32,798	32,798	32,798		
034	Whitehall Apartments	701098	504 Unit Modification/Fair Housing	1460	7 Units	0	104,943	104,943	104,943		
035	Haddington Homes	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	11,875	11,875	11,875		
039	West Park Apartments	701098	504 Unit Modification/Fair Housing	1460	6 Units	0	99,587	99,587	99,587		
041	Mill Creek Apts	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	2,097	2,097	2,097		
042	Champlost Homes	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	15,439	15,439	15,439		
045	Mantua Hall Apartments	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	208	208	208		
049	Morton Homes	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	4,880	4,880	4,880		
050	Blumberg Apts	701098	504 Unit Modification/Fair Housing	1460	5 Units	0	82,412	82,412	82,412		
054	Parkview Apartments	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	12,286	12,286	12,286		
055	Fairhill Apartments	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	11,143	11,143	11,143		
061	Paschall Apartments	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	3,116	3,116	3,116		
062	Cassie L Holley	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	8,756	8,756	8,756		
063	Katie B Jackson	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	10,955	10,955	10,955		
065	College View	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	19,582	19,582	19,582		
066	Holmecrest Homes	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	19,441	19,441	19,441		
067	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	251	251	251		
069	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	8,526	8,526	8,526		
076	Emlen Arms	701098	504 Unit Modification/Fair Housing	1460	7 Units	0	101,821	101,821	101,821		
077	Bentley Hall	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	4,601	4,601	4,601		
080	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	4,837	4,837	4,837		
081	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	591	591	591		
085	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	960	960	960		
088	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	823	823	823		
097	Scattered Sites	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	669	669	669		
100	Cecil B Moore	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	3,668	3,668	3,668		
104	Arlene Homes	701098	504 Unit Modification/Fair Housing	1460	3 Units	0	49,940	49,940	49,940		
114	Gladys B Jacobs	701098	504 Unit Modification/Fair Housing	1460	9 Units	0	133,102	133,102	133,102		
132	Suffolk Manor	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	1,268	1,268	1,268		
135	Scatt Sites - 117 In-Fill Unit	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	17,509	17,509	17,509		
137	Cambridge Plaza I	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	151	151	151		
138	Mount Olivet	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	802	802	802		
139	Greater Grays Ferry Estates I	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	7,725	7,725	7,725		
149	Martin Luther King IV	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	145	145	145		
150	Lucien E. Blackwell II	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	1,276	1,276	1,276		
152	Germantown House	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	228	228	228		
159	Angela Courts II	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	267	267	267		
370	12 South 23rd Street	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	1,078	1,078	1,078		
380	Bartram Warehouse	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	7,025	7,025	7,025		
385	2012 Chestnut Street	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	1,710	1,710	1,710		
435	Force Account Warehouse (310)	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	8,630	8,630	8,630		
477	Police	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	2,468	2,468	2,468		
501	712 North 16th Street	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	5,175	5,175	5,175		
901	Haddington	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	11,344	11,344	11,344		
902	Mantua	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	18,772	18,772	18,772		
903	Kingsessing	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	4,892	4,892	4,892		

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904	Germantown/Hunting Park	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	9,821	9,821	9,821		
905	Fairhill Square	701098	504 Unit Modification/Fair Housing	1460	2 Units	0	25,281	25,281	25,281		
906	Francisville	701098	504 Unit Modification/Fair Housing	1460	2 Units	0	26,161	26,161	26,161		
907	Ludlow	701098	504 Unit Modification/Fair Housing	1460	9 Units	0	132,165	132,165	132,165		
908	Susquehanna	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	19,417	19,417	19,417		
909	Strawberry Mansion	701098	504 Unit Modification/Fair Housing	1460	3 Units	0	52,790	52,790	52,790		
910	Oxford Jefferson	701098	504 Unit Modification/Fair Housing	1460	1 Unit	0	3,669	3,669	3,669		
000	PHA-Wide	701165	Elevator Upgrades	1460	4-6 Elevators	50,000	0	0	0		
000	PHA-Wide	701206	Security to Support Modernization Sites/Unit Turnover	1460	Varies	100,000	0	0	0		
000	PHA-Wide	701431	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.	1460	60 Units	400,000	0	0	0		
001	Johnson Homes	701431	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.	1460	39 Units	0	226,686	226,686	226,686		
003	Richard Allen	701431	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.	1460	15 Units	0	98,463	98,463	98,463		
013	Wilson Park - Senior	701431	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.	1460	60 Units	0	206,177	206,177	206,177		
014	Norris Apartments	701431	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.	1460	60 Units	0	727,708	727,708	727,708		
015	Harrison Plaza	701431	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.	1460	60 Units	0	281,754	281,754	281,754		

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						Original	Revised	Obligated	Expended	Comments	
018	Arch Homes	701431	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.	1460	60 Units	0	0	0	0		
020	Spring Garden Apartments	701431	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.	1460	40 Units	0	268,884	268,884	268,884		
024	Queen Lane Apartments	701431	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.	1460	1 Unit	0	5,718	5,718	5,718		
029	Hill Creek	701431	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.	1460	4 Units	0	26,254	26,254	26,254		
030	Abbottsford Homes	701431	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.	1460	4 Units	0	24,469	24,469	24,469		
031	Bartram Village	701431	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.	1460	43 Units	0	288,787	288,787	288,787		
032	Oxford Village	701431	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.	1460	31 Units	0	206,630	206,630	206,630		

