

2007 Annual Report

July 1, 2006 - June 30, 2007

Anthony C. McIntosh
Executive Vice President

October 2007

PHDC BOARD



Back row from left: Clarence Farmer, Floyd Alston, Nora Lichtash, Frankie Hughes, Kathleen Murray, Walter Livingston, Deborah McColloch: Seated from left: Anthony McIntosh, Lynda Orfanelli, Yvonne Haskins

City Directors

Honorable John F. Street, Mayor

Managing Director (Designee)

Frankie Hughes (Yvonne), Deputy Managing Director

President of City Council (Designee)

Kathleen Murray, Special Assistant, The Honorable Anna C. Verna, President, City Council of Philadelphia

Director of Finance (Designee)

Michelle Lai, Chief of Staff, Office of the Director of Finance

Secretary of Housing (Designee)

Deborah McColloch, First Deputy for Strategic Planning, Office of Housing and Community Development

Board of Directors

Lynda Orfanelli, Chair

Floyd Alston

Tony Britt

Clarence Farmer

Yvonne Haskins, Esq.

Nora Lichtash

Walter R. Livingston, Jr.

Lorina Marshall-Blake

Anthony McIntosh, Executive Vice President, PHDC

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Clarence Farmer, PHDC Board Chairman Emeritus

MISSION

For 22 years, the Philadelphia Housing Development Corp. (PHDC) has benefited from the guidance of Clarence Farmer, Board Chairman Emeritus. We salute him for his lifelong commitment to serving the housing needs of all Philadelphians. His dedication and positive contributions to both PHDC employees and city residents are his legacy.

PHDC's mission centers on service to Philadelphia's low- and moderate-income households. We develop new housing and rehabilitate existing homes through partnerships with community development corporations. We renovate vacant PHDC-owned houses for sale to qualified buyers. We enable owners to remain living safely in their homes through our Basic Systems Repair Program. We provide both owners and tenants with energy-efficient housing through our Weatherization Assistance Program. Our Adaptive Modification Program helps physically disabled persons live more independently in their houses or apartments. We offer job opportunities to neighborhood residents via requests for proposals, contracts and joint ventures associated with our housing projects.

COMPLETED PROJECTS

Basic Systems Repair Program

Completions by Tier July 1, 2006-June 30, 2007

TIER	UNITS	COST	MBE/WBE/DBE AMOUNT*	MBE/WBE/DBE PERCENTAGES*
Tier I	761	\$2,223,419	\$1,003,226	45.1%
Tier II	2,291	\$11,295,035	\$4,568,473	40.4%
Totals	3,052	\$13,518,454	\$5,571,699	41.2%

Weatherization Assistance Program

July 1, 2006-June 30, 2007

UNITS	COST	MBE/WBE/DBE AMOUNT*	MBE/WBE/DBE PERCENTAGE*
998	\$2,937,508	\$1,560,961	53%

Adaptive Modification Program

Completions from July 1, 2006-June 30, 2007

UNITS	COST	MBE/WBE/DBE AMOUNT*	MBE/WBE/DBE PERCENTAGE*
517	\$2,196,327	\$626,720	28.5%

Real Estate Properties

Sold and Settled July 1, 2006-June 30, 2007

PROGRAM	UNITS	TOTAL SALES
Cecil B. Moore IIB	1	\$43,000
Homestart	3	\$154,000
Landbank	34	\$519,200
Southwest Renewal-Phase 1	4	\$227,000
Totals	42	\$943,200

* Figures do not include MBE/WBE/DBE subcontractor participation.

CURRENT PROJECTS

Basic Systems Repair Program

TIER	UNITS	COST	MBE/WBE/DBE EXPENDITURES*	MBE/WBE/DBE PERCENTAGES*
Tier I	160	\$557,000	\$261,000	46.9%
Tier II	556	\$2,157,000	\$1,025,000	47.5%
Totals	716	\$2,714,000	\$1,286,000	47.4%

Weatherization Assistance Program

UNITS	COST	MBE/WBE/DBE EXPENDITURES*	MBE/WBE/DBE PERCENTAGE*
366	\$839,963	\$467,638	56%

Adaptive Modification Program

UNITS	COST	MBE/WBE/DBE AMOUNT*	MBE/WBE/DBE PERCENTAGE*
115	\$771,893	\$224,888	29.1%

Homeowner Rehabilitation Program (HRP)

HRP was assigned to PHDC in January 2007. The program provides gap financing for the renovation of vacant houses requiring rehabilitation. This gap financing is considered a subsidy for the benefit of the income-eligible homebuyer and is provided at settlement.

