



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS  
MEETING MINUTES**

**Thursday, February 16, 2023  
3 p.m. at 2013 Ridge Ave., Philadelphia, PA 19121**

The regularly scheduled meeting of the Philadelphia Housing Authority ("PHA") Board of Commissioners was brought to order by the Chair, Lynette Brown-Sow, at approximately 3:10 p.m. In addition to the Chair, the following Commissioners participated: Vice-Chair Wetzel and Commissioners Coney, Purnell, Shahid, and Wise. The President & CEO ("CEO") and the General Counsel and Board Secretary, Laurence M. Redican, were also in attendance. Commissioners Callahan, Camarda and Mayo did not participate.

The Chair requested a moment of silence, in preparation for the work to be done, after which the CEO reviewed the public comment procedure, noting that by Board resolution, the following are not allowed: defamatory, uncivil, harassing or rude comments; comments of a personal nature, directed at an individual by name or inference, that do not further the business of PHA; conduct such as booing, hissing, and/or cursing; and disruptive behavior.

The CEO then made the following two announcements:

- 1) PHA has won a NAHRO Award of Excellence in the following categories: Product Design and Resident & Client Services, continuing to set the pace for great work done in Philadelphia; and
- 2) PHA's two-week long re-opening of the HCV waitlist, for the first time in more than 12 years, which will be done by lottery, was just completed. The process was designed to ensure a fair, open, transparent barrier-free process with broad community outreach and equal access for all interested applicants and we believe that it achieved that goal.

Dave Walsh, the Executive Vice President for the Supply Chain Management department, then presented Peter Caruso for the Employee of the Month Award, for his much-appreciated efforts in stepping up as Acting Fleet Manager, following unexpected vacancies in the chain of command for those responsibilities. He received a round of applause, a check, and congratulations.

The Chair asked whether there were any changes to the minutes from the Board meeting of January 19, 2023. Hearing none, the minutes were approved, as submitted.

Four (4) resolutions were presented, reviewed, and unanimously approved by those participating in the meeting.

Before the presentation of **Resolution 12260**, attached in Appendix 1, Commissioner Frederick S. Purnell, Sr. recused himself, as his re-appointment to the Audit Committee was the subject of the resolution and his recusal would promote free discussion. Following his leaving the room, Janea Jordon, Executive Vice-President, Office of Audit and Compliance, presented the resolution for his re-appointment for a two-year term under the Charter of the Audit Committee, as an independent member, noting that he is currently

the elected Chair of the Audit Committee and that the committee unanimously recommends his re-appointment. Commissioner Coney moved for his re-appointment. After the motion was seconded, and there being no discussion (including no public comment, for which an opportunity was provided for all the resolutions), the motion was unanimously approved by roll call, of all those participating in the vote, and Commissioner Purnell returned to the meeting.

**Resolution No. 12261**, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP-SCM”), to authorize PHA to execute insurance contracts based on insurance quotations procured by Conner Strong & Buckelew under its existing contract with PHA. The types of insurance to be procured include: General Liability insurance; Public Officials and Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity and Crime insurance; Fiduciary Liability insurance; Auto Liability insurance; Auto Physical Damage insurance; Mold Liability insurance; Pesticide Liability insurance; and Cyber Security and Liability insurance. The total amount is not to exceed six million six hundred forty six thousand three hundred six dollars (\$6,646,306.00). Commissioner Shahid, as a member of the Finance Committee, moved for its approval. Following a second and Commissioner Shahid noting that the Finance Committee had reviewed the resolution and recommended approval, it was unanimously approved by roll call.

**Resolution No. 12262**, attached in Appendix 1, was presented by Celeste C. Fields, Senior Executive Vice President/Chief Administrative & Financial Officer, to authorize the adoption of the PHA’s FY 2024 Comprehensive Operating and Capital Budgets. As detailed in the PowerPoint presentation that was presented (attached as Appendix 2), the FY 2024 Comprehensive Operating and Capital Budgets project both revenues and expenditures at \$581,130,353. The Adjusted Net Income for FY 2024 is \$0, and the FY 2024 budget is balanced. The Finance Committee also reviewed this resolution. Commissioner Shahid, a member of the Finance Committee that reviewed the resolution and recommended it, moved for its approval. Following a second and there being no further discussion, the resolution was unanimously approved by roll call.

**Resolution No. 12263**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with The Nelrod Company for Utility Allowance Study Services, in a total amount not to exceed three million dollars (\$3,000,000.00). This resolution was also reviewed by the Finance Committee prior to presentation at the Board meeting and Commissioner Shahid moved for its approval, which was seconded, and unanimously approved by roll call, there being no discussion.

No comments were received for the resolutions or for the **public comment period**.

The Chair announced that the next meeting will be March 16, 2023, congratulated PHA staff on their hard work, and adjourned the meeting at approximately 3:40 p.m.

Respectfully submitted,



Laurence M. Redican  
General Counsel  
Philadelphia Housing Authority

**APPENDIX 1**

**THE PHILADELPHIA HOUSING AUTHORITY  
MEETING OF THE BOARD OF COMMISSIONERS  
2013 RIDGE AVE.  
PHILADELPHIA, PA 19121  
THURSDAY, FEBRUARY 16, 2023  
AGENDA**

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- A. Call to Order – Lynette Brown-Sow, Chair**
- B. Remarks – Kelvin A. Jeremiah, President & CEO**
- C. Approval of the Minutes of the Board Meeting held January 19, 2023 as distributed**
- D. New Business**
  - 1. RESOLUTION RE-APPOINTING FREDERICK S. PURNELL, SR. TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

Janea Jordon
  - 2. RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE**

Dave Walsh
  - 3. RESOLUTION APPROVING THE FISCAL YEAR (FY) 2024 OPERATING AND CAPITAL BUDGETS**

Celeste Fields
  - 4. RESOLUTION AUTHORIZING CONTRACTS FOR UTILITY ALLOWANCE STUDIES AT VARIOUS PHILADELPHIA HOUSING AUTHORITY SITES**

Dave Walsh
- E. Public Comment Period**

**RESOLUTION NO. 12260**

**RESOLUTION RE-APPOINTING FREDERICK S. PURNELL, SR. TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") created an Audit Committee, by Resolution No. 11571 ("Audit Resolution") on November 30, 2012, the charter of which was most recently amended by Resolution No. 11785 on May 21, 2015, which states as follows, with regard to membership:

**Section II. Membership**

The Committee shall consist of seven (7) members; five (5) voting members, and two (2) non-voting members, serving as advisors to the Committee. The Committee's voting members shall elect the Committee's Chair and Vice Chair. The Chair shall be a member of the Audit Committee who is also a member of PHA's Board of Commissioners. At least four (4) independent members shall be selected from outside of PHA (PHA employees are excluded from being an independent member). PHA's Executive Vice President ("EVP") of the Office of Audit and Compliance and PHA's Senior Executive Vice President of Finance - Chief Financial Officer shall comprise the remaining advisory members of the Committee.

**Section III. Independent Members**

The Board shall select the Independent Members, who shall serve for a two-year period that may be renewed by the Board from time to time.... the Board will attempt to select as an Independent Member a person who meets the definition of an "audit committee financial expert" with the following attributes:

- An understanding of financial statements and generally accepted accounting principles.
- An ability to assess the general application of such principles in connection with the accounting for estimates, accruals and reserves.
- Experience in preparing, auditing, analyzing or evaluating financial statements that present a level of complexity of accounting issues generally comparable to what could be raised by PHA's financial statements or experience actively supervising one or more persons engaged in such activities.
- An understanding of internal controls and procedures for financial reporting.
- An understanding of audit committee functions.
- An understanding of public housing programs, including federal, state and local public housing rules, regulations, budget and finance.

