



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

**Thursday, February 20, 2025
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 Chair Lynette Brown-Sow at approximately 3:15 p.m. In addition to the Chair, attendees included Vice-Chair Wetzel and Commissioners Camarda, Clarke, Coney, Shahid, Dwyer and Dungee Glenn, as well as the President & CEO, Kelvin Jeremiah ("CEO"). Commissioner Wise and the General Counsel were unable to participate.

The Chair stated that there had been an Executive Session prior to this meeting to discuss litigation-related matters and then requested a moment of silence to prepare for the work to be done in the meeting.

The CEO reviewed the commenting procedures and announced that PHA welcomes the new Secretary of the U.S. Department of Housing and Urban Development ("HUD"), Scott Turner, and hopes to be able to host him in Philadelphia in the near future. It was also noted that there have been significant changes at HUD and the CEO will keep residents and others aware of any changes that might impact PHA's operations, programs, and services.

The Chair then asked whether there were any changes or corrections to the minutes of the Board meeting of December 2024, which was the last Board meeting. Hearing none, the minutes were accepted as submitted.

Seven (7) resolutions were presented, offered for public comment and discussion, and unanimously approved by those participating in the vote.

Resolution No. 12394, attached in Appendix 1, was presented by Janea Jordon, Sr. Executive Vice President - Office of Audit and Compliance, for re-appointment of Frederick S. Purnell, Sr. to the Audit Committee, with the re-appointment to be effective at the end of his current term on March 18, 2025. Commissioner Camarda, Chair of the Audit Committee, moved for its approval. Following a second, she noted that Fred Purnell currently serves as Vice-Chair on the committee and his extended service on the committee is much appreciated. There being no further discussion (including no public comment, for which an opportunity was provided, as it was for all the resolutions), the motion was unanimously approved.

Resolution No. 12395, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President, Supply Chain Management, Supply Chain Management "EVP-SCM"), to authorize PHA to contract for landscaping services at PHA offices with Parkyn Landscape & Hardscape LLC and ELT Ventures Inc. in an amount not to exceed nine hundred twenty-one thousand four hundred dollars (\$921,400). Commissioner Camarda, Chair of the Finance Committee that reviewed the resolution, moved for its approval. After a second and Commissioner Camarda noting that the committee had reviewed the resolution prior to its being brought before the Board, the motion was unanimously approved.

Resolution No. 12396, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to continue the authorization of PHA to enter into various contracts under state and federal cooperative purchasing

agreements and similar programs for a one (1) year extension, with contract terms not to exceed five (5) years, for a total not-to-exceed aggregate amount of twenty-nine million dollars (\$29,000,000.00), with a continuation of the quarterly reporting requirement to the Board. This resolution had been reviewed by the Finance Committee and Commissioner Camarda moved for its approval. The motion was seconded, there was no discussion, and it was unanimously approved.

Resolution No. 12397, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for solid waste removal services with Solid Waste Services d/b/a J.P. Mascaro & Sons in an amount not to exceed one million nine hundred ninety-two dollars (\$1,000,992). This resolution had also been reviewed by the Finance Committee before coming to the Board and Commissioner Camarda moved for its approval. After a second and there being no discussion, the motion was unanimously approved.

Prior to any discussion or vote on **Resolution No. 12398**, attached in Appendix 1, Commissioner Darrell Clarke recused himself, explaining that this was to avoid any appearance of a conflict of interest since the resolution will deal with construction of a site where space is planned to be leased to the Liquor Control Board and he is on that Board. After Commissioner Clarke left the room, the resolution was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Hunter Roberts Construction Group for construction management services for the International Market development project. The total aggregate amount to be expended under the contract is not to exceed fourteen million one hundred forty-nine thousand six hundred thirty-three dollars (\$14,149,633). This resolution had been reviewed by the Policy & Planning Committee and its Chair, Board Vice-Chair Wetzel, moved for its adoption. After the motion was seconded and discussed, it was unanimously approved and Commissioner Clarke returned for the rest of the meeting.