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						Original	Revised	Obligated	Expended	Comments	
034	Whitehall Apartments	701431	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.	1460	5 Units	0	33,234	33,234	33,234		
035	Haddington Homes	701431	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.	1460	1 Unit	0	2,697	2,697	2,697		
039	West Park Apartments	701431	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.	1460	1 Unit	0	4,765	4,765	4,765		
049	Morton Homes	701431	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.	1460	21 Units	0	138,741	138,741	138,741		
050	Blumberg Apts	701431	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.	1460	14 Units	0	91,608	91,608	91,608		
055	Fairhill Apartments	701431	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.	1460	64 Units	0	429,722	429,722	429,722		
061	Paschall Apartments	701431	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.	1460	57 Units	0	382,524	382,524	382,524		

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						Original	Revised	Obligated	Expended	Comments	
063	Katie B Jackson	701431	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.	1460	2 Units	0	11,714	11,714	11,714		
065	College View	701431	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.	1460	1 Unit	0	3,653	3,653	3,653		
076	Emlen Arms	701431	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.	1460	1 Unit	0	2,882	2,882	2,882		
077	Bentley Hall	701431	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.	1460	3 Units	0	19,921	19,921	19,921		
093	Westpark Plaza	701431	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.	1460	1 Unit	0	5,115	5,115	5,115		
114	Gladys B Jacobs	701431	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.	1460	1 Unit	0	464	464	464		
000	PHA-Wide	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11,000 sf	300,000	0	0	0		
004	Scattered Sites	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	11 SF	0	291	291	291		
012	Scattered Sites	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	12 SF	0	335	335	335		



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						Original	Revised	Obligated	Expended	Comments	
085	Scattered Sites	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	12 SF	0	335	335	335		
091	Scattered Sites	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	12 SF	0	335	335	335		
000	PHA-Wide	701434	Roof Repair/Replacement	1460	5	125,000	2,525	2,525	2,525		
004	Scattered Sites	701434	Roof Repair/Replacement	1460	4	0	2,005	2,005	2,005		
012	Scattered Sites	701434	Roof Repair/Replacement	1460	1	0	299	299	299		
029	Hill Creek	701434	Roof Repair/Replacement	1460	1	0	609	609	609		
032	Oxford Village	701434	Roof Repair/Replacement	1460	1	0	609	609	609		
039	West Park Apartments	701434	Roof Repair/Replacement	1460	1	0	172	172	172		
069	Scattered Sites	701434	Roof Repair/Replacement	1460	3	0	1,482	1,482	1,482		
080	Scattered Sites	701434	Roof Repair/Replacement	1460	1	0	458	458	458		
081	Scattered Sites	701434	Roof Repair/Replacement	1460	2	0	1,096	1,096	1,096		
088	Scattered Sites	701434	Roof Repair/Replacement	1460	7	0	3,371	3,371	3,371		
097	Scattered Sites	701434	Roof Repair/Replacement	1460	1	0	299	299	299		
901	Haddington	701434	Roof Repair/Replacement	1460	1	0	458	458	458		
			Total PHA-Wide Dwelling Unit Improvements			3,280,000	6,496,723	6,572,635	6,496,007		
			Scattered Sites Dwelling Unit Renovation								
004	Scattered Sites	700453	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.	1460	78	5,860,027	3,393,991	3,253,723	3,250,783		
005	Scattered Sites	700454	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.	1460	2	135,517	42,273	42,273	42,273		
012	Scattered Sites	700455	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.	1460	5	388,075	848,190	848,206	848,206		
025	Scattered Sites	700456	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.	1460	0	24,310	102,404	102,404	102,404		

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						Original	Revised	Obligated	Expended	Comments	
060	Scattered Sites	700457	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.	1460	3	208,282	179,987	179,999	179,999		
067	Scattered Sites	700458	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.	1460	1	12,180	266	266	266		
069	Scattered Sites	700459	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.	1460	13	964,480	1,170,862	1,170,884	1,170,884		
080	Scattered Sites	700460	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.	1460	3	221,158	730,656	730,662	730,662		
081	Scattered Sites	700461	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.	1460	3	196,606	527,105	527,118	527,118		
078	Scattered Sites	700462	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.	1460	1	68,027	44,512	44,512	44,512		
085	Scattered Sites	700463	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.	1460	6	472,530	228,413	228,463	228,463		