**WHEREAS**, Commissioner Frederick S. Purnell, Sr. was appointed to the Audit Committee for a two-year term by the Board of Commissioners on March 16, 2017, pursuant to Board Resolution No. 11920, was re-appointed on March 21, 2019 by Board Resolution No. 12036, and on March 18, 2021, by Resolution No. 12140, and ably serves as the elected Chair of that committee; and

**WHEREAS**, the Audit Committee unanimously recommends his re-appointment;

**BE IT RESOLVED**, that the PHA Board of Commissioners does hereby approve and consent to the re-appointment of Commissioner Frederick S. Purnell, Sr. at the end of his current term on March 18, 2023, as an independent member of PHA's Audit Committee, for a two-year term, pursuant to the terms and conditions of the Audit Charter.



I hereby certify that this was  
APPROVED BY THE BOARD ON 2/16/2023  
Jan M. Purnell  
ATTORNEY FOR PHA

**RESOLUTION NO. 12261**

**RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has a continuing need for General Liability insurance; Public Officials and Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance, Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage insurance; Mold Liability insurance; Pesticide Liability insurance; Cyber Security and Liability insurance; and such other policies as may be deemed necessary by the President & CEO; and

**WHEREAS**, PHA entered into a contract with Conner Strong & Buckelew ("Conner Strong") on November 17, 2022, for the provision of qualified professional insurance brokerage and consulting services; and

**WHEREAS**, at PHA's request, Conner Strong has solicited insurance quotations from various insurers for insurance needs covered under this resolution; and

**WHEREAS**, based on Conner Strong's recommendations, PHA reviewed and selected the policies and actions set forth on the attachment to this resolution, as providing appropriate coverage and being in the best interest of PHA; and

**WHEREAS**, each insurance policy has a deductible and PHA is required to pay up to the amount of the deductible for each claim on the policy and such deductible payments are not included in the premium amounts set forth herein; and

**WHEREAS**, it is recommended that the insurance contracts, as set forth on the attachment to this resolution, be acquired in the total premium amount not to exceed six million six hundred forty six thousand three hundred six dollars (\$6,646,306.00);

**BE IT RESOLVED**, that the President & CEO or his authorized designee is hereby authorized to execute insurance contracts with various insurers, as procured by Conner Strong and the Housing Authority Insurance Group, for General Liability insurance; Public Officials & Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance; Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage Insurance; Mold Liability insurance; Pesticide Liability insurance and Cyber Security and Liability insurance, as set forth in the attachment to this resolution, not to exceed six million six hundred forty six thousand three hundred six dollars (\$6,646,306.00) and to expend any amounts required to be paid as deductibles and fees under the policies, subject to availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts.



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I hereby certify that this was  
APPROVED BY THE BOARD ON 2/16/2023  
[Signature]  
ATTORNEY FOR PHA

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**ATTACHMENT TO RESOLUTION REGARDING INSURANCE CONTRACTS**

<b>COVERAGE</b>	<b>INSURER</b>	<b>LIMIT</b>	<b>DEDUCTIBLE</b>	<b>NEW 2023 PREMIUM</b>
Commercial Property	HAPI	\$100,000,000	\$50,000	\$2,361,633
Boiler & Machinery	Hartford Steam Boiler	\$50,000,000	\$10,000	\$44,783
General Liability	HARRG	\$15,000,000	\$50,000	\$1,187,968
Mold	HARRG	\$500,000	\$50,000	\$80,537
Pesticide	HARRG	\$1,000,000	\$25,000	\$3,772
Public Officials	HARRG	\$2,000,000	\$50,000	\$162,728
Employment Practices	HARRG	\$2,000,000	\$50,000	\$771,280
Law Enforcement	HARRG	\$1,000,000	\$25,000	\$89,728
Employees Benefits	HARRG	\$1,000,000	\$25,000	\$20,000
Fidelity & Crime	Travelers	\$3,000,000*	\$100,000	\$32,585
Third Party Discrimination	HARRG	\$1,000,000	\$50,000	\$20,002
Fiduciary	Euclid	\$15,000,000	\$25,000	\$51,303
Auto Liability	HARRG	\$2,000,000	\$0	\$1,218,546
Auto Physical Damage	Travelers	Actual Cash Value	\$1,000	\$487,858
Cyber Security	Zurich	\$3,000,000	\$50,000	\$113,583
<b>TOTAL</b>				<b>\$6,646,306</b>

Note: Conner Strong & Buckelew is the broker for most PHA policies. Premium payments are made to Conner Strong for the Fidelity & Crime, Fiduciary, and Cyber insurance policies. Other premium payments are made directly to HARRG & HAPI.

**RESOLUTION NO. 12262**

**RESOLUTION APPROVING THE FISCAL YEAR (FY) 2024 OPERATING AND CAPITAL BUDGETS**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") Board of Commissioners approved and adopted Resolution No.11525, dated April 26, 2012, which authorized the implementation of the PHA Budget Policies and Procedures Manual; and

**WHEREAS**, the PHA Budget Policies and Procedures Manual outlines the policies, procedures and practices required to produce the PHA's Annual Operating and Capital Budgets and to assure consistency, accuracy, and tracking of PHA's allocation of resources; and

**WHEREAS**, PHA has developed balanced FY 2024 Operating and Capital Budgets for the Low- Income Public Housing ("LIPH"), Housing Choice Vouchers ("HCV") and the Capital Fund ("CFP") Program; and

**WHEREAS**, the U.S. Department of Housing and Urban Development ("HUD") requires a certification from the Chair of the Board of Commissioners: as to the Board's approval of the budget; that all statutory and regulatory requirements have been met; and that the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents; and

**WHEREAS**, the Charter of the Finance Committee, as adopted by the Philadelphia Housing Authority ("PHA") Board of Commissioners on May 21, 2015, by Resolution No. 11777, states that the Committee's responsibilities include the following: "Review the financial aspects of major proposed transactions, new programs and services, as well as proposals to discontinue programs or services, and make action recommendations to the Board, as appropriate; monitor the financial performance of PHA as a whole against approved budgets, long-term trends, and industry benchmarks; and require and monitor corrective actions to bring the organization into compliance with its budget and other financial targets;" and

**WHEREAS**, the Finance Committee has reviewed and approved the FY 2024 Operating and Capital Budgets, in substantially the form presented at the Board meeting of February 16, 2023, previously presented to the Board, and to be attached to the minutes of this Board meeting; and

**WHEREAS**, PHA certifies that all statutory and regulatory requirements have been met and the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents;

**BE IT RESOLVED** that the PHA Board of Commissioners hereby approves the FY 2024 Operating and Capital Budgets, in substantially the form presented at the Board meeting of February 16, 2023, previously presented to the Board and the Finance Committee, and to be attached to the minutes of that Board meeting, and authorizes the Chair of the Board of Commissioners to complete and submit to HUD any required certification as to Board approval of the FY 2024 budget, as well as any previously Board-approved budgets from the past two (2) years.