Resolution No. 12399, attached in Appendix 1, was introduced by the CEO as a proposed budget that well reflects PHA's core values and the excellent work of its staff, after which Celeste C. Fields, Senior Executive Vice President/Chief Administrative & Financial Officer ("CFO"), presented the resolution to adopt PHA's FY2026 Comprehensive Operating and Capital Budgets. With the projected FY2026 revenues being \$698,571,150 and projected expenditures being \$698,571,150, the budget is balanced. The PPT that was presented with this resolution is attached as Appendix 2. This resolution had been reviewed by the Finance Committee. Following a motion from Commissioner Camarda, as Chair of that committee, a second, and discussion, including congratulations to CFO Celeste Fields on the thoroughness and professionalism shown in the presentation, the motion was unanimously approved.

Resolution No. 12400, attached in Appendix 1, was presented by Celeste C. Fields, CFO, to authorize PHA to issue tax-exempt bonds and loan the proceeds thereof to the Philadelphia Housing Authority Development Corporation ("PHADC") to pay costs and reimburse PHA and/or PHADC for expenditures related to the acquisition and development of affordable housing and mixed income properties in an aggregate amount not to exceed four hundred fifty million dollars (\$450,000,000), maturing no later than December 1, 2065 and bearing interest at an annual rate not to exceed 7%. This resolution had also been reviewed by the Finance Committee and Commissioner Camarda moved for it to be approved. After a second and extensive discussion, the motion was unanimously accepted.

Public Comment:

Sterling Johnson began his comments by noting that this is the third anniversary of the death of Jennifer Bennetch, who had a close history with PHA, and for whom the Chair requested a moment of silence at the end of his comments. He also spoke of the constructive collaboration that has been part of her legacy and its valuable impact.

Steve Kohalmi, from Brith Sholom then spoke appreciatively regarding PHA's actions, as of when he

first appeared before the Board in May of 2024 to ask that it acquire Brith Sholom. It has done so, has been considerate of the physical and psychological needs of the seniors there, and he complimented the quality and dedication shown in the work of PHA's staff at the site.

Before closing the meeting, the Chair commended PHA on the work of its employees, the positive impact of that work for PHA residents, the guidance provided to PHA by its resident leaders and their engagement, and the importance of the work that we all do together. She also extended good wishes and recognition to Linda Wallace, who was in attendance although she had retired from the Communications department at PHA the previous week, and she has known and worked with Linda for many years.

There being no further business, the meeting was adjourned, following a motion from Commissioner Camarda, at approximately 4:10 p.m.

Respectfully submitted,



*Andrea L. Bowman, Corporate Secretary and Deputy General Counsel,
for 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 20, 2025
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 of December 19, 2024, the last Board meeting, 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 Jordan
 - 2. RESOLUTION AUTHORIZING CONTRACTS FOR LANDSCAPING SERVICES FOR PHILADELPHIA HOUSING AUTHORITY OFFICE SITES WITH PARKYN LANDSCAPE & HARDSCAPE LLC AND ELT VENTURES INC.**

Dave Walsh
 - 3. RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS**

Dave Walsh
 - 4. RESOLUTION AUTHORIZING A CONTRACT FOR SOLID WASTE REMOVAL SERVICES WITH SOLID WASTE SERVICES D/B/A J.P. MASCARO & SONS**

Dave Walsh
 - 5. RESOLUTION AUTHORIZING A CONTRACT WITH HUNTER ROBERTS CONSTRUCTION GROUP FOR THE INTERNATIONAL MARKET PROJECT**

Dave Walsh
 - 6. RESOLUTION APPROVING THE FISCAL YEAR (FY) 2026 OPERATING AND CAPITAL BUDGETS**

Celeste C. Fields
 - 7. RESOLUTION AUTHORIZING BOND FINANCING NOT TO EXCEED FOUR HUNDRED FIFTY MILLION DOLLARS (\$450,000,000) FOR THE PHILADELPHIA HOUSING AUTHORITY DEVELOPMENT CORPORATION'S AFFORDABLE HOUSING AND MIXED-USE PROPERTIES ACQUISITION PROGRAM**

Celeste C. Fields
- E. Public Comment Period**

RESOLUTION NO. 12394

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, on March 18, 2021, by Resolution No. 12140, and on February 16, 2023 (effective as of March 18, 2023), by Resolution No. 12260, and who also serves as the elected Vice-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, 2025, and effective as of that date, for his renewed two-year term, 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