PROJECT/DEVELOPER	UNITS	APPROVED SUBSIDY	TOTAL COSTS
Allegheny West Foundation	10	\$933,000	\$1,746,000
Resources for Human Development	1	\$46,263	\$137,263
Nicotown CDC	3	\$202,001	\$406,001
Norris Square Civic Association	4	\$166,972	\$646,129
Totals	18	\$1,348,236	\$2,935,393

* Figures do not include MBE/WBE/DBE subcontractor participation.

PLANNED DEVELOPMENTS

Rehabilitation Projects

Period Ending June 30, 2007

PROJECT	PROJECT DESCRIPTION	START DATE	COST	STATUS
Southwest Renewal Initiative - Phase II	Rehabilitation of six residential properties for sale to low-/moderate-income homebuyers	TBD	TBD	Pending acquisition of three properties and funding from the Federal Home Loan Bank
16th & Norris Streets	Construction of eight single homes on 1500 block W. Fontain Street 1600 block Page Street 2000 block North 16 th Street	Fall 2007	TBD	Contractor selected. Building plans finalized. Zoning application filed.

Planned Homestart Projects

Period Ending June 30, 2007

ADDRESS	AREA	DESCRIPTION	COST	STATUS
Brewerytown III	Brewerytown	Rehabilitation of five single-family homes for sale to low- /moderate-income families	TBD	Pending acquisition of properties from the Redevelopment Authority
2129 S. Cecil St. 2133 S. Cecil St.	Southwest	Rehabilitation of two single-family homes for sale to low-/moderate-income families	TBD	Pending acquisition from the Redevelopment Authority

