



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, March 21, 2024
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 its Vice-Chair, Herbert Wetzel, at approximately 3:05 p.m. The Vice-Chair and the following Commissioners were in attendance at the meeting: Commissioners Camarda, Coney, Purnell, Shahid, and Wise, as well as President & CEO (“CEO”) Kelvin Jeremiah, and the General Counsel and Board Secretary, Laurence M. Redican. Chair Brown-Sow and Commissioners Callahan, and Mayo did not participate.

The Vice-Chair requested a moment of silence to prepare for the meeting, after which he stated that an Executive Session had been held just before the meeting, to discuss litigation matters. Thereafter, the CEO reviewed the commenting procedures and made the following announcements:

- 1) PHA has received 100 additional HUD-VASH vouchers for housing veterans, valued at approximately \$750,000 annually, from the U.S. Department of Housing and Urban Development (“HUD”) and the U.S. Department of Veterans Affairs.
- 2) HUD Secretary Marcia Fudge is retiring, who has been a tremendous friend of and advocate for PHA, recognizing its achievements as constituting the “Philadelphia Model.” There was a round of applause for her dedication and commitment to fair housing, as well as it being noted that PHA looks forward to working with the next HUD Secretary, Adrienne Todman.

The Vice-Chair asked whether there were any changes or corrections for the minutes from the February 15, 2024 Board meeting and, hearing none, the minutes were accepted as submitted.

Eight (8) resolutions were presented and unanimously approved by the Board, following the opportunity for discussion and public comment, for each resolution.

Resolution No. 12333, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President of Supply Chain Management (“EVP-SCM”), to extend by one (1) year the authorization for PHA to enter into various contracts under state and federal cooperative purchasing agreements and similar programs, with contract terms not to exceed five (5) years, in a total not-to-exceed aggregate amount of twenty-eight million dollars (\$28,000,000.00), with a continuation of the quarterly reporting requirement to the Board. The resolution was reviewed by the Finance Committee prior to being presented to the Board and Commissioner Shahid, as a member of that committee, moved for its adoption. Following a second and Commissioner Shahid noting that the committee recommended adoption, with there being no additional or public comment (for which an opportunity was provided, as it was for all the resolutions), the motion was unanimously approved.

Resolution No. 12334, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for REAC inspection and minor preventive maintenance services with CG

Global Management Solutions, LLC; Creativescape, Inc.; and Castor Properties, Inc. in a total amount not to exceed eleven million eight hundred seventy-five thousand dollars (\$11,875,000.00). Commissioner Shahid, as a member of the Finance Committee that had reviewed the resolution, moved for its approval. After a second, he said that the Finance Committee recommended approval. There being no further discussion, the motion was unanimously approved.

Resolution No. 12335, attached in Appendix 1, was presented by Andrew Kenis, Managing Deputy General Counsel, to authorize PHA to execute a number of insurance contracts based on insurance quotations procured by Conner Strong & Buckelew, in a total amount not to exceed seven million, six hundred forty-nine thousand, four hundred twenty-four dollars (\$7,649,424). Finance Committee member Commissioner Shahid moved for the adoption of the resolution, which motion was seconded. There being no discussion, the motion was unanimously approved by roll call.

Resolution No. 12336, attached in Appendix 1, was presented in detail by Nnena Ukwa, Vice President of Finance, for approval of the FY 2025 Operating and Capital Budgets; the PPT presented at the meeting is attached as Appendix 2. The CEO had extensive remarks regarding the strategies, funding, and priorities reflected in the budget. Following Commissioner Shahid moving for adoption, with that motion being seconded, there was additional discussion before the motion was unanimously approved.

Resolution No. 12337, attached in Appendix 1, was presented by Greg Hampson, Senior Executive Vice President – Capital Projects Division (“SEVP – Cap.Projects”), to authorize PHA to take a number of actions, as specified in the resolution, for the Rental Assistance Demonstration (“RAD”) conversion of forty-even (47) units at Inglis Methodist Gardens. Commissioner Purnell, as a member of the Policy & Planning Committee that reviewed the resolution, moved for its adoption. Following a second and discussion, the motion was unanimously approved.

Resolution No. 12338, attached in Appendix 1, was presented by Greg Hampson, SEVP – Cap.Projects, to authorize PHA to negotiate and enter into an agreement with MDG Design & Construction LLC for the redevelopment of the Suffolk Manor, as detailed in the resolution. The Policy & Planning Committee had reviewed this resolution before its presentation to the Board and member Commissioner Purnell moved for its adoption. Following a second and discussion, including comments regarding the background of the development and that the redevelopment would be “in place,” without needing to relocate residents, the motion was unanimously approved.

Resolution No. 12339, attached in Appendix 1, was presented by Greg Hampson, SEVP – Cap.Projects, to authorize PHA to negotiate and enter into an agreement with MDG Design & Construction LLC for the redevelopment of the Mount Olivet Village. Commissioner Purnell also moved for the adoption of this resolution, which had been reviewed by the Policy & Planning Committee. After a second and discussion, noting that this redevelopment would also be “in place,” the motion was unanimously approved.

Resolution No. 12340, attached in Appendix 1, was presented by Greg Hampson, SEVP – Cap.Projects, to authorize PHA to take a number of actions to develop the PHA property at 20th and Cecil B. Moore Sts. into sixty-three (63) affordable rental units for seniors, including entering into a long-term ground lease with Frankel Enterprises and/or its affiliate, providing PHA financing of a onetime payment of ten thousand dollars (\$10,000.00), and obtaining all necessary HUD and other approvals in connection with the construction, RAD conversion, and operation of the development. Commissioner Purnell, as a member of the Policy & Planning committee that had reviewed the resolution, moved for its adoption. Following a second and discussion, the motion was unanimously approved.

For the **public comment period**, there were two speakers.

Sterling Johnson spoke regarding concerns around evictions and support systems, including stable housing, for people with various recovery and other issues. The CEO responded on the various matters.

June Burris spoke about her concerns regarding rapid development in South Philly and maintaining affordable housing in changing areas, and both the CEO and Commissioner Coney responded.

The Vice-Chair noted that the next Board meeting is scheduled for April 18, 2024 and the meeting ended at approximately 4:05 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Laurence M. Redican". The signature is fluid and cursive, with the first name being the most prominent.