San N. Red
ATTORNEY FOR PHA

2/20/2025

RESOLUTION NO. 12395

RESOLUTION AUTHORIZING CONTRACTS FOR LANDSCAPING SERVICES FOR PHILADELPHIA HOUSING AUTHORITY OFFICE SITES WITH PARKYN LANDSCAPE & HARDSCAPE LLC AND ELT VENTURES INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for landscaping 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 Parkyn Landscape & Hardscape LLC and ELT Ventures 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, combined, shall not exceed nine hundred twenty-one thousand four hundred dollars (\$921,400) with a two-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 three hundred fifty-two thousand three hundred dollars (\$352,300);
- 2) The aggregate not-to-exceed amount for the first one-year option period is one hundred eighty-four thousand one hundred dollars (\$184,100);
- 3) The aggregate not-to-exceed amount for the second one-year option period is one hundred eighty-nine thousand seven hundred dollars (\$189,700); and
- 4) The aggregate not-to-exceed amount for the third one-year option period is one hundred ninety-five thousand three hundred dollars (\$195,300);

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 Parkyn Landscape & Hardscape LLC and ELT Ventures Inc. for an amount not to exceed nine hundred twenty-one thousand four hundred dollars (\$921,400), 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

Don McRedmond

ATTORNEY FOR PHA

RESOLUTION NO. 12396

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. 12333, adopted on March 21, 2024, in an aggregate amount not to exceed twenty-eight million dollars (\$28,000,000.00); and

WHEREAS, PHA wishes to extend such authorization for another one-year period, from April 1, 2025 through March 31, 2026, 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-nine million dollars (\$29,000,000.00), 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, 2025 through March 31, 2026, in a total aggregate amount not to exceed twenty-nine million dollars (\$29,000,000.00), 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 2/20/2025
Lauren M. [Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12397

**RESOLUTION AUTHORIZING A CONTRACT FOR SOLID WASTE REMOVAL SERVICES WITH
SOLID WASTE SERVICES D/B/A J.P. MASCARO & SONS**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for solid waste removal 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 Solid Waste Services d/b/a J.P. Mascaro & Sons; 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 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 amount to be expended under the contract shall not exceed one million nine hundred ninety-two dollars (\$1,000,992) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year year base period is three hundred eighty thousand eight hundred twenty-eight dollars (\$380,828);
- 2) The not-to-exceed amount for the first one-year option period is one hundred ninety-nine thousand twenty-four dollars (\$199,024);
- 3) The not-to-exceed amount for the second one-year option period is two hundred nine thousand nine hundred ninety-five dollars (\$209,995); and
- 4) The not-to-exceed amount for the third one-year option period is two hundred eleven thousand one hundred forty-five dollars (\$211,145);

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 Solid Waste Services d/b/a J.P. Mascaro & Son for an amount not to exceed one million nine hundred ninety-two dollars (\$1,000,992), 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 2/20/2025
Sam de Kock
ATTORNEY FOR PHA

RESOLUTION NO. 12398

**RESOLUTION AUTHORIZING A CONTRACT WITH HUNTER ROBERTS CONSTRUCTION GROUP
FOR THE INTERNATIONAL MARKET PROJECT**

WHEREAS, the Philadelphia Housing Authority ("PHA") is seeking a company to provide construction management services for the International Market development project located in the Sharswood Neighborhood in North Philadelphia at 21st and Oxford Streets (The "Project Site"); and

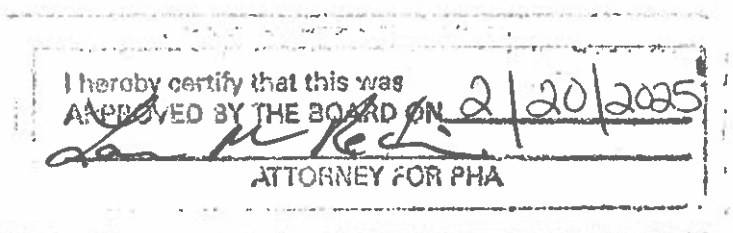
WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

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 for construction management services for the International Market Project Market, which is to be completed within eighteen (18) months after the Notice to Proceed, be awarded to Hunter Roberts Construction Group; and

WHEREAS, it is recommended that the above-referenced contract with Hunters Roberts Construction Group be in a total amount that is not to exceed fourteen million one hundred forty- nine thousand six hundred thirty-three dollars (\$14,149,633);

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 Hunter Roberts Construction Group in a total contract amount not to exceed fourteen million one hundred forty-nine thousand six hundred thirty-three dollars (\$14,149,633), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to said contract.