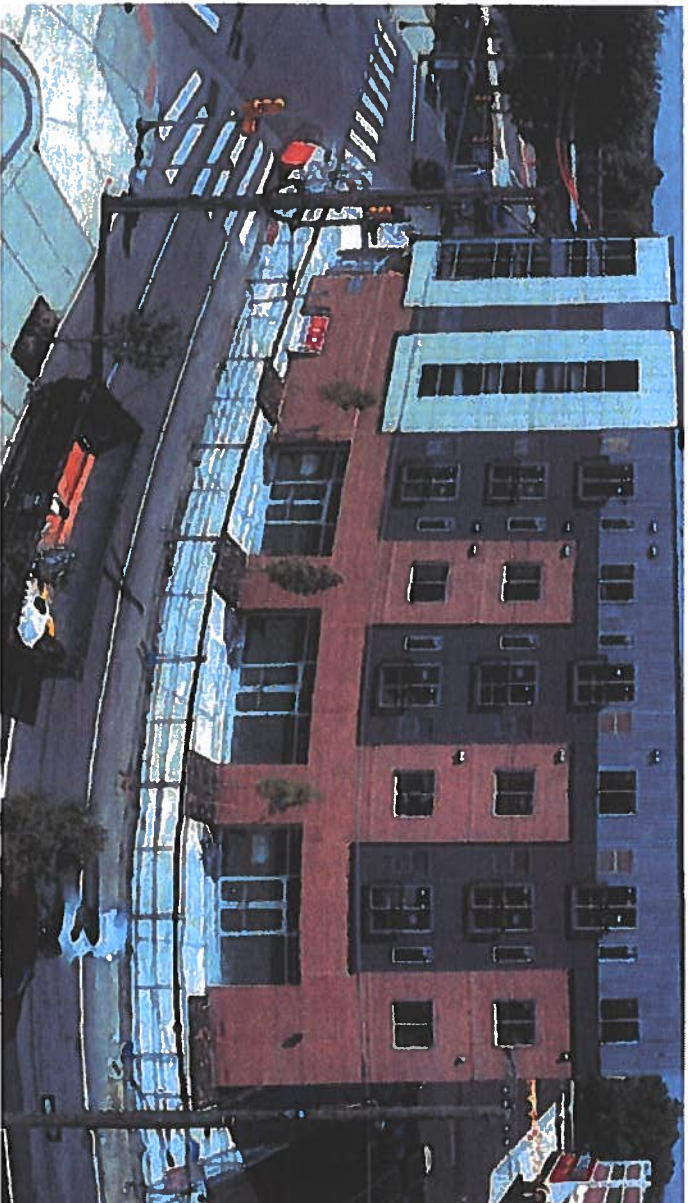


I hereby certify that this was  
APPROVED BY THE BOARD ON 2/16/2023

[Signature]  
ATTORNEY FOR PHA

**APPENDIX 2 – PPT with FY2024 BUDGET RESOLUTION**





**FISCAL YEAR 2024 ANNUAL  
COMPREHENSIVE BUDGET**

APRIL 1, 2023 – MARCH 31, 2024

Kelvin A. Jeremiah, President & CEO  
Celeste C. Fields, Chief Administrative & Financial Officer  
Kevin B. Shields, Director of Budget

## HIGHLIGHTS FROM FY 2023

Sharswood had its Grand Opening of a grocery store and bank in its expanding commercial corridor. Almost 600 high-quality apartment and townhomes are already leasing or under construction.

Three additional affordable apartment complexes began leasing in Sharswood: Sharswood Crossing at 2016 Master Street; Sharswood Ridge; and The Brigadier General Hazel Johnson Brown Veterans Center at Help Philadelphia VI, which offers veterans housing.

Received a \$385,000 grant from the William Penn Foundation to improve and expand services that support Philadelphia "grandfamilies" – families in which grandparents or other older adult kin are the primary caregivers for young children.

Through PhillySEEDS, Inc., a PHA subsidiary, awarded funds in the amount of \$290,000 to 75 PHA residents seeking or pursuing higher education.

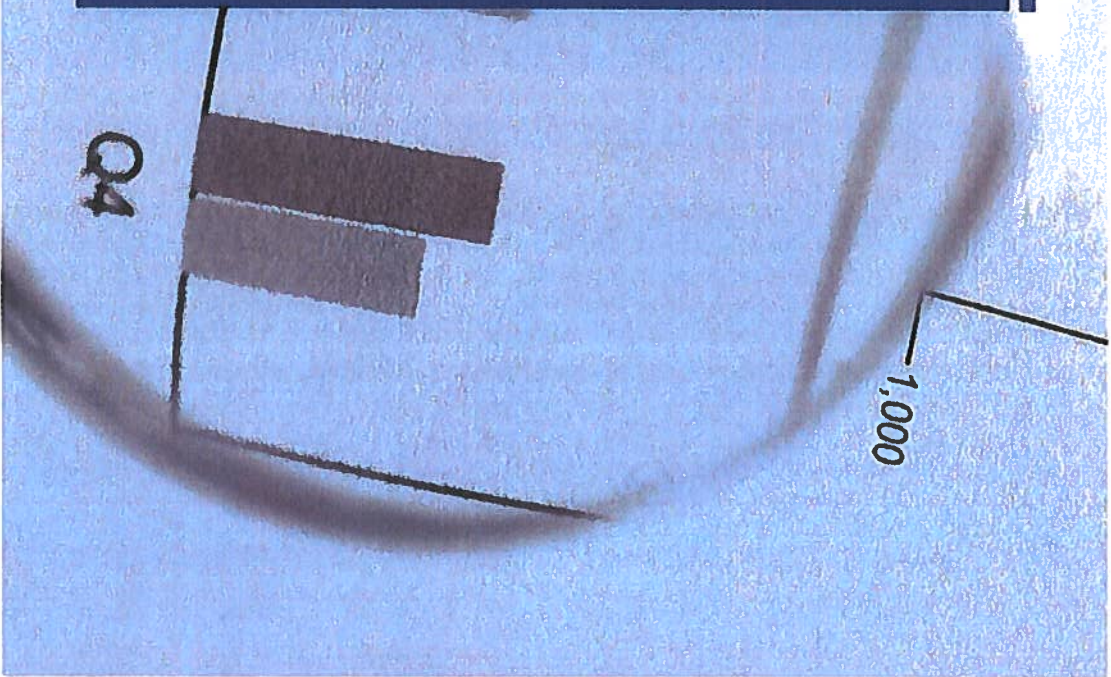
Despite the enormous pandemic-related challenges, PHA's financial position remains sound and continues to improve through prudent fiscal management, coupled with streamlining and cost reduction efforts taken over the past several years, maintaining our S&P (Standard and Poor's) Global Ratings Issuer Credit Rating (ICR) for PHA and the (PHA) 2017 revenue bonds credit rating of AA-



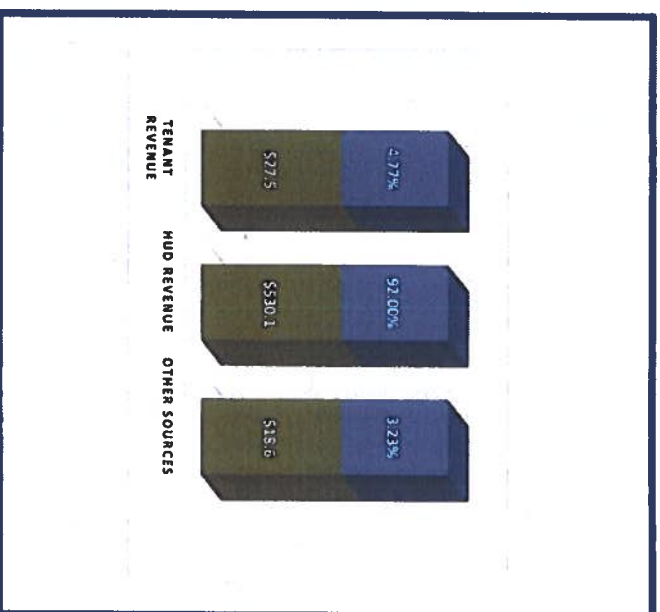
# BUDGET PRESENTATION

The FY 2024 Comprehensive Budget is presented in a Sources and Uses format. Depreciation and amortization are not included in this presentation. As a result, the financial information presented in this Budget is not intended to comply with Generally Accepted Accounting Principles.

To provide meaningful comparisons to the FY 2024 budget, figures from the approved FY 2023 Board Approved Budget are included in the Summary Budget Overview Schedules.