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						Original	Revised	Obligated	Expended	Comments	
087	Scattered Sites	700464	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.	1460	1	24,123	64,314	64,314	64,314		
088	Scattered Sites	700465	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.	1460	2	151,609	225,736	225,754	225,754		
091	Scattered Sites	700466	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.	1460	1	33,232	147,015	147,015	147,015		
092	Scattered Sites	700467	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.	1460	1	104,454	69,904	69,904	69,904		
			<b>Scattered Site Unit Renovation Total</b>		<b>120</b>	<b>8,864,610</b>	<b>7,775,628</b>	<b>7,635,496</b>	<b>7,632,556</b>		
			<b>Conventional Site Dwelling Unit Renovation</b>								
020	Spring Garden	700875	Electrical Upgrades/Distribution	1460	200	40,000	0	0	0	replace/repair electrical system.	
029	Hill Creek	700875	Electrical Upgrades/Distribution	1460	2 Poles	9,000	0	0	0	replace/repair electrical system.	
030	Abbottsford	700875	Electrical Upgrades/Distribution	1460	6 Poles	7,000	0	0	0	replace/repair electrical system.	
039	Westpark	700875	Electrical Upgrades/Distribution	1460	300	40,000	0	0	0	replace/repair electrical system.	
045	Mantua Hall	700875	Electrical Upgrades/Distribution	1460	150	40,000	0	0	0	replace/repair electrical system.	
004	Scattered Sites	700978	Window Replacement	1460	185 windows	0	21,192	0	21,192		
012	Scattered Sites	700978	Window Replacement	1460	47 windows	0	5,407	0	5,407		
013	Scattered Sites	700978	Window Replacement	1460	4 windows	0	470	0	470		
014	Norris Homes	700978	Window Replacement - balances and seals	1460	29 windows	20,000	3,300	0	3,300		
020	Spring Garden	700978	Window Replacement	1460	50 windows	20,000	5,760	0	5,760		
024	Spring Garden Apartments	700978	Window Replacement	1460	23 windows	0	2,665	0	2,665		
029	Hill Creek	700978	Window Replacement	1460	175 windows	20,000	0	0	0		
055	Scattered Sites	700978	Window Replacement	1460	4 windows	0	420	0	420		
060	Scattered Sites	700978	Window Replacement	1460	21 windows	0	2,365	0	2,365		
069	Scattered Sites	700978	Window Replacement	1460	108 windows	0	12,342	0	12,342		
080	Scattered Sites	700978	Window Replacement	1460	24 windows	0	2,720	0	2,720		
081	Scattered Sites	700978	Window Replacement	1460	45 windows	0	5,131	0	5,131		
085	Scattered Sites	700978	Window Replacement	1460	25 windows	0	2,841	0	2,841		
088	Scattered Sites	700978	Window Replacement	1460	17 windows	0	1,895	0	1,895		
092	Scattered Sites	700978	Window Replacement	1460	9 windows	0	993	0	993		

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						Original	Revised	Obligated	Expended	Comments	
097	Scattered Sites	700978	Window Replacement	1460	13 windows	0	1,463	0	1,463		
020	Spring Garden	701089	Replace Metal Handrails and Railings	1460	213 units	65,000	0	0	0		
013	Wilson Park	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	460 Units	0	95,477	0	95,477		
023	Liddonfield Homes	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	95 Units	0	1,973	0	1,973		
034	Whitehall Apartments	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	95 Units	0	794	0	794		
039	Westpark	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	322 Units	0	358,376	0	358,376		
077	Bentley	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	95 Units	0	3,940	0	3,940		
114	Gladys B Jacobs	701095	Heating, Ventilation and Air Conditioners (HVAC) Upgrades	1460	95 Units	0	1,973	0	1,973		
039	Westpark	701165	Elevator Upgrades	1460	6 Cabs	60,000	0	0	0	elevator repairs	
013	Wilson Park	701166	Heating Plant Upgrade	1460	1 LS	0	940,000	940,000	940,000	replace/repair heating system	
014	Norris Homes	701166	Heating Plant Upgrade	1460	1 LS	0	1,234,834	1,234,835	1,234,834	replace/repair heating system	
020	Spring Garden	701166	Heating Plant Upgrade	1460	1 LS	300,000	0	0	0	replace/repair heating system	
024	Queen Lane	701166	Heating Plant Upgrade	1460	1 LS	0	99,876	99,876	99,876	replace/repair heating system	
039	West Park Apartments	701166	Heating Plant Upgrade	1460	1 LS	0	54,000	54,000	54,000	replace/repair heating system	
050	Blumberg Apts	701166	Heating Plant Upgrade	1460	1 LS	0	190,720	190,720	190,720	replace/repair heating system	
065	Collegeview	701166	Heating Plant Upgrade	1460	1 LS	300,000	8,666	8,666	8,666	replace/repair heating system	
076	Emlen	701166	Heating Plant Upgrade	1460	1 LS	300,000	0	0	0	replace/repair heating system	
004	Scattered Sites	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	12 sf	0	291	0	291		
012	Scattered Sites	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	13 sf	0	335	0	335		
031	Bartram	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	13,000 sf	325,000	0	0	0		
085	Scattered Sites	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	13 sf	0	335	0	335		
091	Scattered Sites	701433	Repair Exterior Wall Surfaces including Stucco, Brick, Brick Pointing and Caulking	1460	13 sf	0	335	0	335		
			Total Site Specific Dwelling Unit Work Items			1,546,000	3,060,887	2,528,097	3,060,887		
			Non-Dwelling Structures								
003	Richard Allen	700011	Richard Allen Community Center	1470		0	14,068	14,068	14,068		
000	PHA-Wide	701484	ADA Requirements	1470		830,000	0		0		
000	PHA-Wide	701486	Modernization of Non-Dwelling Space	1470		200,000	0	0	0		
031	Bartram Village	701486	Modernization of Non-Dwelling Space	1470		0	405,000	405,000	404,392		
050	Blumberg Apts	701486	Modernization of Non-Dwelling Space	1470		0	666,182	666,182	190,993		
076	Emlen	701486	Modernization of Non-Dwelling Space	1470		0	117,990	117,990	117,990		
			Total Non-Dwelling Structures			1,030,000	1,203,240	1,203,240	727,443		
			Non-Dwelling Equipment								