RESOLUTION NO. 12399

RESOLUTION APPROVING THE FISCAL YEAR (FY) 2026 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 FY2026 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

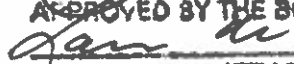
WHEREAS, the Charter of the Finance Committee, as adopted by the Philadelphia Housing Authority ("PHA") Board of Commissioners on May 21, 2015, by Resolution No. 11777, states that the Committee's responsibilities include the following: "Review the financial aspects of major proposed transactions, new 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 FY2026 Operating and Capital Budgets, in substantially the form presented at the Board meeting of February 20, 2025, with that presentation to be attached to the minutes of this Board meeting, and the FY2026 Comprehensive Operating and Capital Budgets project revenues at \$698,571,150; expenditures for FY2026 are projected at \$698,571,150; Adjusted Net Income for FY 2026 is \$0; and the FY 2026 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 FY2026 Operating and Capital Budgets, in substantially the form presented at the Board meeting of February 20, 2025 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 FY2026 budget.



I hereby certify that this was
APPROVED BY THE BOARD ON 2/20/2025

ATTORNEY FOR PHA

RESOLUTION NO. 12400

RESOLUTION AUTHORIZING BOND FINANCING NOT TO EXCEED FOUR HUNDRED FIFTY MILLION DOLLARS (\$450,000,000) FOR THE PHILADELPHIA HOUSING AUTHORITY DEVELOPMENT CORPORATION'S AFFORDABLE HOUSING AND MIXED-USE PROPERTIES ACQUISITION PROGRAM

WHEREAS, the Philadelphia Housing Authority ("PHA") is a body corporate and politic created and organized under the provisions of the Pennsylvania Housing Authorities Law, Act No. 265 of the General Assembly of the Commonwealth of Pennsylvania, approved May 28, 1937 (P.L. 955), as amended and supplemented; and

WHEREAS, on July 18, 2024, by Resolution No. 12362, the PHA Board of Commissioners authorized PHA's President & CEO ("CEO") to negotiate, conclude and execute a Funding Agreement between PHA and the Philadelphia Housing Authority Development Corporation ("PHADC"), a nonprofit corporation organized under the laws of the Commonwealth of Pennsylvania ("PHADC") and to provide PHADC funds to effectuate PHADC's Acquisition Program, as described in that Resolution; and

WHEREAS, on November 21, 2024, by Resolution No. 12385, PHA authorized approval of the intent of PHA to issue tax-exempt bonds and use the proceeds to pay costs and reimburse PHA and/or the PHADC for expenditures related to the acquisition and development of affordable and mixed-use housing projects, in an aggregate amount not to exceed five hundred million dollars (\$500,000,000); and

WHEREAS, PHA desires to issue its obligations, the interest on which is exempt from Federal income tax (the "Bonds"), in an aggregate amount not to exceed four hundred fifty] million dollars (\$450,000,000) in one or more series, to finance the purchase and development of properties and related costs under the Acquisition Program; and

WHEREAS, the Bonds will be issued and secured pursuant to a Trust Indenture (the "Indenture") between PHA and a bond trustee to be appointed by PHA (the "Trustee"); and

WHEREAS, the proceeds of the Bonds will be loaned by PHA to PHADC pursuant to a loan agreement between the two parties (the "Loan Agreement") to pay the cost of a project consisting of:

- (i) the payment of, and reimbursement to PHADC for, costs of the acquisition, construction, renovation, expansion, improvement, furnishing, and equipping of certain affordable housing and mixed-use properties to be identified by the officers of PHA in furtherance of the Acquisition Program (the "Project Facilities") and the land on which they are situated (together with the Project Facilities, the "Capital Projects"),
- (ii) the funding of capitalized interest on the Bonds,
- (iii) the funding of any required reserves, including the Debt Service Reserve Fund, and (iv) the payment of costs of issuance of the Bonds (collectively, the "Project"); and

WHEREAS, the Project Facilities will be owned and operated by PHADC and/or its affiliates and the revenues (the "Acquisition Program Project Revenues") therefrom will be pledged under the Loan Agreement to secure PHADC's repayment obligations thereunder as security for the Bonds; and