# OVERVIEW



The Philadelphia Housing Authority (PHA) provides affordable housing for more than 32,000 low-income households, including seniors, people with disabilities and families with children. More than 90% of households served by PHA qualify as "extremely low-income", with household incomes less than 30% of Area Median Income.

PHA has been a participant in the Moving to Work (MTW) program since 2001 and has been extended through FY2028. As PHA continues to expand its use of MTW flexibility in promoting PHA's long-term strategic objective, PHA has sharpened its focus on improving performance in core business operational areas including property management, maintenance services and resident services. PHA's Plan emphasizes the need to strengthen people, property and partnerships.

PHA's two primary housing programs are Public Housing and the Housing Choice Voucher (HCV) Program. PHA relies on the US Department of Housing and Urban Development (HUD) to fund these programs.

More than **92%** of PHA's funding is from annual Congressional appropriations to four HUD funding sources, PH Operating, Capital, HCV and Family Self Sufficiency. The total Sources for FY2024 is \$581.1 million.

- Tenant Revenues make up **4.77%**
- Operating Subsidies, Capital and Resident Services Grants from HUD make up **92.0%** of overall sources
- Other sources, make up **3.23%** of total sources.

# BUDGET ASSUMPTIONS

The following budget has been developed based on new FY2024 commitments and assumptions approved by the President & CEO. No new hires, including the filling of vacant positions, will be included in the Budget without the approval of the President & CEO. PHA receives over **92%** of its funding from HUD. All funding is based on estimates of the last three fiscal years. The following assumptions have been made:



**95%** proration for the Public Housing (PH) Operating Fund Program

**100%** proration for the Housing Choice Voucher Program (HCV)



**89%** proration for Administrative Fees Earned

Capital funds are based off the **2023** actual Capital funds appropriated



Cost of living increases are set at up to **5%** for non-represented



# FY2024 BUDGET HIGHLIGHTS

**Operating Subsidies** increased by 4.2% or 17.7 million over FY 2023

**Insurance Expenses** are projected at \$17.5 million

**Operating Expenses** decreased by 3.1% or \$9.4 million over FY 2023

**Maintenance Expenses**, including labor, are projected at \$81.1 million

**Salaries & Benefits** are projected at \$112.3 million

**Housing Assistance Payments** through HCV are projected at \$198.3 million

**Utility Expenses** are projected at \$26.1 million

**ACC Operating Subsidies to Limited Partnerships** are projected at \$16.4 million

# FY2024 COMPREHENSIVE BUDGET BY PROGRAM

The FY 2024 Comprehensive Budget is presented in a Sources and Uses format. Depreciation and amortization are not included in this presentation. As a result, the financial information presented in this Budget is not intended to comply with Generally Accepted Accounting Principles.

To provide meaningful comparisons to the FY 2024 budget, figures from the approved FY 2023 Board Approved Budget are included in the Summary Budget Overview Schedules.

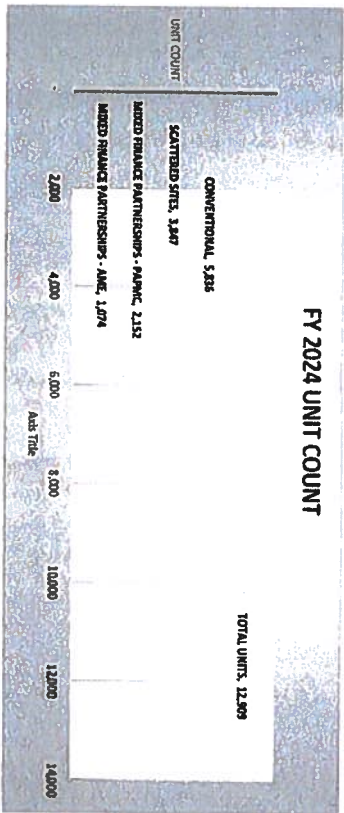
Source	FY2023	FY2024	% Change	Source	FY2023	FY2024	% Change
<b>Sources</b>				<b>Uses</b>			
Revenue	\$ 27,480,309	\$ 27,480,309	100.00%	Operating Expense	\$ 42,956,418	\$ 26,413,897	-34.07%
Taxable Revenue	\$ 27,480,309	\$ 27,480,309	100.00%	Administrative Expense	\$ 26,026,347	\$ 97,880	-99.63%
Operating Subsidy	\$ 27,480,309	\$ 27,480,309	100.00%	Utility Expense	\$ 12,157,789	\$ 266,272	-97.78%
Administrative Fee Earned	\$ 55,146,444	\$ 55,146,444	100.00%	Insurance Expense	\$ 60,555,542	\$ 104,800	-99.83%
Capital Grants	\$ 29,014,249	\$ 29,014,249	100.00%	Maintenance Expense	\$ 942,789	\$ 6,994,148	634.51%
Resident Service Grants	\$ 3,916,743	\$ 3,916,743	100.00%	Tenant Service Expense	\$ 4,256,900	\$ 594,746	-86.01%
Interest Income	\$ 100,000	\$ 100,000	100.00%	Procurement Service Expense	\$ 17,293,387	\$ 189,400,000	1088.51%
Investment Income	\$ 100,000	\$ 100,000	100.00%	General Expense	\$ 1,000,000	\$ 1,000,000	100.00%
Franchise Income	\$ 100,000	\$ 100,000	100.00%				
Franchise Royalty	\$ 200,000	\$ 200,000	100.00%				
Shared Services Agreement Reimbursement	\$ 8,032,814	\$ 8,032,814	100.00%				
ATV - Client Line Activities	\$ 270,000,000	\$ 270,000,000	100.00%				
Revenue Total	\$ 216,533,911	\$ 216,533,911	100.00%				
	\$ 216,533,911	\$ 216,533,911	100.00%				
<b>Uses</b>							
Operating Expense	\$ 42,956,418	\$ 26,413,897	-38.83%	Non-Operating Expense	\$ 1,553,400	\$ 1,553,400	0.00%
Administrative Expense	\$ 26,026,347	\$ 97,880	-99.63%	Equipment	\$ 1,553,400	\$ 1,553,400	0.00%
Utility Expense	\$ 12,157,789	\$ 266,272	-97.78%	Debt Debt Service Payment	\$ 51,735,487	\$ 51,735,487	0.00%
Insurance Expense	\$ 60,555,542	\$ 104,800	-99.83%	Capital Improvements	\$ 21,971,099	\$ 21,971,099	0.00%
Maintenance Expense	\$ 942,789	\$ 6,994,148	634.51%	Extraordinary Maintenance	\$ 28,334,819	\$ 28,334,819	0.00%
Tenant Service Expense	\$ 4,256,900	\$ 594,746	-86.01%	Non-Operating Expense Total	\$ 1,553,400	\$ 1,553,400	0.00%
Procurement Service Expense	\$ 17,293,387	\$ 189,400,000	1088.51%				
General Expense	\$ 1,000,000	\$ 1,000,000	100.00%				
Operating Expense Total	\$ 42,956,418	\$ 26,413,897	-38.83%				
	\$ 42,956,418	\$ 26,413,897	-38.83%				
Non-Operating Expense	\$ 1,553,400	\$ 1,553,400	0.00%				
Equipment	\$ 1,553,400	\$ 1,553,400	0.00%				
Debt Debt Service Payment	\$ 51,735,487	\$ 51,735,487	0.00%				
Capital Improvements	\$ 21,971,099	\$ 21,971,099	0.00%				
Extraordinary Maintenance	\$ 28,334,819	\$ 28,334,819	0.00%				
Non-Operating Expense Total	\$ 1,553,400	\$ 1,553,400	0.00%				
	\$ 1,553,400	\$ 1,553,400	0.00%				
Net Operating Gain/(Loss)	\$ 173,577,013	\$ 190,120,014	109.53%				



# FY2024 LOW-INCOME PUBLIC HOUSING PROGRAM

PHA's Low Income Housing portfolio consist of 12,909 units of affordable housing throughout the City of Philadelphia. This includes 3,226 mixed finance partnerships, in which PHA, through its affiliate PAPMC, manages 2,066 units and 1,160 are alternatively managed.