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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 Infrastrucure Upgrades, Computer Lab Support, PHA Office and ISM Support Services	1475	Various sites	500,000	452,568	452,568	452,568	
000	PHA-Wide	700614	Telephone Infrastructure Upgrades	1475	10 Sites	500,000	58,324	58,324	58,324	
000	PHA-Wide	700798	Community Space Furniture and Equipment	1475	Various sites	25,000	0	0	0	
024	Queen Lane	700798	Community Space Furniture and Equipment	1475	1 LS	0	3,770	3,770	3,770	
077	Bently Hall	700798	Community Space Furniture and Equipment	1475	1 LS	0	1,847	1,847	1,847	
114	Gladys B Jacobs	700798	Community Space Furniture and Equipment	1475	1 LS	0	5,861	5,861	5,861	
000	PHA-Wide	701203	Maintenance Equipment	1475	Varies	100,000	4,636	4,636	4,636	repair/replace maintenance equipment including but not limited to landscaping, snow removal and small construcion equipment.
000	PHA-Wide	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	75,000	94,962	94,962	94,962	
031	Bartram Village	701204	Administrative and Field Office Furniture and Equipment	1475	Varies	0	63,000	62,071	60,130	
			<b>Total Non-Dwelling Equipment</b>			<b>1,400,000</b>	<b>684,967</b>	<b>684,037</b>	<b>682,097</b>	
000	PHA-Wide	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors	1485	8-11 Units	300,000	10,530	10,530	10,530	
018	Arch Homes	700882	Demolition Costs to Remove Hazardous and/or Collapsed Buildings in Response to City Inspectors	1485	8-11 Units	0	61,128	61,128	61,128	
			<b>Total Demolition</b>			<b>300,000</b>	<b>71,658</b>	<b>71,658</b>	<b>71,658</b>	
000	PHA-Wide	700854	Relocation	1495	Varies	200,000	9,419	9,419	9,419	
			<b>Total Relocation</b>			<b>200,000</b>	<b>9,419</b>	<b>9,419</b>	<b>9,419</b>	
000	PHA-Wide	701490	New Development	1499	Scattered Sites	500,000	0		0	
			<b>New Development</b>			<b>500,000</b>				
135	Spring Garden	701490	New Development	1499	117 infill units	0	2,100,000	2,100,000	1,900,000	
			<b>New Development</b>			<b>0</b>	<b>2,100,000</b>	<b>2,100,000</b>	<b>1,900,000</b>	
000	PHA-Wide	701491	Bond Debt Service	1501		0	6,065,000	6,065,000	6,065,000	
000	PHA-Wide	701498	Bond Debt Service	1501		12,015,302	5,929,559	5,929,559	5,929,559	
			<b>Total Debt Service</b>			<b>12,015,302</b>	<b>11,994,559</b>	<b>11,994,559</b>	<b>11,994,559</b>	
000	PHA-Wide	700797	Contingency	1502		0				
			<b>GRAND TOTAL</b>			<b>\$58,038,058</b>	<b>\$59,790,431</b>	<b>\$59,192,493</b>	<b>\$58,952,706</b>	
							1,040,184	<b>504,982</b>	<b>1,037,060</b>	

**Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program**

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No. <b>PA26P00250107</b>	Federal FFY of Grant: <b>2007</b>
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# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Replacement Housing Fund Program Grant No: <b>PA26R00250107</b>		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	1,329,346	1,027,427	1,025,145
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0	741,411	741,411	741,411
10	1460 Dwelling Structures	0	3,452,495	3,452,495	3,452,495
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0			
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0	109,819	109,819	109,819
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	5,633,071	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	5,633,071	5,633,071	5,331,152	5,328,870
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:			Grant Type and Number									
Philadelphia Housing Authority			Replacement Housing Fund Program Grant No: PA26R00250107					2007				
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	
Activities							Original	Revised	Obligated	Expended	Comments	
160	Warnock I		701497	Replacement Housing	1499		5,633,071	0	0	0		
				Total New Development			5,633,071	0	0	0		
160	Warnock I		700187	Master Planning	1430		0	157,410	0	0		
160	Warnock I		801016	Outside Counsel	1430		0	100,000	100,000	100,000		
160	Warnock I		801018	A&E Costs	1430		0	696,590	651,000	648,718		
160	Warnock I		801026	Other Fees/Costs	1430		0	375,346	276,427	276,427		
				Total A & E			0	1,329,346	1,027,427	1,025,145		
160	Warnock I		801068	Site Improvement	1450		0	300,000	300,000	300,000		
160	Warnock I		801069	Public Infrastructure	1450		0	441,411	441,411	441,411		
				Total Site Improvements			0	741,411	741,411	741,411		
160	Warnock I		801031	Dwelling Construction	1460		0	3,452,495	3,452,495	3,452,495		
				Total Construction			0	3,452,495	3,452,495	3,452,495		
160	Warnock I		801057	Demolition	1485		0	109,819	109,819	109,819		
				Total Demolition			0	109,819	109,819	109,819		
				New Development								
				Total Proposed Replacement Housing Fund Activities			5,633,071	5,633,071	5,331,152	5,328,870		