Laurence M. Redican
General Counsel
Philadelphia Housing Authority

APPENDIX 1

**THE PHILADELPHIA HOUSING AUTHORITY
AGENDA FOR THE MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, MARCH 21, 2024, at 3 p.m.**

- A. **Call to Order** Herbert Wetzel, Vice-Chair of the Board of Commissioners
- B. **Remarks** Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held February 15, 2024, as distributed
- D. **New Business**
 - 1. **RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS**

Dave Walsh
 - 2. **RESOLUTION AUTHORIZING CONTRACTS FOR REAL ESTATE ASSESSMENT CENTER INSPECTION SERVICES WITH CG GLOBAL MANAGEMENT SOLUTIONS, LLC; CREATIVESCAPE, INC.; AND CASTOR PROPERTIES, INC.**

Dave Walsh
 - 3. **RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE**

Andrew Kenis
 - 4. **RESOLUTION APPROVING THE FISCAL YEAR (FY) 2025 OPERATING AND CAPITAL BUDGETS**

Celeste C. Fields
 - 5. **RESOLUTION AUTHORIZING CONVERSION UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM OF FORTY-SEVEN (47) UNITS AT INGLIS METHODIST GARDENS FROM ACC OPERATING SUBSIDY TO PROJECT BASED SUBSIDY**

Greg Hampson
 - 6. **RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE REDEVELOPMENT OF SUFFOLK MANOR**

Greg Hampson

7. RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE REDEVELOPMENT OF MOUNT OLIVET VILLAGE

Greg Hampson

8. RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE 20TH AND CECIL B. MOORE DEVELOPMENT

Greg Hampson

E. Public Comment

RESOLUTION NO. 12333

RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS

WHEREAS, as of November 18, 2010, in Resolution No. 11414, the Philadelphia Housing Authority ("PHA") has passed resolutions every year to continuously allow PHA to benefit by entering into contracts with various governmental and private entities for the full range of goods and services available under Federal and State Cooperative purchasing and similar programs, in aggregate amounts ranging from approximately thirty million dollars (\$30,000,000.00) to twenty million dollars (\$20,000,000.00); and

WHEREAS, in those resolutions, under certain circumstances, PHA is allowed to acquire and lease goods and services using the Federal Supply Schedules maintained by the U.S. General Services Administration, also referred to as the "GSA Schedules" and Multiple Award Schedules, and to acquire and lease goods and services using the Commonwealth of Pennsylvania's cooperative purchasing program administered by the Department of General Services Bureau of Procurement, referred to as "COSTARS," and other government procurement collectives; and

WHEREAS, such Federal and State cooperative purchasing and similar programs offer competitively obtained and standardized prices, terms and conditions, enable acquisitions to be effected on a streamlined basis, and are consistent with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards applicable to procurement by public housing authorities (2 C.F.R. §200.318 (e)), under which public housing authorities are encouraged to enter into such agreements "[t]o foster greater economy and efficiency [and] to promote cost-effective use of shared services across the Federal government;" and the Pennsylvania Commonwealth Procurement Code, Act 57 of 1998, as amended, authorizes PHA to engage in cooperative purchasing with the Commonwealth through the use of statewide contracts and the COSTARS system; and

WHEREAS, the most recent one-year authorization for such contracting was Board Resolution No. 12265, adopted on March 16, 2023, in an aggregate amount not to exceed twenty-nine million dollars (\$29,000,000.00); and

WHEREAS, PHA wishes to extend such authorization for another one-year period, from April 1, 2024 through March 31, 2025, with contract terms entered into pursuant to such extension not to exceed five (5) years, in a total aggregate annual amount not to exceed twenty-eight million dollars (\$28,000,000.00), and to continue the best practice of providing a quarterly report to the PHA Board of Commissioners as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00), although this resolution would provide the requisite pre-approval for such contracting under Control Policy and Procedure #10, as amended;

BE IT RESOLVED, that the Board authorizes the President &CEO and/or his authorized designee(s) to take all actions necessary to enter into contracts, for terms not-to-exceed five (5) years, under the Federal and State cooperative purchasing and similar programs, for a one-year period, from April 1, 2024 through March 31, 2025, in a total aggregate amount not to exceed twenty-eight million dollars (\$28,000,000.00), subject to the availability of funds therefor, and PHA shall provide a quarterly report to the Board of Directors as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00).



I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/24
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12334

RESOLUTION AUTHORIZING CONTRACTS FOR REAL ESTATE ASSESSMENT CENTER INSPECTION SERVICES WITH CG GLOBAL MANAGEMENT SOLUTIONS, LLC; CREATIVE SCAPE, INC.; AND CASTOR PROPERTIES, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for Real Estate Assessment Center ("REAC") inspection and minor Preventive Maintenance 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 contracts be awarded to CG Global Management Solutions, LLC; Creativescape, Inc.; and Castor Properties, Inc.; and

WHEREAS, work is to be assigned to the awardees at the discretion of the contracting officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts shall not exceed eleven million eight hundred seventy-five thousand dollars (\$11,875,000.00) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year base period is four million seven hundred fifty thousand dollars (\$4,750,000.00);
- 2) The not-to-exceed amount for the first one-year option period is two million three hundred seventy-five thousand dollars (\$2,375,000.00);
- 3) The not-to-exceed amount for the second one-year option period is two million three hundred seventy-five thousand dollars (\$2,375,000.00); and
- 4) The not-to-exceed amount for the third one-year option period is two million three hundred seventy-five thousand dollars (\$2,375,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with CG Global Management Solutions, LLC; Creativescape, Inc.; and Castor Properties, Inc. for an amount not to exceed eleven million eight hundred seventy-five thousand dollars (\$11,875,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to said contracts, including determining whether options available under the contracts, if any, shall be exercised.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/21
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12335

**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 Employed Lawyers 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 Seven Million, Six Hundred Forty-nine Thousand, Four Hundred Twenty-four Dollars (\$7,649,424);

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; Cyber Security and Liability insurance; Employed Lawyers insurance, and as set forth in the attachment to this resolution, not to exceed Seven Million, Six Hundred Forty-nine Thousand, Four Hundred Twenty-four Dollars (\$7,649,424); 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.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/2/24
[Signature]
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION REGARDING INSURANCE CONTRACTS

COVERAGE	INSURER	LIMIT	DEDUCTIBLE	NEW 2024 PREMIUM
Commercial Property	HAPI	\$100,000,000	\$50,000	\$2,394,683
Terrorism (property)	HAPI	80% of loss	\$0	\$75,377
Boiler & Machinery	Hartford Steam Boiler	\$50,000,000	\$10,000	\$43,165
General Liability	HARRG	\$15,000,000	\$50,000	\$1,277,091
Terrorism (GL)	HARRG	80% of loss	\$0	\$23,969
Mold	HARRG	\$500,000	\$50,000	\$80,129
Pesticide	HARRG	\$1,000,000	\$25,000	\$3,652
Public Officials	HARRG	\$2,000,000	\$50,000	\$162,068
Employment Practices	HARRG	\$2,000,000	\$50,000	\$768,159
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	\$32,600
Third Party Discrimination	HARRG	\$1,000,000	\$50,000	\$20,002
Fiduciary	Euclid	\$15,000,000	\$25,000	\$51,040
Auto Liability	HARRG	\$2,000,000	\$0	\$2,500,000*
Auto Physical Damage	Travelers	Actual Cash Value	\$1,000	\$ Included in above amount
Cyber Security	Zurich	\$3,000,000	\$50,000	\$99,219
Employed Lawyers	Atlantic Specialty	\$1,000,000	\$25,000	\$8,542
TOTAL				\$7,649,424

* Not to exceed \$2.5 M for both auto liability and auto physical damage.