For FY 2024, the Low-Income Housing program has a projected budget of \$216.5 million, an increase of \$25.5 million or 13.34% over FY 2023's approved budget.



Source	FY 2024 Approved Budget	FY 2024 Proposed Budget	FY 2023 Approved Budget	FY 2023 Proposed Budget	FY 2024 Change	FY 2023 Change
<b>REVENUE</b>						
Terminat Revenue	\$ 27,469,109	12.6%	\$ 29,839,540	\$ (1,664,471)	-6.30%	\$ 27,469,109
Operating Subsidy	\$ 376,833,188	78.8%	\$ 441,963,143	\$ 28,150,047	20.23%	\$ 376,833,188
Interest Income	\$ 1,000,000	0.0%	\$ 1,000,000	\$ 0.00%	0.00%	\$ 1,000,000
Miscellaneous Income	\$ 9,500,000	4.5%	\$ 10,100,000	\$ (209,912)	-2.08%	\$ 9,500,000
Fund Recovery	\$ 2,000,000	0.0%	\$ 2,000,000	\$ 0.00%	0.00%	\$ 2,000,000
Shared Services Management Reimbursement	\$ 8,500,000	3.7%	\$ 9,100,000	\$ (1,266,912)	-13.95%	\$ 8,500,000
Revenue Total	\$ 416,802,317	100.0%	\$ 491,002,683	\$ 25,489,789	23.84%	\$ 416,802,317
Revenue Total	\$ 416,802,317	100.0%	\$ 491,002,683	\$ 25,489,789	23.84%	\$ 416,802,317
Revenue Total	\$ 416,802,317	100.0%	\$ 491,002,683	\$ 25,489,789	23.84%	\$ 416,802,317
<b>Expenses</b>						
Operating Expenses	\$ (216,009,211)	100.0%	\$ (191,045,158)	\$ 25,489,758	11.94%	\$ (216,009,211)
Administrative Expense	\$ 44,298,418	19.5%	\$ 45,455,280	\$ (1,156,862)	-5.92%	\$ 44,298,418
Utility Expense	\$ 26,040,247	12.0%	\$ 21,271,287	\$ 2,768,960	13.02%	\$ 26,040,247
Insurance Expense	\$ 17,187,798	7.9%	\$ 17,209,488	\$ (21,690)	-0.20%	\$ 17,187,798
Maintenance Expense	\$ 80,958,582	37.5%	\$ 74,457,065	\$ 6,497,716	8.79%	\$ 80,958,582
Tenant Services Expense	\$ 8,155,990	3.7%	\$ 8,117,378	\$ 38,612	0.47%	\$ 8,155,990
Protective Services Expense	\$ 17,439,887	8.0%	\$ 10,713,507	\$ 6,726,380	38.58%	\$ 17,439,887
Operating Expense Total	\$ (216,009,211)	100.0%	\$ (191,045,158)	\$ 25,489,758	11.94%	\$ (216,009,211)
Non-Operating Expense	\$ 1,533,600	0.2%	\$ 2,081,000	\$ (1,547,400)	-12.52%	\$ 1,533,600
Equipment	\$ 21,971,098	10.1%	\$ 21,971,098	\$ 0.00%	0.00%	\$ 21,971,098
Extraordinary Maintenance	\$ 28,554,698	13.2%	\$ 28,554,698	\$ 0.00%	0.00%	\$ 28,554,698
Non-Operating Expense Total	\$ 29,525,696	10.0%	\$ 29,525,696	\$ 0.00%	0.00%	\$ 29,525,696
Non-Operating Expense Total	\$ 29,525,696	10.0%	\$ 29,525,696	\$ 0.00%	0.00%	\$ 29,525,696
Non-Operating Expense Total	\$ 29,525,696	10.0%	\$ 29,525,696	\$ 0.00%	0.00%	\$ 29,525,696
<b>Units Total</b>	\$ 216,531,911	100.0%	\$ 191,045,158	\$ 25,719,624	13.34%	\$ 216,531,911
<b>Gain/Loss</b>	\$ -		\$ -	\$ -		\$ -



# FY2024 HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHERS	
FY 2024	
TOTAL VOUCHERS	24,610
FOSTER YOUTH INDEPENDENCE (FYI)	75
FAMILY UNIFICATION (FUP)	75
TENANT PROTECTION (TPV)	178
MODERATE REHABILITATION (MOD)	203
SINGLE ROOM OCCUPANCY (SRO)	286
MAINSTREAM	1,951
VETERANS AFFAIR SUPPORTIVE HOUSING (VASH)	844
EMERGENCY HOUSING (ENV)	863
RENTAL ASSISTANCE DEMONSTRATION (RAD)	1,883
MTW PROJECT BASED (PBV)	2,569
MTW TENANT BASED	17,129

PHA's Housing Choice Voucher provides rental subsidies to low-income families residing in housing owned by private, not-for-profit or public landlords. PHA administers 24,610 vouchers, while under PHA's MTW Agreement, the majority of PHA's HCV vouchers are eligible for funding and programmatic flexibility.

The program also supports family self-sufficiency and home ownership programs.

# FY2024 MTW HOUSING CHOICE VOUCHER PROGRAM

Accounting Charge Voucher Program MTW	FY 2024 Budget	FY 2024 Approved Budget	FY 2024 Actual Budget	FY 2024 Actual Budget	FY 2024 Actual Budget	FY 2024 Actual Budget
<b>REVENUES</b>						
General Subsidy	\$ 243,783,537	\$ 242,040,559	\$ 21,997,510	\$ 91,028%	\$ 3,794,978	\$ 1,558%
Administrative Fee Earned	\$ 28,897,472	\$ 21,997,510	\$ 21,997,510	\$ 8.38%	\$ 2,439,555	\$ 13.40%
Interest Income	\$ 100,000	\$ 100,000	\$ 100,000	\$ 0.04%	\$ -	\$ 0.00%
Net Realized Gain	\$ 100,000	\$ 100,000	\$ 100,000	\$ 0.04%	\$ -	\$ 0.00%
MTW General Expenses	\$ 200,000	\$ 100,000	\$ 97,210,000	\$ 47.60%	\$ 153,795,310	\$ 76.89%
Revenue Total	\$ 370,618,009	\$ 363,438,069	\$ 168,099,020	\$ 45.35%	\$ 153,414,293	\$ 41.39%
<b>Sources Total</b>	\$ 270,019,000	\$ 361,638,804	\$ 100,000%	\$ (91,644,795)	\$ 29,438%	\$ -
<b>Uses</b>						
<b>Operational Expenses</b>						
Administrative Expenses	\$ 38,413,847	\$ 32,884,148	\$ 30,438%	\$ (5,971,398)	\$ -15.48%	\$ -15.48%
Utility Expenses	\$ 97,480	\$ 107,484	\$ 0.03%	\$ (8,584)	\$ -8.80%	\$ -8.80%
Maintenance Expenses	\$ 264,372	\$ 244,557	\$ 0.07%	\$ (19,815)	\$ -7.50%	\$ -7.50%
General Services Expenses	\$ 5,494,000	\$ 6,459,789	\$ 18.84%	\$ (965,789)	\$ -17.58%	\$ -17.58%
Professional Services Expenses	\$ 504,748	\$ 577,028	\$ 1.14%	\$ (72,280)	\$ -14.32%	\$ -14.32%
General Expenses	\$ 158,000,000	\$ 178,000,000	\$ 67.72%	\$ 20,000,000	\$ 12.66%	\$ 12.66%
HCV Assistance Payment (HAP)	\$ 400,000	\$ 400,000	\$ 0.13%	\$ -	\$ -	\$ 0.00%
Other General Expenses	\$ 4,000	\$ 174,400,000	\$ 0.001%	\$ 169,996,000	\$ 42,499%	\$ 42,499%
General Expenses Total	\$ 224,859,322	\$ 228,959,427	\$ 80.30%	\$ (4,092,802)	\$ -1.82%	\$ -1.82%
<b>Non-Operational Expenses</b>						
Equipment	\$ -	\$ 2,431,248	\$ 0.00%	\$ (2,431,248)	\$ -100.00%	\$ -100.00%
Capital Improvements	\$ 53,728,487	\$ 140,419,121	\$ 18.90%	\$ (86,690,634)	\$ -61.37%	\$ -61.37%
Non-Operating Expenses Total	\$ 53,728,487	\$ 140,419,121	\$ 18.90%	\$ (86,690,634)	\$ -61.37%	\$ -61.37%
<b>Uses Total</b>	\$ 278,587,809	\$ 369,378,548	\$ 100.00%	\$ (91,644,795)	\$ 29.438%	\$ -
<b>Cash/Transf</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PHA's MTW Agreement, are eligible for funding and programmatic flexibility. This includes Tenant-Based, Project/Unit Based, Rental Housing Assistance Demonstration (RAD) and special purpose voucher under the Veterans Administration Supportive Housing (VASH) vouchers.