**GRAND TOTAL**



## Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>	Grant Type and Number Replacement Housing Fund Program Grant No: <b>PA26R00250107</b>	Federal FFY of Grant: <b>2007</b>
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# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) Part I: Summary

PHA Name: <b>PHILADELPHIA HOUSING AUTHORITY</b>		Grant Type and Number Replacement Housing Fund Program Grant No: <b>PA26R00250207</b>		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:    ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0	0	0	0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administrative Costs	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	1,959,323	1,347,765	267,339
8	1440 Site Acquisition	0			
9	1450 Site Improvements	0	4,467,451	4,612,444	4,157,329
10	1460 Dwelling Structures	0	6,098,902	5,859,786	5,859,786
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Non-Dwelling Space	0			
13	1475 Non-Dwelling Equipment	0			
14	1485 Demolition	0	14,779	14,779	0
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495 Relocation	0			
18	1499 Development Activities	12,540,455	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	12,540,455	12,540,455	11,834,774	10,284,454
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

<b>PHA Name:</b> Philadelphia Housing Authority		<b>Grant Type and Number</b> Replacement Housing Fund Program Grant No: <b>PA26R00250207</b> 2007							
Development Number / Name HA-Wide Activities	Line Item #	General Description of Major Work Categories	Develop Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	Comments
	701497	Replacement Housing	1499		12,540,455	0	0	0	
		<b>Total New Development</b>			<b>12,540,455</b>	<b>0</b>	<b>0</b>	<b>0</b>	
045 Mantua Hall Apartments	801016	A&E Costs	1430		0	172,500	8,419	8,419	
161 Warnock II	801016	Outside Counsel	1430		0	149,547	282,168	133,621	
045 Mantua Hall Apartments	801018	A&E Costs	1430		0	728,419	728,419	0	
161 Warnock II	801019	A & E Serv/CM Cont. Phase II	1430		0	582,231	231,157	27,697	
045 Mantua Hall Apartments	801026	Other Fees/Costs	1430		0	313,397	84,372	84,372	
161 Warnock II	801026	Other Fees/Costs	1430		0	13,229	13,229	13,229	
		<b>Total A &amp; E</b>			<b>0</b>	<b>1,959,323</b>	<b>1,347,765</b>	<b>267,339</b>	
123 Ludlow Area	701069	Infrastructure	1450		0	1,010,000	1,010,000	997,118	
045 Mantua Hall Apartments	801068	Site Improvement	1450		0	1,079,185	1,079,185	636,952	
161 Warnock II	801068	Site Improvement	1450		0	1,378,266	1,523,259	1,523,259	
161 Warnock II	801071	Infrastructure Phase II	1450		0	1,000,000	1,000,000	1,000,000	
		<b>Total Site Improvements</b>			<b>0</b>	<b>4,467,451</b>	<b>4,612,444</b>	<b>4,157,329</b>	
045 Mantua Hall Apartments	801031	Dwelling Construction	1460		0	2,320,018	2,320,018	2,320,018	
161 Warnock II	801031	Dwelling Construction	1460		0	3,778,884	3,539,768	3,539,768	
		<b>Total Construction</b>			<b>0</b>	<b>6,098,902</b>	<b>5,859,786</b>	<b>5,859,786</b>	
045 Mantua Hall Apartments	801057	Demolition	1485		0	14,779	14,779	0	
		<b>Total Demolition</b>			<b>0</b>	<b>14,779</b>	<b>14,779</b>	<b>0</b>	
		<b>New Development</b>							
		<b>Total Proposed Replacement Housing Fund Activities</b>			<b>12,540,455</b>	<b>12,540,455</b>	<b>11,834,774</b>	<b>10,284,454</b>	

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

#### Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: PHILADELPHIA HOUSING AUTHORITY		Grant Type and Number Replacement Housing Fund Program Grant No: PA26R00250207			Federal FFY of Grant: 2007
Development Number Name / PHA - Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	09/13/2007	09/12/2009	09/13/2007	09/12/2011	

## **APPENDIX C**

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>James Weldon Johnson House PA002001</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.		Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
<b>Richard Allen Homes Phase II PA002003</b>	Possible new development for residential and non-residential on vacant undevelopped parcels	Possible disposition in connection with the new development.			Possible homeownership component in connection with potential modernization and revitalization.
<b>Richard Allen Homes Phase III PA002133</b>					Includes 15-year tax credit and lease purchase homeownership components.

### Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Raymond Rosen On-Site PA002010</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
<b>Wilson Park PA002013</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with HOPE 6 and/or LIHTC Application.		279 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial economic development, management offices, community and supportive services offices and/or open space.	