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.12336

RESOLUTION APPROVING THE FISCAL YEAR (FY) 2025 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 FY2025 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 FY2025 Operating and Capital Budgets, in substantially the form presented at the Board meeting of March 21, 2024, with that presentation to be attached to the minutes of this Board meeting, and the FY2025 Comprehensive Operating and Capital Budgets project revenues at \$634,185,968; expenditures for FY2025 are projected at \$634,185,968; Adjusted Net Income for FY 2025 is \$0; and the FY 2025 budget is balanced; 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 FY2025 Operating and Capital Budgets, in substantially the form presented at the Board meeting of March 21, 2024 and as reviewed by the Finance Committee, with that presentation to be attached to the minutes of this 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 FY2025 budget.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/24
[Signature]
ATTORNEY FOR PHA

APPENDIX 2 – PPT PRESENTED RE: RESOLUTION NO.12336:

**RESOLUTION APPROVING THE FISCAL YEAR (FY) 2025
OPERATING AND CAPITAL BUDGETS**



FISCAL YEAR 2025 ANNUAL COMPREHENSIVE BUDGET

APRIL 1, 2024 – MARCH 31, 2025



Kelvin A. Jeremiah, President & CEO

Celeste C. Fields, Chief Administrative & Financial Officer

Kevin B. Shields, Director of Budget

HIGHLIGHTS FROM FY2024

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.

Westpark Apartments has **1,000** planned housing units, **600** of them will be targeted at households earning up to 60% of the Area Median Income. Design work has begun, and a 4% LIHTC application was submitted to PHFA for the first **325**-unit phase.

PHA received **\$1.2 million** in HUD Lead-Based Paint Capital program funding for Abbottsford and Raymond Rosen, **\$742 thousand** in HUD Family Self-Sufficiency Coordinator funding, and **\$735 thousand** to support seventy-five additional Foster Youth to Independence vouchers.

PHA's Net Position continues to grow, reflecting our dedication to sound financial practices. In November 2023, S&P Global Ratings revised the outlook to **positive** from **stable**, affirming an 'AA-' issuer credit rating (ICR) on PHA and its 'AA-' rating on the agency's series 2017 general revenue bonds. This revision demonstrates S&P's recognition of PHA's sustained financial improvement and exceptional management and governance.

BUDGET PRESENTATION

The FY2025 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 FY2025 budget, figures from the approved FY2024 Board Approved Budget are included in the Summary Budget Overview Schedules.



OVERVIEW – FISCAL YEAR 2025

Sources			
4.86%	91.59%	3.55%	100.00%
\$30.85	\$580.85	\$22.49	\$634.19
TENANT REVENUE	HUD FUNDING	OTHER SOURCES	TOTAL SOURCES
FY 2025 - PROPOSED Budget	FY 2025 % of Overall Budget		

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 area 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 FY2025 is \$634.2 million.

- Tenant Revenues make up 4.9%
- Operating Subsidies, Capital and Resident Services Grants from HUD make up 92% of overall sources
- Other sources, make up 3.6% of total sources.

BUDGET ASSUMPTIONS

The following budget has been developed based on new FY2025 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)



90% 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

FY2025 BUDGET HIGHLIGHTS

LIHP Total Operating Expenses are projected at **\$223.9 million**

Administrative Expenses are projected at **\$85.4 million**

Salaries & Benefits are projected at **\$116.4 million**

Utility Expenses are projected at **\$28.3 million**

Insurance Expenses are projected at **\$18.5 million**

Maintenance Expenses, including labor, are projected at **\$87.5 million**

Housing Assistance Payments through HCV are projected at **\$212.7 million**

ACC Operating Subsidies to Limited Partnerships are projected at **\$18.9 million**

FY2025 COMPREHENSIVE BUDGET BY PROGRAM

The FY2025 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 FY2025 budget, figures from the approved FY2024 Board Approved Budget are included in the Summary Budget Overview Schedules.

Sources												
Revenue	LHP MTW	CFP MTW	HCV MTW	HCV NMTW	CNI Barrtram	CNI Shawswood	RPP NMTW	FY 2025 - PROPOSED Budget	FY 2025 % of Overall Budget	FY 2024 - APPROVED Budget	FY 2025 Over / (Under) FY 2024 Budget	% FY 2025 Over / (Under) FY 2024 Budget
Tenant Revenue	\$ 30,847,662							\$ 30,847,662	4.86%	\$ 27,469,109	\$ 3,378,553	12.80%
Operating Subsidy	\$ 171,929,610			\$ 287,424,230	\$ 14,362,474			\$ 473,716,314	74.70%	\$ 421,613,725	\$ 52,102,590	12.36%
Capital Grants		\$ 55,972,975				\$ 1,291,672	\$ 18,634,021	\$ 75,898,668	11.97%	\$ 84,160,692	\$ (8,262,024)	-9.82%
Administrative Fees Earned				\$ 28,167,468	\$ 2,135,251			\$ 30,302,719	4.78%	\$ 25,337,472	\$ 4,965,247	19.60%
Miscellaneous Income	\$ 12,800,000			\$ 1,300,000				\$ 14,100,000	2.22%	\$ 10,600,000	\$ 3,500,000	33.02%
Resident Service Grants							\$ 927,813	\$ 927,813	0.15%	\$ 3,916,741	\$ (2,988,928)	-76.31%
Shared Services Agreement Reimburse	\$ 8,392,791							\$ 8,392,791	1.32%	\$ 8,032,614	\$ 360,177	4.48%
Revenue Total	\$ 223,970,064	\$ 55,972,975	\$ 316,891,698	\$ 16,497,725	\$ 1,291,672	\$ 18,634,021	\$ 927,813	\$ 634,185,968	100.00%	\$ 581,130,353	\$ 53,055,615	9.13%
Sources Total	\$ 223,970,064	\$ 55,972,975	\$ 316,891,698	\$ 16,497,725	\$ 1,291,672	\$ 18,634,021	\$ 927,813	\$ 634,185,968	100.00%	\$ 581,130,353	\$ 53,055,615	9.13%
Uses												
Operating Expense	LHP MTW	CFP MTW	HCV MTW	HCV NMTW	CNI Barrtram	CNI Shawswood	RPP NMTW	FY 2025 - PROPOSED Budget	FY 2025 % of Overall Budget	FY 2024 - APPROVED Budget	FY 2025 Over / (Under) FY 2024 Budget	% FY 2025 Over / (Under) FY 2024 Budget
Central Office												
Executive Office	\$ 1,105,338			\$ 1,216,550		\$ 190,313	\$ 75,321	\$ 2,587,522	0.41%	\$ 2,640,961	\$ (53,439)	-2.02%
Communications	\$ 1,593,359			\$ 1,070,242				\$ 2,663,601	0.42%	\$ 2,574,659	\$ 88,942	3.45%
Finance	\$ 7,721,426			\$ 7,236,583				\$ 14,958,010	2.36%	\$ 11,972,784	\$ 2,985,226	24.93%
Housing Operations	\$ 2,231,910							\$ 2,231,910	0.35%	\$ 2,545,672	\$ (313,762)	-12.33%
Human Resources	\$ 2,134,091			\$ 1,934,749				\$ 4,068,841	0.64%	\$ 2,411,246	\$ 1,657,595	68.74%
Information Systems Management (ISM)	\$ 6,304,097			\$ 8,767,801				\$ 15,071,899	2.38%	\$ 7,286,750	\$ 7,785,148	106.84%
Office of Audit and Compliance	\$ 1,144,827			\$ 1,263,088				\$ 2,407,915	0.38%	\$ 2,409,773	\$ (1,858)	-0.08%
Office of General Counsel	\$ 18,448,998			\$ 1,677,838				\$ 20,126,836	3.17%	\$ 19,313,601	\$ 813,235	4.21%
Supply Chain Management	\$ 6,857,180			\$ 1,580,293				\$ 8,437,472	1.33%	\$ 8,109,818	\$ 327,654	4.04%
Development and Capital Projects	\$ 356,414	\$ 5,493,318		\$ 25,000				\$ 5,874,732	0.93%	\$ 4,356,047	\$ 1,518,685	34.86%
Central Office Total	\$ 47,897,641	\$ 5,493,318	\$ 24,773,144			\$ 190,313	\$ 75,321	\$ 78,428,737	12.37%	\$ 63,621,311	\$ 14,807,426	23.27%
Operations												
Housing Operations	\$ 130,636,256							\$ 130,636,256	20.60%	\$ 121,436,669	\$ 9,199,587	7.58%
Housing Choice Voucher Program				\$ 208,761,293	\$ 18,487,725			\$ 227,249,017	35.13%	\$ 200,522,008	\$ 22,727,010	11.09%
Asset Management	\$ 18,856,251							\$ 18,856,251	2.97%	\$ 16,443,117	\$ 2,413,135	14.68%
Protective Services	\$ 10,569,708			\$ 639,335				\$ 11,209,043	1.77%	\$ 9,004,490	\$ 2,204,553	24.48%
Tenant Services	\$ 699,876			\$ 8,954,988		\$ 101,359	\$ 558,700	\$ 9,214,923	1.45%	\$ 9,010,164	\$ 204,759	2.27%
Operations Total	\$ 160,762,090			\$ 215,856,616	\$ 16,497,725	\$ 101,359	\$ 558,700	\$ 394,704,304	62.24%	\$ 358,216,447	\$ 36,487,857	10.19%
Operating Expense Total	\$ 208,659,732	\$ 5,493,318	\$ 241,480,366	\$ 16,497,725	\$ 291,672	\$ 634,021	\$ 927,813	\$ 473,984,646	74.74%	\$ 422,588,015	\$ 51,396,632	12.16%
Non-Operating Expense												
Capital Activities	\$ 12,188,382	\$ 50,479,657		\$ 70,977,083		\$ 1,000,000	\$ 18,000,000	\$ 152,645,122	24.10%	\$ 155,184,039	\$ (2,538,917)	-1.51%
Debt Service	\$ 901,850			\$ 901,850				\$ 1,803,700	0.28%	\$ 1,804,700	\$ (1,000)	-0.06%
Equipment	\$ 2,020,100			\$ 3,532,400				\$ 5,552,500	0.88%	\$ 5,553,600	\$ (3,998,900)	252.40%
Non-Operating Expense Total	\$ 15,110,332	\$ 50,479,657		\$ 75,411,333		\$ 1,000,000	\$ 18,000,000	\$ 160,201,321	25.26%	\$ 158,542,339	\$ 1,658,983	1.05%
Uses Total	\$ 223,970,064	\$ 55,972,975	\$ 316,891,698	\$ 16,497,725	\$ 1,291,672	\$ 18,634,021	\$ 927,813	\$ 634,185,968	100.00%	\$ 581,130,353	\$ 53,055,615	9.13%
Gain/(Loss)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%