For FY 2024, the MTW Housing Choice Voucher program has a projected budget of **\$270.0** million, which includes **\$183.4** million in Housing Assistance Payments, **\$5.5** million in Tenant Self Sufficiency programs and **\$53.7** million for capital activities, including new development and preservation of affordable housing.

# FY2024 NON-MTW HOUSING CHOICE VOUCHER PROGRAM

This program includes Single Room Occupancy (SRO), Moderate Rehabilitation (MOD), Veteran and Special Purpose Vouchers such as the Mainstream Year 5, Family Unification, Family Youth Independence and Emergency Housing Voucher Programs.

For FY 2024, the Non-MTW Housing Choice Voucher program has a projected budget of \$6.5 million. Lower Subsidies are due to the enhanced program funding awarded to set up programing for the Emergency Housing Vouchers in FY 2023's approved budget.

HCV - NMTW		FY 2024 - PROPOSED Budget	FY 2023 - APPROVED Budget	% of Overall Budget	FY 2024 Over/(Under) FY 2023 Budget	% FY 2024 Over/(Under) FY 2023 Budget
<b>SOURCES</b>						
Revenue						
Revenue						
Operating Subsidy	\$ 3,000,000	\$ 19,917,278		76.92%	\$ (14,917,278)	-74.90%
Administrative Fees Earned	\$ 1,500,000	\$ 4,056,672		23.08%	\$ (14,917,278)	-63.02%
Revenue Total	\$ 6,500,000	\$ 23,973,950		100.00%	\$ (14,917,278)	-72.89%
Revenue Total	\$ 6,500,000	\$ 23,973,950		100.00%	\$ (14,917,278)	-72.89%
Revenue Total	\$ 6,500,000	\$ 23,973,950		100.00%	\$ (14,917,278)	-72.89%
Sources Total	\$ 6,500,000	\$ 23,973,950		100.00%	\$ (14,917,278)	-72.89%
<b>USES</b>						
Operating Expense						
Administrative Expense						
Administrative Salaries & Benefits	\$ 1,497,014	\$ 4,055,319		23.03%	\$ (14,917,278)	-63.05%
Administrative Expense Total	\$ 1,497,014	\$ 4,055,319		23.03%	\$ (14,917,278)	-63.05%
Insurance Expense						
Worker's Compensation	\$ 2,986	\$ 1,353		0.05%	\$ (14,917,278)	-120.63%
Insurance Expense Total	\$ 2,986	\$ 1,353		0.05%	\$ (14,917,278)	-120.63%
General Expense						
HCV Housing Assistance Payments (HAP)	\$ 5,000,000	\$ 19,917,278		76.92%	\$ (14,917,278)	-74.90%
General Expense Total	\$ 5,000,000	\$ 19,917,278		76.92%	\$ (14,917,278)	-74.90%
Operating Expense Total	\$ 6,500,000	\$ 23,973,950		100.00%	\$ (14,917,278)	-72.89%
Uses Total	\$ 6,500,000	\$ 23,973,950		100.00%	\$ (14,917,278)	-72.89%
Gain/(Loss)	\$ (0)	\$ (0)				

# FY2024 RESIDENT PROGRAMS AND PARTNERSHIPS

User	Program											
	FY 2024		FY 2023		FY 2023		FY 2023		FY 2023		FY 2023	
	PROPOSED	Actual	PROPOSED	Actual	Over/Under	Actual	Over/Under	Actual	Over/Under	Actual	Over/Under	
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
Operating Expense												
Tenant Services Expense												
Tenant Services Salaries & Benefits	\$ 28,204	\$ 4,517,482	\$ 58,520	\$ 701,814	\$ 5,780,489	\$ 5,116	\$ 4,383,598	\$ 1,408,441	33.18%			
Tenant Services - Program Expense			\$ 3,212,086	\$ 2,212,086	\$ 2,212,086	24.50%	\$ 4,000,697	\$ (1,237,771)	-27.81%			
Tenant Education Services	\$ 246,054				\$ 246,054	2.28%	\$ 268,129	\$ (40,075)	-14.01%			
Tenant Services - Other Expense	\$ 687,531	\$ 978,705			\$ 1,664,297	15.11%	\$ 864,673	\$ 779,624	90.18%			
Tenant Services Expense Total	\$ 942,789	\$ 5,496,187	\$ 581,520	\$ 3,204,580	\$ 10,882,086	100.00%	\$ 9,940,867	\$ 942,219	9.48%			
Operating Expense Total	\$ 942,789	\$ 5,496,187	\$ 581,520	\$ 3,204,580	\$ 10,882,086	100.00%	\$ 9,940,867	\$ 942,219	9.48%			
Uses Total	\$ 942,789	\$ 5,496,187	\$ 581,520	\$ 3,204,580	\$ 10,882,086	100.00%	\$ 9,940,867	\$ 942,219	9.48%			

Resident Programs and Partnerships offers PHA residents a wide variety of training, services and programs to help them gain valuable skills and achieve self-sufficiency. PHA opened the Vaux Community Building, which houses the Workforce Development Center, Homeownership and Self-Sufficiency programs, health services, a Section 3 Resource Center and a high school. PHA opened a Youth & Family Center in FY 2023 where families would have access to services ranging from pre-natal to post-secondary services and programs.

- There are four main sources of funds:
- MTW HCV Program
- Resident Opportunity for Self Sufficiency (ROSS)
- Family Self-Sufficiency (FSS)
- Jobs Plus

For FY2024, the Resident Programs and Partnerships program has a projected budget of \$10.9 million.



# FY2024 CAPITAL FUND PROGRAM



PHA utilizes a combination of financing alternatives to leverage its capital assets towards the agency's strategic goals. Capital improvements are funded by grants received from the Department of Housing and Urban Development (HUD) as well as PHA's MTW Housing Choice Voucher program.



In addition to HUD funding, PHA received a Choice Neighborhood grant of \$30 million for the Blumberg/Sharwood area and will use a variety of third-party financing methods, including bonds, low-income housing tax credits (LIHTC), and mortgages to supplement traditional funding sources for capital activities.



For FY2024, Capital Funds has a projected budget of \$156.7 million to continue building and preserving affordable housing.