WHEREAS, the Bonds will be further secured by a debt service reserve fund established under the Indenture; and

I hereby certify that this was
APPROVED BY THE BOARD ON

Lauren M. Red
ATTORNEY FOR PHA

WHEREAS, PHA has determined to deliver to the Trustee, for the benefit of Bondholders, a Limited Guaranty Agreement (the "PHA Guaranty") pursuant to which PHA will use unrestricted revenues to guarantee to replenish any deficit in the amounts on deposit in the debt service reserve fund from time to time to the extent that such amounts are less than the Debt Service Reserve Fund Requirement (as defined under the Indenture); and

WHEREAS, the general unrestricted revenues of PHA shall be pledged by PHA under the Limited Guaranty Agreement, or other security agreement, as security for its performance thereunder, subject to prior liens and encumbrances; and

WHEREAS, PHA desires to sell the Bonds pursuant to one or more bond purchase agreements (collectively, the "Bond Purchase Agreement") with PNC Capital Markets LLC, on behalf of itself and as representative of the other underwriters, if any (the "Underwriter"); and

WHEREAS, in connection with the offering and sale of the Bonds, PHA expects to prepare and deliver one or more preliminary official statements (collectively, the "Preliminary Official Statement") and one or more final official statements (collectively, the "Official Statement") providing disclosure relating to the Bonds of each series; and

WHEREAS, PHADC, to date, has funded the acquisition of certain properties under the Acquisition Program with proceeds of a revolving line of credit (the "Line of Credit") provided by PNC Bank, National Association (the "Bank") pursuant to a Credit Agreement between PHADC and the Bank (the "Credit Agreement"); and

WHEREAS, PHADC desires, and PHA agrees, that the indebtedness under the Line of Credit shall be payable from and secured by the Acquisition Program Project Revenues and the PHA Guaranty *pari passu* with the Bonds; and

WHEREAS, PHA desires to authorize and approve the taking of all action and the execution and delivery of all documents necessary to effectuate the transactions described in the preceding recitals and this Resolution;

BE IT RESOLVED, that PHA's Board of Commissioners hereby declares the Project to be desirable and an authorized undertaking of PHA and further authorizes and directs the CEO or his designee to execute and deliver the Indenture, the Loan Agreement, the Limited Guaranty Agreement, the Bond Purchase Agreement, one or more continuing disclosure agreements, the Preliminary Official Statement, the Official Statement, and all other agreements and other documents necessary to enable PHA to issue and secure the Bonds, secure the Line of Credit and Credit Agreement, and effectuate the other purposes of this Resolution including, without limitation, any intercreditor agreement affecting the Bonds, the Line of Credit and the Credit Agreement, and any other debt obligations of PHA (collectively, the "Financing Documents"); and

BE IT FURTHER RESOLVED, that:

- 1) the CEO or his designee is authorized to take all actions necessary to comply with the Tax Equity and Fiscal Responsibility Act ("TEFRA"), which requires, among other things, that the Bonds be approved by the Mayor after a public hearing following reasonable public notice;
- 2) the offer and sale of the Bonds to the Underwriter is hereby approved, provided that the aggregate principal amount of the Bonds to be sold shall not exceed four hundred fifty million dollars (\$450,000,000), the interest rate of the Bonds shall not exceed [seven] percent (7%) per annum,

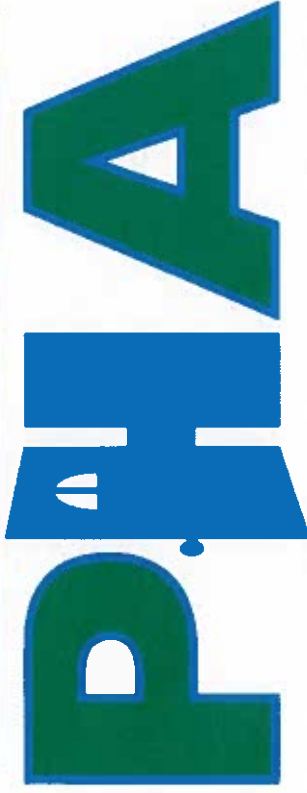
the Underwriter's compensation for selling the Bonds shall not exceed one percent (1%) of the face amount of the Bonds, other expenses related to the issuance of the bonds shall not exceed one percent (1%) of the face value of the Bonds, and the final maturity of the Bonds shall not extend beyond December 1, 2065;