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Norris I Apartments PA002014</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds. PHA plan to apply for HOPE 6, Choice Neighborhood and/or LIHTC Application when available. LIHTC was awarded for a portion of site 2010	Possible demolition in connection with the revitalization, and possible disposition in connection with mixed-finance development. Demolition application submitted to HUD 2010 for portion of site for mixed finance development .		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
<b>Harrison Plaza PA002015</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with HOPE 6 and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	



## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Arch Homes PA002018</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program income, private funds with HOPE 6 and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
<b>Spring Garden Apartments PA002020</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.	Potential demolition and disposition applications may be submitted for a portion of site.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
<b>Falls Ridge PA002130</b>					
<b>Liddonfield Homes I PA002023</b>	Possible candidate for revitalization/development by PHA or third party developer, which may include some demolition and development with capital funds, MTW, program income, bond proceeds, HOPE VI, private funds, Choice Neighborhood and/or LIHTC.	Demolition in connection with HUD approved demolition and required conversion applications, and/or disposition in connection with new development.		Mandatory conversion of units/parcels for residential development, and/or commercial, economic development.	Possible homeownership component in connection with potential modernization and revitalization.

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Queen Lane I Apartments PA002024</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds. PHA plan to apply for HOPE 6, Choice Neighborhood and/or LIHTC Application when available. Submintted LIHTC application for Highrise 2010	demolition and disposition applications in connection with new development and mixed finance submitted to HUD 2010		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
<b>Hill Creek Apts I &amp; II PA002029</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

### Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Abbottsford Homes</b> <b>PA002030</b>	Possible site for additional redevelopment including commercial space, through mixed financing.	Possible disposition of a portion of the site in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
<b>Bartram Village</b> <b>PA002031</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Oxford Village PA002032</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
<b>Whitehall Apartments I PA002034</b>	Modernization completed 2005				
<b>Haddington Homes PA002035</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
<b>Martin Luther King Plaza PA002036 New PA#s: PA002128 PA002136 PA002149</b>	All Phases completed. New construction of 19 market rate homeownership units on a portion of the site.	Possible disposition in connection with mixed-finance development and/or other sale transactions to City and private developers.			109 Homeownership Units. HOPE VI HO Middle income Program essential elements of Nehemiah, USHA of 1937.

Appendix C: Public Housing Asset Management Table

MTW Year Ten Plan

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Morton Homes PA002049</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	47 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
<b>Westpark Apartments PA002039</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development or to private developers.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Champlost Homes PA002042</b>				Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
<b>Mantua Hall PA002045</b>	Under revitalization, which includes some demolition with capital funds, bond proceeds, MTW, Stimulus, program incomes, private funds and LIHTC equity to develop 101 new units.	Building demolished and disposition for mixed-finance development complete.			
<b>Haverford Homes PA002046</b>	Possible candidate for modernization, rehabilitation, with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Blumberg Apartments PA002050</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	94 units designated.	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
<b>Parkview Apartments PA002054</b>					
<b>Fairhill Apartments PA002055</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.		Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
<b>Paschall Homes PA002061</b>	Under revitalization, which includes demolition with capital funds, bond proceeds, MTW, Stimulus, program incomes, private funds and LIHTC equity to develop 100 new units.	Demolition in connection with the modernization and revitalization, and possible acquisition/disposition in connection with mixed-finance development complete.			

### Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Cassie Holly (Point Breeze Court)</b> <b>PA002062</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.		71 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
<b>Katie B. Jackson</b> <b>PA002063</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.		59 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	



## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Collegeview Homes PA002065</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.		54 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
<b>Holmecrest Apartments PA002066</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.		84 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

### Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Emlen Arms PA002076</b>			156 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
<b>Bentley Hall PA002077</b>			99 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Plymouth Hall PA002079</b>	Rehabilitation with capital funds to develop 53 ACC units		53 Elderly Units Elderly Designation to be revised	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space. Reduce unit count from 60 to 53 with new community space.	
<b>West Park Plaza PA002093</b>	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
<b>Herbert Arlene Homes PA002104</b>	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with HOPE 6 and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

Appendix C: Public Housing Asset Management Table

MTW Year Ten Plan

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Gladys B. Jacobs PA002114</b>	Possible renovation for delivery of enhanced senior support services.		80 Elderly Units		
<b>Scattered Sites PA002000901</b>	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for HOPE 6, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937. Possible homeownership component in connection with potential modernization and revitalization.
<b>Scattered Sites PA002000902</b>	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for HOPE 6, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Scattered Sites PA002000903</b>	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for HOPE 6, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
<b>Scattered Sites PA002000904</b>	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for HOPE 6, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
<b>Scattered Sites PA002000905</b>	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for HOPE 6, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

Appendix C: Public Housing Asset Management Table

MTW Year Ten Plan

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Scattered Sites PA002000906</b>	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for HOPE 6, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
<b>Scattered Sites PA002000907</b>	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for HOPE 6, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
<b>Scattered Sites PA002000908</b>	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for HOPE 6, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.

Appendix C: Public Housing Asset Management Table

MTW Year Ten Plan

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Scattered Sites PA002000909</b>	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for HOPE 6, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
<b>Scattered Sites PA002000910</b>	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for HOPE 6, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
<b>Inglis House</b>	May provide capital funds, ACC subsidy and/or Section 8 vouchers for this project.				

## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>City-Wide</b>	Acquisition, new development and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units. PHA plan to submit the LIHTC and/or other State, City funding sources for new development.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required.	May be requesting Elderly or Disabled Only Designation Plan	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.
<b>Scattered Site Disposition: City-Wide</b>	Disposition Plan to be developed and implemented. Disposition of properties at market rate.	Possible demolition in connection with the modernization and revitalization. Disposition application may be required.			Possible Homeownership Component: Revised 5(h)/Section 32 of USHA of 1937.
<b>Suffolk Manor PA002132</b>	Possible major exterior envelope and air conditioner heating system to be improved.		77 Elderly Units		
<b>Mt. Olivet PA002138</b>	Possible major exterior envelope and air conditioner heating system to be improved.		161 Elderly Units		
<b>Replacement unit Initiative</b>	Possible acquisition of foreclosure properties, 202 properties, Private properties in combination with LIHTC and mixed finance development to develop new replacement units.	Possible demolition in connection with revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required.	Possible Elderly Designation		Possible homeownership component, subject to Section 32 of the USHA of 1937 will include lease purchase, conventional sale and Housing Choice vouchers.




## Appendix C: Public Housing Long term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Transitional Housing</b>	New construction of transitional housing units for homeless families and individuals and rehabilitation of housing stock along with neighborhood revitalization efforts. May be developed by PHA or alternative financing services by a CDC, non-profit, or for-profit organization. May use ACCs and/or Capital Funds to develop units.	Possible demolition in connection with modernization and revitalization, and possible disposition in connection with mixed-finance development. Additional disposition applications and conveyances to RDA and/or PHA wholly-owned subsidiary and/or private owner may be required.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

## **APPENDIX D**

**PHILADELPHIA HOUSING AUTHORITY  
PROGRAM DEVELOPMENT AND DESIGN**

# Memo

**To:** Carl R. Greene, Executive Director  
**From:** Cat Nguyen, General Manager, Development Department   
**Date:** July 7, 2009  
**Re:** 2009 Cost Limit Policy

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Attached is the updated PHA MTW 2009 Cost Limit Policy for your execution.

Thank You

Reviewed By: 

Shelley James, Chief of Staff

Date: 7.9.09

Reviewed By: 

Monique DeLapenha, Ballard Spahr

Date: 7-7-09

W/ attachments

## **Philadelphia Housing Authority Cost Limit Policy**

### **AUTHORIZATION**

Pursuant to Attachment C – Statement of Authorizations – of the Philadelphia Housing Authority’s (“PHA or the Authority”) Moving To Work (“MTW”) Agreement dated October 16<sup>th</sup>, 2008, the MTW Annual Plan Year Nine, Major Initiative 17 - Establishment of Total Development Cost (“TDC”) and Housing Cost Caps (“HCC”), approved by the U.S. Department of Housing and Urban Development (“HUD”) on April 7, 2009, the PHA hereby establishes a reasonable Cost Limit Policy (“CLP,” or the “Policy”) for development and redevelopment activities that will replace HUD’s TDC and HCC.


The Policy creates TDC and HCC limits, which establish construction and development cost limits for PHA’s development activities in the City of Philadelphia. The PHA Cost Limits range from 173% to 197% higher than HUD’s Cost Limits as issued in PIH-08-47 depending on the type of building (detached/semi-detached, row house, walkup, and elevator) and by bedroom/unit size (studio to six bedroom units). For example, the TDC for a two-bedroom elevator unit is 173% higher than HUD’s TDC limit and the TDC for a four-bedroom semi-detached unit is 188% higher than HUD’s TDC limit.

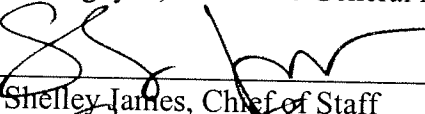
The Cost Limit Policy (“CLP”) described below reflects a range of costs associated with developing new PHA Conventional and Scattered Site rental units, rehabilitating existing rental units in these categories, as well as the costs associated with developing and rehabilitating new homeownership housing units and fully adaptable units for the mobility-impaired. The CLP captures costs associated with current construction practices and the incorporation of energy efficient and environmentally conscious equipment and materials used in the building process. In addition, the establishment of the CLP takes into account the greater Philadelphia area building code requirements, market trends in construction and union wage rates, Davis Bacon wage rates and costs associated with government contract work versus private market contract work. For example, the Engineering News Record has projected the Building Construction Cost Index to increase by 4.8% over 2007 and the City of Philadelphia material cost index will be 6.4% above 2008. The CLP also incorporates the cost of modern design amenities to improve the marketability of PHA units, such as refrigerators, dishwashers, garbage disposals, and energy efficient hot air furnaces with central air conditioning. The costs of these appliances considerably increase the costs of construction of a typical Philadelphia two-story residential three-bedroom row house unit. Also, a typical two-story row house constructed by the PHA is 1400 SF or 200 SF greater than the HUD standard three-bedroom apartment of 1200 SF, which also increases the construction costs experienced by PHA.