Uses	FY 2024 - PROPOSED				FY 2023 - PROPOSED		FY 2023 - APPROVED		FY 2024 - Over/(Under)		FY 2023 - Over/(Under)	
	Budget	UHP-MTW	HCV-MTW	GFP-MTW	CNI-Sharpwood-MTW	Budget Total	Budget Total	Budget	Budget	Budget	Budget	Budget
<b>Non-Operating Expense</b>												
Equipment	\$ 1,553,600					\$ 1,553,600	\$ 4,706,245	\$ 13,152,645	\$ 44,899%			
Bond Debt Service Payment							\$ 2,704,238	\$ (2,204,336)	-100.00%			
Capital Improvements			\$ 53,735,687	\$ 51,142,633	\$ 28,394,819	\$ 133,273,999	\$ 133,273,999	\$ (81,664,837)	-38.01%			
Extraordinary Maintenance		\$ 21,971,099				\$ 21,971,099	\$ 21,971,099	\$ 21,971,099	0.00%			
<b>Non-Operating Expense Total</b>	<b>\$ 23,524,699</b>	<b>\$ 21,971,099</b>	<b>\$ 53,735,687</b>	<b>\$ 51,142,633</b>	<b>\$ 28,394,819</b>	<b>\$ 156,737,639</b>	<b>\$ 222,292,259</b>	<b>\$ (65,554,620)</b>	<b>-29.49%</b>			
<b>Uses Total</b>	<b>\$ 23,524,699</b>	<b>\$ 53,735,487</b>	<b>\$ 51,142,633</b>	<b>\$ 28,394,819</b>	<b>\$ 156,737,639</b>	<b>\$ 222,292,259</b>	<b>\$ (65,554,620)</b>	<b>-29.49%</b>				

# CAPITAL ACTIVITIES

PHA has a five-year capital plan (the Plan) for all Capital Activities. The Plan includes capital and development projects planned for the five-year period from FY 2023 through FY 2028. The work items and projects are organized into the five categories:



**Capital Improvements**



**Energy Conservation Measures (ECM)**



**Modernization**



**New Development**



**Rental Assistance Demonstration (RAD)**

# FY2024 PLANNED CAPITAL IMPROVEMENTS

PHA's planned capital improvements for FY2024 is \$17.7 million and includes the following:

504 Modifications will be performed on the following sites throughout the year. Reasonable modifications can include structural changes to interiors and exteriors of dwellings and to common and public use areas. Examples include the installation of a ramp into a building, lowering the entry threshold of a unit, or the installation of grab bars in a bathroom.

Site Improvements and Upgrades will be performed on the following sites throughout the year as part of PHA's preventive maintenance and upkeep at our conventional and scattered site developments.

Fiscal Year	Project Name	Development	Project Cost	Fiscal Year	Project Name	Development	Project Cost	Fiscal Year	Project Name	Development	Project Cost
2024	504 Site Modifications / Fair Hq	Indian Homes	\$ 64,192	2024	Electrical and Lighting	Hammond Homes	\$ 40,000	2024	General Building Repairs	Hammond Homes	\$ 40,413
2024	504 Site Modifications / Fair Hq	Richard Allen	\$ 11,025	2024	Electrical and Lighting	Richard Allen	\$ 40,000	2024	General Building Repairs	Richard Allen	\$ 11,025
2024	504 Site Modifications / Fair Hq	Empire Homes	\$ 49,813	2024	Electrical and Lighting	Raymond Homes	\$ 60,000	2024	General Building Repairs	Scattered Sites 501-510	\$ 100,000
2024	504 Site Modifications / Fair Hq	Wilson Park - Senior	\$ 63,945	2024	Electrical and Lighting	Spring Garden Apartments	\$ 60,000	2024	General Building Repairs	Spring Garden Apartments	\$ 62,000
2024	504 Site Modifications / Fair Hq	Hamson Plaza	\$ 31,025	2024	Electrical and Lighting	Spring Garden Apartments	\$ 60,000	2024	General Building Repairs	Spring Garden Apartments	\$ 30,200
2024	504 Site Modifications / Fair Hq	Levi Homes	\$ 8,225	2024	General Building Repairs	Abundant Homes	\$ 11,200	2024	General Building Repairs	Scattered Sites 501-510	\$ 8,200
2024	504 Site Modifications / Fair Hq	Spring Garden Apt.	\$ 4,200	2024	General Building Repairs	Ash Homes	\$ 2,000	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Queen Lane Apt.	\$ 4,964	2024	General Building Repairs	Ash Homes	\$ 2,000	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Hill Crest	\$ 39,890	2024	General Building Repairs	Ash Homes	\$ 2,000	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Abundant Homes	\$ 76,460	2024	General Building Repairs	Ash Homes	\$ 2,000	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Burton Village	\$ 11,025	2024	General Building Repairs	Ash Homes	\$ 2,000	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Orford Village	\$ 51,200	2024	General Building Repairs	Burton Village	\$ 5,513	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Physical Arts	\$ 10,474	2024	General Building Repairs	Carl B. Moore	\$ 27,000	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Cherry Hill Homes	\$ 25,358	2024	General Building Repairs	Carl B. Moore	\$ 5,513	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Cherry Hill Homes	\$ 16,534	2024	General Building Repairs	Cherry Hill Homes	\$ 14,580	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Cherry Hill Homes	\$ 2,205	2024	General Building Repairs	Cherry Hill Homes	\$ 17,440	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Warren Homes	\$ 24,788	2024	General Building Repairs	Cherry Hill Homes	\$ 17,440	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Prichard Apts.	\$ 1,654	2024	General Building Repairs	Cherry Hill Homes	\$ 17,440	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Carl B. Jackson	\$ 11,025	2024	General Building Repairs	Cherry Hill Homes	\$ 17,440	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Carl B. Jackson	\$ 17,840	2024	General Building Repairs	Cherry Hill Homes	\$ 17,440	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Carl B. Jackson	\$ 5,513	2024	General Building Repairs	Cherry Hill Homes	\$ 17,440	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Adrian Homes	\$ 5,513	2024	General Building Repairs	Cherry Hill Homes	\$ 17,440	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Adrian Homes	\$ 3,859	2024	General Building Repairs	Cherry Hill Homes	\$ 17,440	2024	General Building Repairs	Wilson Park	\$ 6,945
2024	504 Site Modifications / Fair Hq	Adrian Homes	\$ 1,654	2024 </tr							



# FY2024 PLANNED ENERGY PERFORMANCE ACTIVITIES

Category	EPCB Fee	Project Name	Development	Total Project Cost		BTR
				Cost		
Energy Performance	2024 EPC PHASE V		Carl & Moore	\$ 462,000	\$ 462,000	
Energy Performance	2024 EPC PHASE V		Gate 8 Jackson	\$ 144,100	\$ 144,100	
Energy Performance	2024 EPC PHASE V		Gate 1 Midley	\$ 90,019	\$ 90,019	
Energy Performance	2024 EPC PHASE V		Gate 8 Harb	\$ 144,100	\$ 144,100	
Energy Performance	2024 EPC PHASE V		Homeport Homes	\$ 766,000	\$ 766,000	
Energy Performance	2024 EPC PHASE V		Richard Allen II	\$ 64,004	\$ 64,004	
Energy Performance	2024 EPC PHASE V		Oakleaf Village	\$ 104,726	\$ 104,726	
Energy Performance	2024 EPC PHASE V		Spring Garden Apartments	\$ 9,488	\$ 9,488	
Energy Performance	2024 EPC PHASE V		Whitehall Apartments	\$ 37,292	\$ 37,292	
Energy Performance	2024 EPC PHASE V		Harwood Haven	\$ 238,479	\$ 238,479	
Energy Performance	2024 EPC PHASE V		Wilson Park	\$ 1,068,000	\$ 1,068,000	
Energy Performance	2024 EPC PHASE V		PHA Wide	\$ 200,797	\$ 200,797	
Energy Performance	2024 Electrical Motor Efficiency upgrades		Johnson Homes	\$ 58,950	\$ 58,950	
Energy Performance	2024 Hybrid heating / DHW condensing water heater		Parkview Apartments	\$ 474,472	\$ 474,472	
Energy Performance	2024 Insulation Rpe		Morton Homes	\$ 1,754	\$ 1,754	
<b>Energy Performance Total</b>				<b>\$ 3,893,081</b>	<b>\$ 3,893,081</b>	

PHA plans to continue to Phase IV of the \$50 million energy conservation project, which is projected to reduce energy consumption and (for the most part) generate long-range utility costs savings at PHA conventional sites.