FINANCIALS

Annual Statement of Net Assets

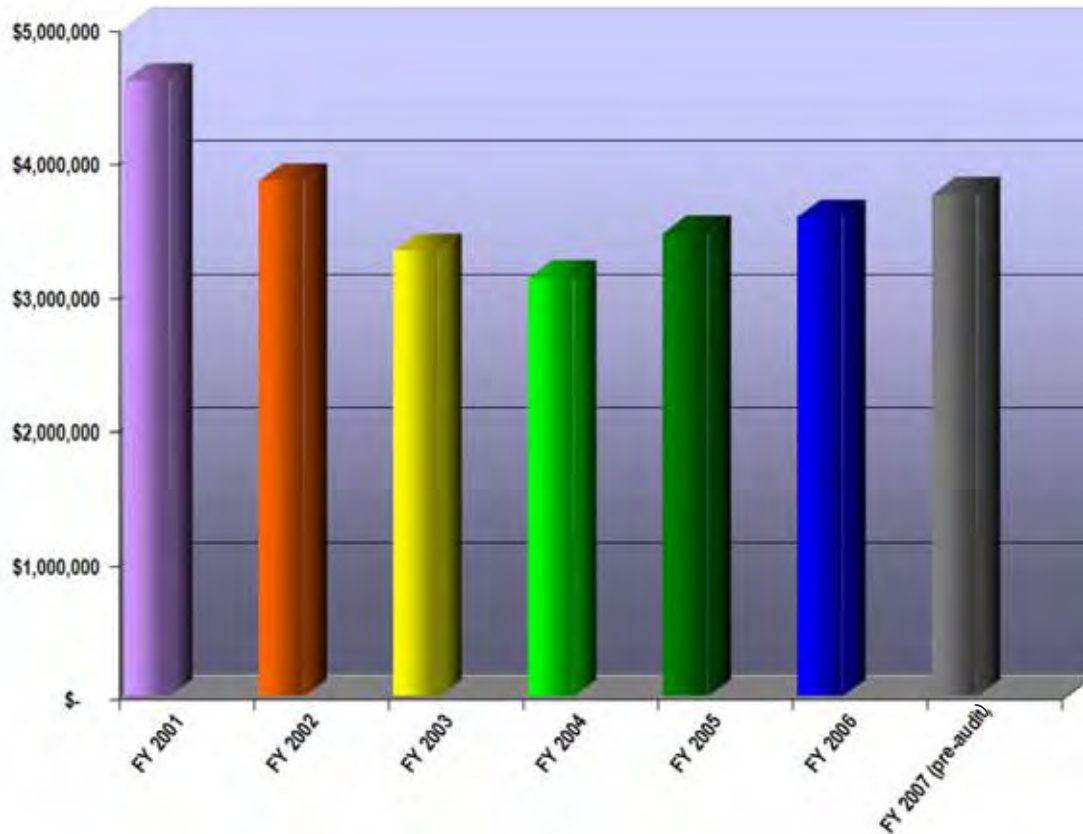
June 30, 2007 & June 30, 2006

	JUNE 30, 2007 (PRE-AUDIT)	JUNE 30, 2006 (AUDITED)
Assets		
Current Assets		
Cash	\$4,441,327	\$1,965,882
Accounts receivable, net	\$5,360,264	\$8,056,330
Loans receivable	\$1,749,082	\$0
Other current assets	\$631,637	\$9,035
Property held for development or sale	\$1,234,801	\$2,072,094
Total Current Assets	\$13,417,111	\$12,103,341
Noncurrent assets		
Capital assets, net of accumulated depreciation	\$179,534	\$178,951
Total Assets	\$13,596,645	\$12,282,292
Liabilities		
Current Liabilities		
Accounts payable & accrued liabilities	\$4,343,106	\$5,729,035
Contract retainage payable	\$0	\$149,206
Program income payable	\$1,610,265	\$1,290,737
Loans payable	\$1,749,082	\$0
Mortgage note payable, current portion	\$750	\$802
Program advances	\$1,893,696	\$1,162,606
Due to other governmental agency	\$135,185	\$242,070
Other	\$67,310	\$76,270
Total Current Liabilities	\$9,799,394	\$8,650,726
Noncurrent liabilities		
Mortgage note payable, net of current	\$44,061	\$45,283
Total Liabilities	\$9,843,455	\$8,696,009
Net Assets		
Investment in capital assets, net of related debt	\$179,534	\$178,951
Restricted	\$199,070	\$192,834
Original City Grant/ Development Reserve	\$3,374,586	\$3,214,498
Total Net Assets	\$3,753,190	\$3,586,283

PHILADELPHIA HOUSING DEVELOPMENT CORPORATION

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Net Assets (Fund Balances) Seven Year Comparison



Analysis of Net Assets and Results of Operations Federal Year Ending (FYE) June 30, 2007 (Pre-Audit)

	NET ASSETS JUNE 30, 2006	EXPENSES FY 2007	REVENUES FY 2007	NET PROFIT (LOSS) FY 2007	NET ASSETS JUNE 30, 2007
Original City Grant/ Development Reserve	\$ 3,214,498	\$ 888,213	\$ 1,048,301	\$ 160,088	\$ 3,374,586
City Contract Fund	\$ 108,253	\$ 28,359,875	\$ 28,366,107	\$ 6,232	\$ 114,485
State Contract Fund	\$ 84,581	\$ 4,310,807	\$ 4,310,811	\$ 4	\$ 84,585
Federal Contract Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Fund	\$ 178,951	\$ (583)	\$ -	\$ 583	\$ 179,534
Totals	\$ 3,586,283	\$ 33,558,312	\$ 33,725,219	\$ 166,907	\$ 3,753,190

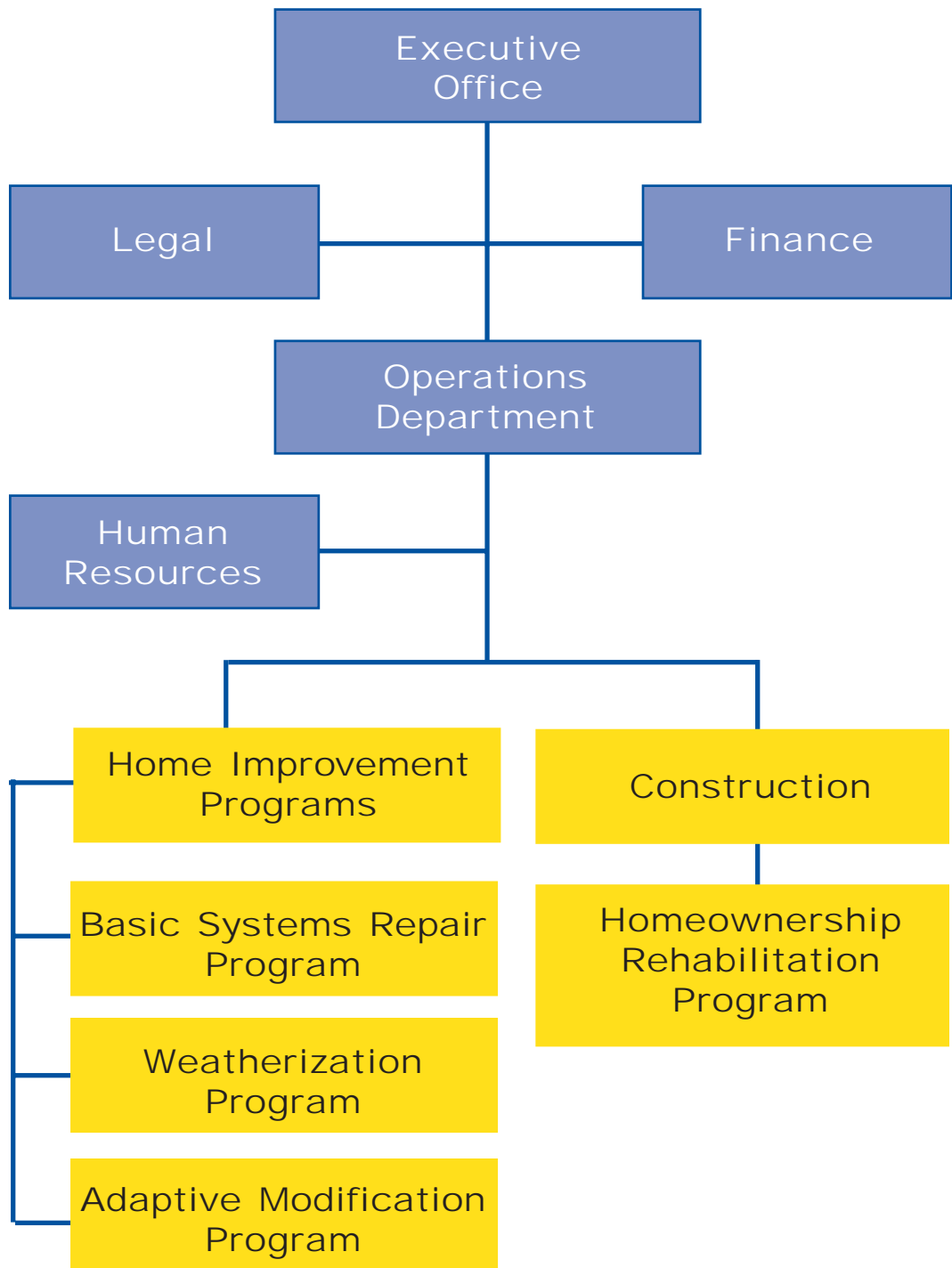
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Schedule of Revenues, Expenses and Changes in Net Assets