FY2025 LOW-INCOME PUBLIC HOUSING PROGRAM

PHA's Low Income Housing portfolio comprises **12,965** units of affordable housing spread across the City of Philadelphia. This encompasses **3,434** low-income tax credit partnerships, of which PHA, via its affiliate PAPMC, oversees **1,972** units, while **1,462** units are managed through alternative management companies. Additionally, in FY2025, we included **208** new partnership units into our portfolio.

LOW INCOME HOUSING INVENTORY

TOTAL UNIT COUNT	12,965
CONVENTIONAL	5,836
SCATTERED SITES	3,695
MIXED FINANCE PARTNERSHIPS - PAPMC	1,972
MIXED FINANCE PARTNERSHIPS - AME	1,462

Sources					
	FY2025 PROPOSED Budget	FY 2025 % of Overall Budget	FY 2024 APPROVED Budget	FY 2025 Over/(Under) FY 2024 Budget	% FY 2025 Over/(Under) FY 2024 Budget
Revenue					
Revenue					
Tenant Revenue	\$ 30,847,662	13.77%	\$ 27,469,109	\$ 3,378,553	17.30%
Operating Subsidy	\$ 171,929,610	76.76%	\$ 170,832,188	\$ 1,097,422	0.64%
Miscellaneous Income	\$ 12,800,000	5.77%	\$ 10,200,000	\$ 2,600,000	25.49%
Shared Services Agreement Reimbursement	\$ 8,392,791	3.75%	\$ 8,032,614	\$ 360,177	4.48%
Revenue Total	\$ 223,970,064	100.00%	\$ 216,533,911	\$ 7,436,153	3.43%
Sources Total	\$ 223,970,064	100.00%	\$ 216,533,911	\$ 7,436,153	3.43%
Uses					
Operating Expense					
Central Office					
Executive Office	\$ 1,105,338	0.49%	\$ 1,383,851	\$ (278,513)	-20.13%
Communications	\$ 1,593,359	0.71%	\$ 1,612,692	\$ (19,333)	-1.20%
Finance	\$ 7,721,426	3.45%	\$ 6,485,306	\$ 1,236,121	19.06%
Housing Operations	\$ 2,231,910	1.00%	\$ 2,545,672	\$ (313,762)	-12.33%
Human Resources	\$ 2,134,091	0.95%	\$ 1,476,555	\$ 657,537	44.53%
Information Systems Management (ISM)	\$ 6,304,097	2.81%	\$ 5,513,371	\$ 790,726	14.34%
Office of Audit and Compliance	\$ 1,144,827	0.51%	\$ 1,193,145	\$ (48,318)	-4.05%
Office of General Counsel	\$ 18,448,998	8.24%	\$ 17,891,183	\$ 557,815	3.12%
Supply Chain Management	\$ 6,857,180	3.06%	\$ 6,574,472	\$ 282,707	4.30%
Development and Capital Projects	\$ 356,414	0.16%	\$ 352,237	\$ 4,177	1.19%
Central Office Total	\$ 47,897,641	21.39%	\$ 45,028,484	\$ 2,869,158	6.37%
Operations					
Housing Operations	\$ 130,636,256	58.33%	\$ 121,436,669	\$ 9,199,587	7.58%
Asset Management	\$ 18,856,251	8.47%	\$ 16,443,117	\$ 2,413,135	14.68%
Protective Services	\$ 10,569,708	4.72%	\$ 8,494,318	\$ 2,075,390	24.43%
Tenant Services	\$ 899,876	0.31%	\$ 704,275	\$ 195,601	27.91%
Operations Total	\$ 160,762,090	71.78%	\$ 147,078,378	\$ 13,683,712	9.30%
Operating Expense Total	\$ 208,659,732	93.16%	\$ 192,106,861	\$ 16,552,870	8.62%
Non-Operating Expense					
Capital Activities	\$ 12,388,382	5.53%	\$ 21,971,099	\$ (9,582,717)	-43.62%
Debt Service	\$ 901,850	0.40%	\$ 902,350	\$ (500)	-0.06%
Equipment	\$ 2,020,100	0.90%	\$ 1,553,600	\$ 466,500	30.03%
Non-Operating Expense Total	\$ 15,310,332	6.84%	\$ 24,427,049	\$ (9,116,717)	-37.32%
Uses Total	\$ 223,970,064	100.00%	\$ 216,533,911	\$ 7,436,153	3.43%
Gain/(Loss)	\$ (0)	0.00%	\$ (0)	\$ (0)	0.00%