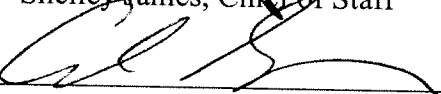
These Philadelphia Housing Cost Factors, among others, separately and cumulatively impact the PHA’s ability to develop housing units within the HUD cost limits specifically for new and rehabilitated home ownership developments and for development sites that include 10% or greater fully adaptable units for the mobility impaired. Because each development initiative is unique and may include some or all of the above cost factors, PHA is establishing the following application criteria, which defines how the CLP will be applied.

# **APPLICATION CRITERIA FOR USING PHA TDC AND HCC LIMITS**

The PHA TDC and HCC limits in "Attachment A" will be applied in connection with the development of all new and substantially rehabilitated PHA 504-compliant rental and homeownership units for construction and permanent financing scenarios. A range of TDC and HCC limits from the existing HUD 2008 TDC/HCC limits, as regularly updated by HUD, up to and including PHA's TDC/HCC limits, will be used for the development of all mixed financed public housing/tax credit rental units and for the substantial rehabilitation of existing public housing conventional and scattered site rental units.

Recommended By:  Dated as of: June 30, 2009  
Cat Nguyen, Executive General Manager - Development

Reviewed By:  Dated as of: June 30, 2009  
Shelley James, Chief of Staff

Approved By:  Dated as of: June 30, 2009  
Carl R. Greene, Executive Director

## ATTACHMENT A

## PHILADELPHIA HOUSING AUTHORITY

## 2009 TOTAL DEVELOPMENT COST (TDC) AND HOUSING CAP COST (HCC) LIMITS

	NUMBER OF BEDROOMS													
	0		1		2		3		4		5		6	
	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC
Detached/Semi-Detached	\$ -	\$ -	\$225,373	\$394,402	\$266,207	\$465,863	\$319,931	\$559,880	\$374,708	\$655,740	\$429,310	\$751,292	\$ -	\$ -
Row House	\$ -	\$ -	\$203,374	\$355,904	\$239,263	\$418,710	\$287,115	\$502,451	\$334,969	\$586,195	\$382,821	\$669,937	\$ -	\$ -
Walk-up	\$176,055	\$308,097	\$176,055	\$308,097	\$203,708	\$356,490	\$269,878	\$472,286	\$331,729	\$580,525	\$390,368	\$683,144	\$ -	\$ -
Elevator	\$ -	\$ -	\$213,541	\$341,665	\$249,365	\$398,985	\$331,717	\$530,747	\$411,330	\$658,128	\$486,550	\$778,480	\$ -	\$ -



## PHA MTW HCC / TDC as of 2008 STUDY

	HCC						
	0	1	2	3	4	5	6
Detached/Semi-Detach	\$ -	\$ 188,574	\$ 222,741	\$ 267,693	\$ 313,526	\$ 359,212	\$ -
Row House	\$ -	\$ 170,167	\$ 200,196	\$ 240,235	\$ 280,275	\$ 320,314	\$ -
Walk-Up	\$ 147,309	\$ 147,309	\$ 170,447	\$ 225,812	\$ 277,564	\$ 326,629	\$ -
Elevator	\$ -	\$ 178,674	\$ 208,649	\$ 277,554	\$ 344,168	\$ 407,106	\$ -

	TDC						
	0	1	2	3	4	5	6
Detached/Semi-Detach	\$ -	\$ 330,004	\$ 389,796	\$ 468,463	\$ 548,671	\$ 628,622	\$ -
Row House	\$ -	\$ 297,792	\$ 350,343	\$ 420,412	\$ 490,481	\$ 560,549	\$ -
Walk-Up	\$ 257,790	\$ 257,790	\$ 298,282	\$ 395,171	\$ 485,736	\$ 571,712	\$ -
Elevator	\$ -	\$ 285,878	\$ 333,839	\$ 444,087	\$ 550,669	\$ 651,369	\$ -

## PROJECTED HOUSING COST CAP (HCC) / TOTAL DEVELOPMENT COSTS (TDC) LIMITS

Projected increase from previous = 19.5%

	HCC						
	0	1	2	3	4	5	6
Detached/Semi-Detach	\$ -	\$ 225,373	\$ 266,207	\$ 319,931	\$ 374,708	\$ 429,310	\$ -
Row House	\$ -	\$ 203,374	\$ 239,263	\$ 287,115	\$ 334,969	\$ 382,821	\$ -
Walk-Up	\$ 176,055	\$ 176,055	\$ 203,708	\$ 269,878	\$ 331,729	\$ 390,368	\$ -
Elevator	\$ -	\$ 213,541	\$ 249,365	\$ 331,717	\$ 411,330	\$ 486,550	\$ -

	TDC						
	0	1	2	3	4	5	6
Detached/Semi-Detach	\$ -	\$ 394,402	\$ 465,863	\$ 559,880	\$ 655,740	\$ 751,292	\$ -
Row House	\$ -	\$ 355,904	\$ 418,710	\$ 502,451	\$ 586,195	\$ 669,937	\$ -
Walk-Up	\$ 308,097	\$ 308,097	\$ 356,490	\$ 472,286	\$ 580,525	\$ 683,144	\$ -
Elevator	\$ -	\$ 341,665	\$ 398,985	\$ 530,747	\$ 658,128	\$ 778,480	\$ -