For the Years Ending (FYE) June 30, 2007 & 2006

	FYE JUNE 30, 2007 (PRE-AUDIT)	FYE JUNE 30, 2006 (AUDITED)
Operating Revenues		
Revenues applicable to contracts with the City of Philadelphia and other agencies	\$33,021,552	\$36,601,973
Sale of property held for development or sale	\$431,023	\$522,356
Other	\$70,827	\$85,705
Total Operating Revenues	\$33,523,402	\$37,210,034
Operating Expenses		
Property costs applicable to contracts with the City of Philadelphia and other agencies	\$22,589,189	\$26,342,268
Costs applicable to sale of property held for development or sale	\$739,476	\$160,769
Salaries, wages and benefits	\$8,145,198	\$8,459,310
Office rental	\$593,924	\$429,519
Outside services fees	\$1,009,396	\$1,349,642
Depreciation	\$55,000	\$55,508
Other	\$420,476	\$471,903
Total Operating Expenses	\$33,552,659	\$37,268,919
Operating Income (Loss)	\$(29,257)	\$ (58,885)
Nonoperating Revenues (Expenses)		
Interest income	\$ 186,842	\$157,045
Other nonoperating revenue	\$ 14,975	\$26,598
Interest expense	\$ (5,653)	\$ (4,354)
Net Nonoperating Revenues (Expenses)	\$ 196,164	\$179,289
Changes in net assets	\$ 166,907	\$120,404
Total net assets, beginning	\$3,586,283	\$ 3,465,879
Total Net Assets, End of Year	\$3,753,190	\$ 3,586,283

PHDC Organization Chart



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Developments

Completed, in progress and planned



REAL ESTATE PROPERTIES

Landbank (citywide)

- 1 Cecil B. Moore IIB
- 2 Homestart
- 3 Southwest Renewal Initiative Phase 1

REHABILITATION PROJECTS

- 4 Southwest Renewal Initiative Phase II
- 5 16th & Norris Streets

HOMESTART

- 6 Brewerytown III
- 7 Southwest
2129 S. Cecil St.
2133 S. Cecil St.

HRP

- 8 Allegheny West Foundation
- 9 Nicetown CDC
- 10 Norris Square Civic Association
Resources for Human
Development (citywide)

PHILADELPHIA HOUSING DEVELOPMENT CORPORATION



House renovated through the Homeownership Rehabilitation Program

From its inception, the Philadelphia Housing Development Corporation (PHDC) has been guided by special beliefs about our corporation and the services which we perform. We are committed to five principles which govern the way we conduct our activities, view our co-workers and plan our future. These principles are:

SERVICE:

We are committed to providing the highest quality service to our clients and our community.

EFFICIENCY:

We will maximize the use of those resources which are available to provide the greatest benefit to our clients and our community.

RESPECT:

We will create an environment which promotes respect for our peers, mutual trust, self esteem and care for ourselves, our clients and our community.

VALUE:

We will value and support the efforts of our co-workers, managers and clients with energy, assistance, consideration and encouragement.

EXCELLENCE:

We are the best in our field and will continue to assume that responsibility through our commitment to professionalism.



City of Philadelphia
John F. Street, Esq.
Mayor



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