FY2025 HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER INVENTORY

TOTAL VOUCHERS	24,898
FAMILY UNIFICATION (FUP)	75
TENANT PROTECTION (TPV)	86
FOSTER YOUTH INDEPENDENCE (FYI)	125
MODERATE REHABILITATION (MOD)	141
SINGLE ROOM OCCUPANCY (SRO)	204
MAINSTREAM	495
EMERGENCY HOUSING (EHV)	863
VETERANS AFFAIR SUPPORTIVE HOUSING (VASH)	944
RENTAL ASSISTANCE DEMONSTRATION (RAD)	2,069
MTW PROJECT BASED (PBV)	2,611
MTW TENANT BASED	17,285

- PHA's Housing Choice Voucher Program offers rental subsidies to low-income families who live in privately owned, not-for-profit, or publicly owned housing.
- The program, administered by PHA, currently has **24,898** vouchers. Under PHA's MTW Agreement, a majority of these vouchers are eligible for funding and programmatic flexibility.
- Additionally, the program assists families in achieving self-sufficiency and provides support for home ownership.
- In 2024, PHA was granted **186** new RAD vouchers, **100** VASH vouchers, and **50** FYI vouchers.

FY2025 MTW HOUSING CHOICE VOUCHER PROGRAM

Sources					
	FY2025 PROPOSED Budget	FY 2025 % of Overall Budget	FY 2024 APPROVED Budget	FY 2025 Over / (Under) Budget	% FY 2025 Over / (Under) Budget
Revenue					
Revenue					
Operating Subsidy	\$ 287,424,230	90.70%	\$ 245,781,537	\$ 41,642,693	16.94%
Administrative Fees Earned	\$ 28,167,468	8.89%	\$ 23,837,472	\$ 4,329,996	18.16%
Miscellaneous Income	\$ 1,300,000	0.41%	\$ 400,000	\$ 900,000	225.00%
Revenue Total	\$ 316,891,698	100.00%	\$ 270,019,009	\$ 46,872,689	17.36%
Sources Total	\$ 316,891,698		\$ 270,019,009		
Uses					
Operating Expense					
Central Office					
Executive Office	\$ 1,216,550	0.38%	\$ 1,111,022	\$ 105,528	9.50%
Communications	\$ 1,070,242	0.34%	\$ 961,967	\$ 108,276	11.26%
Finance	\$ 7,236,583	2.28%	\$ 5,487,478	\$ 1,749,105	31.87%
Human Resources	\$ 1,934,749	0.61%	\$ 934,691	\$ 1,000,058	106.99%
Information Systems Management (ISM)	\$ 8,767,801	2.77%	\$ 1,773,379	\$ 6,994,422	394.41%
Office of Audit and Compliance	\$ 1,263,088	0.40%	\$ 1,216,628	\$ 46,460	3.82%
Office of General Counsel	\$ 1,677,838	0.53%	\$ 1,422,418	\$ 255,420	17.96%
Supply Chain Management	\$ 1,580,293	0.50%	\$ 1,535,346	\$ 44,947	2.93%
Development and Capital Projects	\$ 25,000	0.01%	\$ -	\$ 25,000	100.00%
Central Office Total	\$ 24,772,144	7.82%	\$ 14,442,929	\$ 10,329,215	71.52%
Operations					
Housing Choice Voucher Program	\$ 206,262,293	65.09%	\$ 194,022,008	\$ 12,240,285	6.31%
Protective Services	\$ 639,335	0.20%	\$ 510,172	\$ 129,163	25.32%
Tenant Services	\$ 8,954,988	2.83%	\$ 5,655,806	\$ 3,299,182	58.33%
Operations Total	\$ 215,856,616	68.12%	\$ 200,187,986	\$ 15,668,630	7.23%
Operating Expense Total	\$ 240,628,761	75.93%	\$ 214,630,916	\$ 25,997,845	12.11%
Non-Operating Expense					
Capital Activities					
Capital Activities	\$ 71,828,688	22.67%	\$ 54,485,743	\$ 17,342,944	31.83%
Debt Service					
Debt Service	\$ 901,850	0.28%	\$ 902,350	\$ (500)	-0.06%
Equipment					
Equipment	\$ 3,532,400	1.11%	\$ -	\$ 3,532,400	100.00%
Non-Operating Expense Total	\$ 76,262,938	24.07%	\$ 55,388,093	\$ 20,874,844	37.69%
Uses Total	\$ 316,891,698	100.00%	\$ 270,019,009	\$ 46,872,689	17.36%
Gain/(Loss)	\$ 0	0.00%	\$ (0)	\$ 0	0.00%

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

For FY2025, the MTW Housing Choice Voucher program has a projected budget of **\$316.9 million**, a **\$46.8 million** or **17.36%** increase over FY2024. This includes **\$71.8 million** set aside for Development and Capital Projects.

FY2025 NON-MTW HOUSING CHOICE VOUCHER PROGRAM

This program includes Single Room Occupancy (SRO), Moderate Rehabilitation (MOD) and Special Purpose Vouchers, such as the Mainstream, Family Unification Program (FUP) Family Youth Initiative (FYI) and Emergency Housing Vouchers (EHV).

For FY2025, the Non-MTW Housing Choice Voucher program has a projected budget of **\$16.5 million**, a **\$10 million** or **153.8%** increase in funding. Higher Subsidies are due to the enhanced program funding awarded, **100** new VASH, **50** Mainstream and **50** FYI vouchers.