For FY2024, PHA has budgeted \$3.9 million.



# FY2024 PLANNED DEVELOPMENT AND RAD ACTIVITIES

Through a combination of MTW reserves, capital, tax credit and CNI Shawswood grants, PHA plans to build and preserves **4,229** units of affordable housing through tax credit financing, 3<sup>rd</sup> party partnerships and RAD programs.

For FY2024, PHA has a projected budgeted **\$384.5** million, utilizing new capital and Operating funds budgeted at **\$156.7**, Program Income and MTW Reserves.

Fiscal Year	Project Name	Number of Units	Total Project Cost	NEW PHA Allocation	PHA Allocation	Shawswood CNI Grant	PHAC Program Income	PHA Operating Partners	MTW	GRP
2023	Bumberg / Shawswood - HUNT Phase II (PH 3A)	59	\$ 27,854,796	\$ -	\$ 20,583,201	\$ 7,253,595	\$ 3,000,000	\$ -	\$ 4,353,995	\$ -
2023	Beyond Foster Care on Ridge Avenue	25	\$ 13,659,179	\$ -	\$ -	\$ 13,659,179	\$ -	\$ 13,659,179	\$ -	\$ -
2023	Bumberg / Shawswood - HUNT Phase III (PH 3B)	224	\$ 24,546,110	\$ -	\$ 61,564,738	\$ 62,988,372	\$ 11,000,000	\$ -	\$ 20,542,332	\$ 23,468,250
2023	Bumberg / Shawswood - PHA Rental Phase I (PH 4A)	58	\$ 11,501,909	\$ -	\$ 18,901,209	\$ 12,400,000	\$ 3,000,000	\$ -	\$ 7,073,579	\$ 2,294,405
2023	Bumberg / Shawswood - PHA Rental Phase II (PH 4B)	65	\$ 35,000,000	\$ -	\$ 16,400,000	\$ 19,600,000	\$ 3,000,000	\$ -	\$ 16,600,000	\$ -
2024	Fairfax Acquisition		\$ 7,500,000	\$ -	\$ -	\$ 7,500,000	\$ -	\$ -	\$ 7,500,000	\$ -
2024	Hendon Low-Rise Rehabilitation Phase I	94	\$ 9,000,000	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	Hendon Low-Rise Rehabilitation Phase II	94	\$ 11,000,000	\$ 6,000,000	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000	\$ -	\$ -
2024	Harvest Community Center	1	\$ 12,368,198	\$ 6,000,000	\$ 6,368,198	\$ -	\$ -	\$ 6,368,198	\$ -	\$ -
2023	Bumberg / Shawswood - Helen Street	112	\$ 24,500,000	\$ -	\$ 20,650,000	\$ 3,850,000	\$ -	\$ -	\$ 3,850,000	\$ -
2023	Wyckoff Apts. PHSE 1 - Senior Building	209	\$ 49,050,000	\$ -	\$ 20,650,000	\$ 28,400,000	\$ -	\$ -	\$ 10,650,000	\$ 18,000,000
2024	Bartram Village - Phase 1 - Rental Units	64	\$ 33,543,093	\$ -	\$ 24,543,093	\$ 9,000,000	\$ -	\$ -	\$ 9,000,000	\$ -
2024	Cambridge II Conversion	44	\$ 6,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -
2024	Cambridge III Conversion	40	\$ 6,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -
2024	Cambridge III Conversion	40	\$ 6,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -
2024	Greater Geary Ferry (GGF) Phase I Pre-development	245	\$ 10,000,000	\$ -	\$ 32,000,000	\$ 56,000,000	\$ -	\$ -	\$ 43,000,000	\$ 11,000,000
2024	Greater Geary Ferry (GGF) Phase II Pre-development	184	\$ 8,500,000	\$ -	\$ 10,000,000	\$ 18,000,000	\$ -	\$ -	\$ -	\$ 10,000,000
2024	Greater Geary Ferry (GGF) Phase II Pre-development	80	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 8,500,000	\$ -	\$ -	\$ -	\$ 8,500,000
2024	Madison Creek E. Block 21 (L2) II Pre-development	80	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000	\$ -
2024	Madison Creek E. Block 21 (L2) II Pre-development	90	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000	\$ -
2024	Madison Creek E. Block 21 (L2) II Pre-development	171	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000	\$ -
2024	Madison Creek E. Block 21 (L2) II Pre-development	69	\$ 35,900,000	\$ -	\$ 37,400,000	\$ 18,500,000	\$ -	\$ -	\$ 12,000,000	\$ 6,900,000
2024	Madison Creek E. Block 21 (L2) II Pre-development	137	\$ 14,000,000	\$ -	\$ 4,000,000	\$ 6,000,000	\$ -	\$ -	\$ 6,000,000	\$ -
2024	Madison Creek E. Block 21 (L2) II Pre-development	80	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -	\$ 5,000,000	\$ -
2024	Madison Creek E. Block 21 (L2) II Pre-development	79	\$ 15,000,000	\$ -	\$ 15,000,000	\$ -	\$ -	\$ -	\$ 15,000,000	\$ -
2024	Madison Creek E. Block 21 (L2) II Pre-development	30	\$ 25,000,000	\$ -	\$ 25,000,000	\$ -	\$ -	\$ -	\$ 25,000,000	\$ -
2024	Madison Creek E. Block 21 (L2) II Pre-development	1,208	\$ 34,945,000	\$ -	\$ 34,945,000	\$ -	\$ -	\$ 34,945,000	\$ -	\$ -
Total Development Cost FY 2023-FY2024			4,229	\$ 655,099,279	\$ 270,223,842	\$ 384,815,388	\$ 20,000,000	\$ 25,000,000	\$ 4,945,000	\$ 24,945,000

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# PHIA

**PHILADELPHIA HOUSING AUTHORITY**

**OPENING DOORS TO OPPORTUNITIES**

**THANK YOU!**

**RESOLUTION NO. 12263**

**RESOLUTION AUTHORIZING CONTRACTS FOR UTILITY ALLOWANCE STUDIES AT VARIOUS PHILADELPHIA HOUSING AUTHORITY SITES**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for utility allowance study services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

**WHEREAS**, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

**WHEREAS**, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a contract be awarded to The Nelrod Company; and

**WHEREAS**, work is to be assigned to the awardee at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of the contract at the discretion of the Contracting Officer; and

**WHEREAS**, it is recommended that the amount to be expended under this contract shall not exceed three million dollars (\$3,000,000.00) with a two (2) year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year year base period is one million two hundred thousand dollars (\$1,200,000.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is six hundred thousand dollars (\$600,000.00);
- 3) The aggregate not-to-exceed amount for the second one-year option period is six hundred thousand dollars (\$600,000.00); and
- 4) The aggregate not-to-exceed amount for the third one-year option period is six hundred thousand dollars (\$600,000.00);

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with The Nelrod Company for a total amount not to exceed three million dollars (\$3,000,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.



I hereby certify that this was  
APPROVED BY THE BOARD ON 2/16/2021

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ATTORNEY FOR PHA