Sources					
	FY2025 PROPOSED Budget	FY 2025 % of Overall Budget	FY 2024 - APPROVED Budget	FY 2025 Over/(Under) FY 2024 Budget	% FY 2025 Over/(Under) FY 2024 Budget
Revenue					
Revenue					
Operating Subsidy	\$ 14,362,474	87.06%	\$ 5,000,000	\$ 9,362,474	187.25%
Administrative Fees Earned	\$ 2,135,251		\$ 1,500,000	\$ 635,251	42.35%
Revenue Total	\$ 16,497,725		\$ 6,500,000	\$ 9,997,725	153.81%
Sources Total	\$ 16,497,725		\$ 6,500,000	\$ 9,997,725	153.81%
Uses					
Operating Expense					
Operations					
Housing Choice Voucher Program					
Leased Housing					
HCV Housing Assistance Payments (HAP)	\$ 15,986,432		\$ 5,000,000	\$ 10,986,432	219.73%
Administrative Salaries & Benefits	\$ 508,966		\$ 1,497,014	\$ (988,048)	-66.00%
Worker's Compensation	\$ 2,326		\$ 2,986	\$ (659)	-22.08%
Operations Total	\$ 16,497,725		\$ 6,500,000	\$ 9,997,725	153.81%
Operating Expense Total	\$ 16,497,725		\$ 6,500,000	\$ 9,997,725	153.81%
Uses Total	\$ 16,497,725		\$ 6,500,000	\$ 9,997,725	153.81%
Gain/(Loss)	\$ (0)	0.00%	\$ (0)	\$ (0)	0.00%

FY2025 RESIDENT PROGRAMS AND PARTNERSHIPS

Uses						FY2025	FY 2025 %	FY 2024 -	FY 2025	% FY 2025
LHP - MTW	HCV - MTW	CNI Bartram	CN Shawswood	RPP - MTW	PROPOSED	of Overall	APPROVED	Over(Under)	Over(Under)	
					Budget	Budget	Budget	FY 2024	FY 2024	
								Budget	Budget	
Operating Expense										
Operations										
Tenant Services - Program Expense	\$ 671,175	\$ 3,849,215			\$ 4,520,390	42.78%	\$ 4,829,659	\$ (309,269)	-6.40%	
Administrative Salaries & Benefits							\$ 24,386	\$ (24,386)	-100.00%	
Tenant Services Salaries & Benefits	\$ 4,428,297	\$ 101,812	\$ 556,797	\$ 924,741	\$ 6,010,948	56.89%	\$ 5,780,039	\$ 230,909	3.99%	
Worker's Compensation	\$ 29,236	\$ 347	\$ 1,903	\$ 3,071	\$ 34,558	0.33%	\$ 38,436	\$ (3,878)	-10.09%	
Operations Total	\$ 671,175	\$ 8,306,848	\$ 101,359	\$ 558,700	\$ 927,813	100.00%	\$ 10,672,520	\$ (106,624)	-1.00%	
Operating Expense Total	\$ 671,175	\$ 8,306,848	\$ 101,359	\$ 558,700	\$ 927,813	100.00%	\$ 10,672,520	\$ (106,624)	-1.00%	
Uses Total	\$ 671,175	\$ 8,306,848	\$ 101,359	\$ 558,700	\$ 927,813	100.00%	\$ 10,672,520	\$ (106,624)	-1.00%	

- 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, a high school, and a Youth & Family Center where families have access to services ranging from pre-natal to post-secondary services and programs.

- For FY2025, the Resident Programs and Partnerships program has a projected overall budget of **\$10.6 million**, the same as FY2024.

FY2025 CAPITAL FUND PROGRAM



PHA utilizes various financing options to maximize its capital assets for the agency's strategic objectives. The funding for capital improvements comes from grants obtained from the Department of Housing and Urban Development (HUD) and PHA's MTW Housing Choice Voucher program.



In addition to HUD funding, PHA has been awarded two Choice Neighborhood Implementation (CNI) grants. One grant, valued at **\$30 million**, is dedicated to the Blumberg/Sharswood neighborhood, while the other grant of **\$50 million** will be used for the revitalization of the Bartram neighborhood. To supplement traditional funding sources for capital activities, PHA will also utilize different third-party financing methods such as bonds, low-income housing tax credits (LIHTC), and mortgages.



For FY2025, the Capital Funds department has projected a budget of **\$161.1 million** to continue the construction and preservation of affordable housing

Uses										
	LIHP - MTW	CFP - MTW	HCV - MTW	CNI Bartram	CNI Sharswood	FY2025 PROPOSED Budget	FY 2025 % of Overall Budget	FY 2024 - APPROVED Budget	FY 2025 Over / (Under) Budget	% FY 2025 Over / (Under) FY 2024 Budget
Non-Operating Expense										
Capital Activities										
Housing Operations	\$ 12,388,382	\$ -	\$ 851,605	\$ -	\$ -	\$ 13,239,987	8.22%	\$ 22,721,356	\$ (9,481,369)	-41.73%
Development and Capital Projects	\$ -	\$ 50,479,657	\$ 70,977,083	\$ 1,000,000	\$ 18,000,000	\$ 140,456,739	87.21%	\$ 133,212,939	\$ 7,243,800	5.44%
Capital Activities Total	\$ 12,388,382	\$ 50,479,657	\$ 71,828,688	\$ 1,000,000	\$ 18,000,000	\$ 153,696,727	95.43%	\$ 155,934,295	\$ (2,237,569)	-1.43%
Debt Service	\$ 901,850	\$ -	\$ 901,850	\$ -	\$ -	\$ 1,803,700	1.12%	\$ 1,804,700	\$ (1,000)	-0.06%
Equipment	\$ 2,020,100	\$ -	\$ 3,532,400	\$ -	\$ -	\$ 5,552,500	3.45%	\$ 1,553,600	\$ 3,998,900	257.40%
Non-Operating Expense Total	\$ 15,310,332	\$ 50,479,657	\$ 76,262,938	\$ 1,000,000	\$ 18,000,000	\$ 161,052,927	100.00%	\$ 159,292,595	\$ 1,760,331	1.11%
Uses Total	\$ 15,310,332	\$ 50,479,657	\$ 76,262,938	\$ 1,000,000	\$ 18,000,000	\$ 161,052,927	100.00%	\$ 159,292,595	\$ 1,760,331	1.11%

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)

FY2025 PLANNED CAPITAL IMPROVEMENTS

PHA's planned capital improvements for FY2025 is \$18.4 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.

Capital Improvements	FY2025 PROPOSED Budgeted	Capital Improvements	FY2025 PROPOSED Budgeted	Capital Improvements	FY2025 PROPOSED Budgeted
Electrical & Lighting		Site Exterior		Equipment	
Electrical upgrades PHA Wide	\$ 250,000	Concrete replacement Scattered Sites 901-910	\$ 300,000	BA/SCADA Install at remaining sites PHA Wide	\$ 1,432,400
Electrical Lighting Heddlington	\$ 70,000	Gazabo and benches Colleeview	\$ 15,000	Boom lift/ Genie PHA Wide	\$ 122,500
Richard Allen II	\$ 60,000	Emlen	\$ 15,000	Compressor ATCO XAS 11 KD8 TAF PHA Wide	\$ 28,000
Whitehall Apartments	\$ 85,000	Sitework - Tree Removal		Drones with Camera Construction / Development	\$ 5,000
Electrical & Lighting Total	\$ 475,000	Bartram Village	\$ 25,000	Dump truck PHA Wide	\$ 82,000
General Building		Hil Creek	\$ 50,000	Gator w/ snow package (4) PHA Wide	\$ 135,781
Window Replacement Scattered Sites 901-910	\$ 100,000	Kabe B J	\$ 15,000	Gator with snow package (4) PHA Wide	\$ 139,197
Carpentry Scattered Sites 901-910	\$ 400,000	Oxford Village	\$ 50,000	International Pole truck model 4700 PHA Wide	\$ 208,000
Exterior Upgrades - Façade Spring Garden Apartments	\$ 2,000,000	Raymond Rosen Scattered Sites 901-910	\$ 250,000	Jack hammer PHA Wide	\$ 4,200
Interrooms West Park Plaza	\$ 30,000	Whitehall Apartments	\$ 50,000	Landscaping Snow package for Gator :salt spreader and plow(4) PHA Wide	\$ 34,352
Painting Scattered Sites 901-910	\$ 200,000	Steam lines between buildings Wilson Park	\$ 3,000,000	Trash truck PHA Wide	\$ 198,000
Paving/ brick Arlene Homes	\$ 600,000	Trench shoring system PHA Wide	\$ 18,000	Wood chipper PHA Wide	\$ 78,500
Repair interior doors, trim and shelves Cassie Holley	\$ 180,000	Site Exterior Total	\$ 3,628,000	Equipment Total	\$ 2,465,930
Roofing Scattered Sites 901-910	\$ 1,623,000	Unit Specific		Grand Total	\$ 18,438,680
Scattered Site Demolition Scattered Sites 901-910	\$ 200,000	Interior Upgrades - Windows Spring Garden Apartments	\$ 2,500,000		
General Building Total	\$ 6,333,000	Unit Specific Total	\$ 2,500,000		
HVAC		Water & Storm Drainage			
Heating Upgrades Scattered Sites 901-910	\$ 100,000	Plastic pipe fusion machine PHA Wide	\$ 24,000		
Heating/ hot water piping (in units) Holmecrest	\$ 1,000,000	Plumbing repairs: inspect and replace water supply valves, kitchen, vanity and tub drains. Cassie Holley	\$ 150,000		
HVAC Total	\$ 1,100,000	Plumbing Upgrades PHA Wide	\$ 700,000		
		Rain Leader Replacement Morton Homes	\$ 650,000		
		Water & Storm Drainage Total	\$ 1,624,000		

FY2025 PLANNED DEVELOPMENT AND RAD ACTIVITIES

Through a combination of MTW reserves, capital, tax credit and CNI Sharswood grants, PHA plans to build and preserves **5,601** units of affordable housing through tax credit financing, 3rd party partnerships and RAD programs.

For FY2025, PHA has a projected funding commitment of **\$345** million, utilizing Capital, CNI, Operating and MTW Reserves. For FY2025, PHA budgeted at **\$161.1** million of anticipated revenues.

Project Name	New vs Rehab Units	Type of LIHTC	Ownership Entity	Total # of Units	PHA Funding Commitment	Estimated Project Cost
Developments Currently in Process at PHFA						
Bartram Phase I	New	9%	Pennrose	64	9,000,000 \$	36,316,936
Harlan Street	Both	4%	Michaels	114	3,580,000 \$	30,296,705
Sharswood Phase 6a	New	9%	PHA Affiliate	65	14,569,965 \$	39,517,500
Sharswood Phase III (Parts 1, 2, & 3)	New	4%	Pennrose	224	63,000,000 \$	121,143,847
SS 901, 902, & 903	New		PHA / FA	1,193	50,000,000 \$	50,000,000
			Sub Total	289	140,149,965	277,274,988
Proposed Projects Closing in FY2025						
Fairhill Phase I	Rehab	4%	PHA Affiliate	131	44,590,439 \$	83,482,460
Fairhill Phase II	Rehab	4%	PHA Affiliate	136	49,910,935 \$	89,651,363
Strawberry Mansion Pennrose Gordon II	New	4%	Pennrose	64	13,300,000 \$	40,164,575
Walton School	New	9%	Help USA	50	1,500,000 \$	28,913,841
Westpark Phase 1a (Market & Affordable)	New	4%	L+M/ Msquared	152	22,207,770 \$	67,705,560
Westpark Phase 1b (Market & Affordable)	New	4%	L+M/ Msquared	139	21,843,540 \$	66,595,120
Westpark Phase 1c (Affordable)	New	9%	L+M/ Msquared	41	7,248,690 \$	22,099,320
			Sub Total	2,474	160,601,374	398,612,239
2012 Chestnut	New	Bond	PHA Affiliate	121	28,900,900 \$	53,000,000
Cecil B Moore	New	9%	TBD	62	\$	36,937,993
Mount Olivet *	Rehab	4%	3rd Party TBD	161	- \$	64,157,368
Strawberry Mansion 28th & York	New	4%	PHA Affiliate	55	15,362,980 \$	28,173,446
Suffolk Manor*	Rehab	4%	3rd Party TBD	137	- \$	63,535,716
			Sub Total	2,636	44,263,880	245,804,523
Total				5,601	345,015,219	



PHILADELPHIA HOUSING AUTHORITY

OPENING DOORS TO OPPORTUNITIES

THANK YOU!

RESOLUTION NO. 12337

RESOLUTION AUTHORIZING CONVERSION UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM OF FORTY-SEVEN (47) UNITS AT INGLIS METHODIST GARDENS FROM ACC OPERATING SUBSIDY TO PROJECT BASED SUBSIDY

WHEREAS, Philadelphia Housing Authority ("PHA") has been participating in the Rental Assistance Demonstration ("RAD") program; and

WHEREAS, PHA desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop low-income housing through public-private partnerships; and

WHEREAS, the project sponsor for the Inglis Methodist Gardens development ("Development") applied to PHA under its 2018 ACC Operating Subsidy Request for Proposal; and

WHEREAS, PHA awarded ACC Operating subsidy to Inglis Methodist Gardens for all forty-seven (47) units; and

WHEREAS, the project sponsor applied for and received an allocation of 9% low income housing tax credits from the Pennsylvania Housing Finance Agency for the Development and had a financial closing as an ACC development; and


WHEREAS, the Development was completed in 2021 and has been operating as a public housing site; and

WHEREAS, the project sponsor for the Development requested that PHA convert the Development to project based vouchers through the RAD program in order to meet the operational needs of the project; and

WHEREAS, on December 21, 2023, the Board approved a Significant Amendment to the 2024 MTW Annual Plan that included Inglis Methodist Gardens and this amendment was approved by HUD on February 21, 2024;

BE IT RESOLVED that the PHA President & CEO or his authorized designee is hereby authorized to take all reasonable and necessary actions to: a) submit certain RAD closing documents to HUD for approval in connection with the RAD conversion of the public housing units in the Development, including, but not limited to, the RAD Conversion Commitment, the Housing Assistance Payment Contract, the Use Agreement and such other documents as necessary or desirable to facilitate the closing of the RAD transaction ("RAD Closing Documents"); b) negotiate, finalize and execute, deliver and perform the obligations under such RAD Closing Documents once finalized and approved by HUD; c) obtain or facilitate all required government approvals under the RAD program; and d) take all actions as necessary or appropriate to effectuate this resolution and provide the project based voucher payments to the Development.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/24/24

ATTORNEY FOR PHA

RESOLUTION NO. 12338

RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE REDEVELOPMENT OF SUFFOLK MANOR

WHEREAS, the Philadelphia Housing Authority ("PHA") desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop low-income housing through public-private partnerships; and

WHEREAS, PHA is the owner of real property located at 1416-24 Clearview St, Philadelphia, Pennsylvania 19141, generally known as "Suffolk Manor;" and

WHEREAS, PHA issued a Request for Qualification for the redevelopment of Suffolk Manor into affordable housing units, on July 20, 2023; and

WHEREAS, there were three (3) respondents to the Request for Qualifications and the PHA evaluation committee selected MDG Design & Construction LLC ("MDG") as the developer; and


WHEREAS, MDG will apply for an allocation of 4% low income housing tax credits for the re-syndication and rehabilitation of Suffolk Manor into one hundred thirty-seven (137) units of affordable housing units below 60% of area median income ("AMI"); and

WHEREAS, the proposed partnership structure is for PHA to: provide no equity contribution to MDG's to-be-created Limited Partnership ("Limited Partnership"); convey the Suffolk Manor property through a long term ground lease with the Limited Partnership; receive fifty percent (50%) of the developer fee; receive fifty percent (50%) of cash flow for the fifteen (15) year compliance period; and have the right of first refusal at the end of the compliance period; and

WHEREAS, this transaction will be structured under the U.S. Department of Housing and Urban Development ("HUD") Rental Assistance Demonstration ("RAD") Program, which means that PHA will seek authorization from HUD to convert one hundred thirty-seven (137) public housing units to project based vouchers after construction is complete;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s), to: 1) *enter into a Development Agreement* with MDG, or an affiliate entity; make the commitments as outlined in the Request for Proposals and MDG's proposal, and execute a mortgage with the Limited Partnership at closing; 2) *submit a RAD application* and closing documents to HUD for approval including, but not limited to, the RAD Conversion Commitment, the Housing Assistance Payment Contract, the Use Agreement and such other documents as necessary or desirable to facilitate the closing of the RAD transaction ("RAD Closing Documents") and execute the RAD Closing Documents once finalized and approved by HUD; and 3) *obtain or facilitate* all required government approvals as necessary and otherwise to take all necessary and appropriate actions to effectuate this resolution.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/24

ATTORNEY FOR PHA

RESOLUTION NO. 12339

RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE REDEVELOPMENT OF MOUNT OLIVET VILLAGE

WHEREAS, the Philadelphia Housing Authority ("PHA") desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop low-income housing through public-private partnerships; and

WHEREAS, PHA is the owner of real property located at 642 N 41st Street, Philadelphia, Pennsylvania 19104, which is generally known as the Mount Olivet Village ("Mt. Olivet"); and

WHEREAS, PHA issued a Request for Qualification for the redevelopment of Mt. Olivet into affordable housing units, on July 20, 2023; and

WHEREAS, there were (3) three respondents to the Request for Qualifications and the PHA evaluation committee selected MDG Design & Construction LLC ("MDG") as the developer; and

WHEREAS, MDG will apply for an allocation of 4% low income housing tax credits for the re-syndication and rehabilitation of Mt. Olivet into one hundred sixty-one (161) units of affordable housing units below 60% area median income ("AMI"); and

WHEREAS, the proposed partnership structure is for PHA to: provide no equity contribution to MDG's to-be-created Limited Partnership ("Limited Partnership"); convey the Mt. Olivet property through a long term ground lease with the Limited Partnership; receive a fifty percent (50%) share of the developer fee; receive fifty percent (50%) of cash flow for the fifteen (15) year compliance period; and have the right of first refusal at the end of the compliance period; and

WHEREAS, this transaction will be structured under the U.S. Department of Housing and Urban Development ("HUD") Rental Assistance Demonstration ("RAD") Program, which means that PHA will seek authorization from HUD to convert one hundred sixty-one (161) public housing units to project based vouchers after construction is complete;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s), to: 1) *enter into a Development Agreement* with MDG, or an affiliate entity, make the commitments as outlined in the Request for Proposals and MDG's proposal, and execute a mortgage with the Limited Partnership at closing; 2) *submit a RAD application* and closing documents to HUD for approval including, but not limited to, the RAD Conversion Commitment, the Housing Assistance Payment Contract, the Use Agreement and such other documents as necessary or desirable to facilitate the closing of the RAD transaction ("RAD Closing Documents"); execute the RAD Closing Documents once finalized and approved by HUD; and 3) *obtain or facilitate* all required government approvals as necessary and otherwise to take all necessary and appropriate actions to effectuate this resolution.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/24

ATTORNEY FOR PHA

RESOLUTION NO. 12340

RESOLUTION AUTHORIZING CERTAIN ACTIONS RELATED TO THE 20th AND CECIL B. MOORE DEVELOPMENT

WHEREAS, the Philadelphia Housing Authority ("PHA") desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop low-income housing through public-private partnerships; and

WHEREAS, PHA is the owner of real property located at 2004-2034 Cecil B. Moore Avenue, bound by Cecil B. Moore Avenue to the North, 20th Street to the East, Nicholas Street to the South and 21st Street to the West ("Property"); and

WHEREAS, PHA issued a Request for Qualification on Oct. 13, 2023, to select a development partner for the development of the Property into sixty-three (63) affordable rental units for seniors (aged 55 and over) with an income less than 50% of Area Median Income ("AMI") ("Development"); and

WHEREAS, there were three (3) respondents and PHA selected Frankel Enterprises ("Developer") as its development partner; and

WHEREAS, pursuant to the Faircloth to Rental Assistance Demonstration ("RAD") Program, PHA will convert the new public housing units to a project-based voucher by obtaining a pre-approval from the U.S. Department of Housing and Urban Development ("HUD") through the mixed finance closing process to convert the units after construction completion and receiving its Date of Full Availability ("DOFA"); and

WHEREAS, the Faircloth to RAD program will enable PHA to provide a twenty (20) year project-based contract for the sixty-three (63) units; and

WHEREAS, in furtherance of the Development, PHA will submit a disposition application to HUD so that PHA can enter into a long-term ground lease with the Developer and/or its affiliate, with PHA to have the right of first refusal at the end of the compliance period; provide PHA financing of a onetime payment of ten thousand dollars (\$10,000.00); and obtain all necessary HUD and other approvals in connection with the construction, RAD conversion and operation of the Development;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, and/or his authorized designee(s): 1) with regard to the *operating subsidy*, to submit certain evidentiaries relating to the approval of the operating subsidy to HUD (including a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract, a Declaration of Trust/Restrictive Covenants, a Regulatory and Operating Agreement and such other ancillary documents as may be required to close the Mixed Finance Operating Subsidy component of the Development, referred to herein as the "ACC Closing Documents"), as well as to negotiate, finalize, execute, deliver and perform the obligations under such ACC Closing Documents once finalized and approved by HUD; with regard to RAD: 2) with regard to RAD, submit certain RAD closing documents to HUD in connection with the RAD conversion of the public housing units (including, but not limited to, the RAD Conversion Commitment, the Housing Assistance Payment Contract, the Use Agreement and other documents required to facilitate the closing of the RAD transaction, collectively referred to as "RAD Closing Documents") and to negotiate, finalize and execute, deliver and perform the obligations under such RAD Closing Documents once finalized and approved by HUD; and further, 3) to submit a *disposition application* to HUD for the PHA properties; and 4) *negotiate, execute and enter into all related agreements, contracts and documents necessary or appropriate* to develop, finance, construct, and operate the Development; and take all actions as necessary or desirable to effectuate this resolution and provide the project based-voucher payments to the Development.

I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/24

ATTORNEY FOR PHA