- 3) the CEO or his designee is hereby authorized and directed to execute, acknowledge and deliver and is hereby authorized and directed to affix and attest the corporate seal of PHA to all Financing Documents to which PHA is a party, each of which shall be in the forms as counsel to PHA may advise and PHA officers executing and delivering the same may approve, the approval of such officers to be conclusively evidenced by such execution and delivery;
- 4) the distribution of the Preliminary Official Statement to be made in connection with the public offering of the Bonds is hereby authorized and approved; the final Official Statement is hereby authorized and directed to be prepared and distributed in connection with the sale of the Bonds; and the CEO is authorized to execute the final Official Statement on behalf of PHA in substantially such form;
- 5) in accordance with the recommendation of the American Bankers Association Committee on Uniform Security Identification Procedures ("CUSIP"), a CUSIP number may be printed on each of the Bonds;
- 6) the CEO is authorized to negotiate the Financing Documents and to arrange for bond insurance if deemed advisable by the financial advisor to PHA;
- 7) U.S. Bank Trust Company, National Association is hereby appointed as bond trustee under the Indenture; CSG Advisors Incorporated is hereby appointed as financial advisor to PHA in connection with the issuance of the Bonds; and Ballard Spahr LLP is appointed as Bond Counsel for the issuance of the Bonds; and
- 8) the CEO is hereby authorized and directed to execute or approve the execution of the Financing Documents and take or approve the taking of such other actions as are necessary or appropriate in connection with the consummation of the transactions contemplated hereby and by the Financing Documents;

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately and that all prior resolutions or portions thereof inconsistent herewith are hereby repealed.

APPENDIX 2

PPT Presented with the Budget Resolution



PHILADELPHIA HOUSING AUTHORITY

OPENING DOORS TO OPPORTUNITIES

Fiscal Year 2026 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

Budget Presentation



The FY2026 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 FY2026 budget, figures from the approved FY2025 Board Approved Budget are included in the Summary Budget Overview Schedules.

Introduction

The Philadelphia Housing Authority (PHA) is committed to providing affordable housing to over **32,000** low-income households across the city. This effort includes a diversified portfolio, and a variety of resident programs aimed at fostering self-sufficiency.

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.

Demographics:

More than 90% of households served by PHA qualify as "extremely low-income", with household incomes less than 30% of Area Median Income.

MTW Program Participation:

Engaged in the Moving to Work (MTW) program since 2001, extended through FY2038.

Strategic Focus:

Our concentrated efforts are on enhancing property management, maintenance, rental assistance and resident services.

FY 2026 Budget Overview

We are pleased to present the Fiscal Year 2026 Annual Comprehensive Budget, which totals **\$698,571,150**. This budget represents a significant commitment to our mission and demonstrates an increase of **\$64,385,182**, reflecting a **10.2%** rise from the previous fiscal year.

This financial plan underscores our dedication to enhancing affordable housing options and improving services for the thousands of low-income families we serve across the City of Philadelphia.

Through strategic investments and efficient resource allocation, we aim to continue making a positive impact on our community and address the pressing housing needs of our residents.

FY 2026 Budget Assumptions

Public Housing Low Income Housing Program (LIHP) - 90% proration
Housing Choice Voucher Program (HCVP) - 100% proration
Administrative Fees Earned (HCV programs) - 90% proration
Capital Fund Programs - Based on current award allocation 2024 Capital Fund Program (CFP) and awarded Choice Neighborhood Grants for Bartram and Harrison Low-Rise
Employee Salaries - Represented based on union negotiated contracts and Non-Represented salaries based on up to a 5% increase

Budget Highlights

• Growth

- The Overall Budget reflects a growth of **10.2%** compared to FY 2025, illustrating PHA's commitment to expand resources for better housing services.



- **Revenue Sources**
- HUD Sources account for **91.3%** of the total budget, with Operating Subsidy representing **74.9%** of the overall revenue. This funding is essential for supporting our effective housing programs.

• Balanced Budget

- Both revenue and expenses are set at **\$698,571,150**, ensuring a departmental balance and fiscal responsibility.

Summary of Revenue Sources

Total Revenue: \$698,571,150

Increase from FY 2025: \$64,385,182 (10.2%)

Revenue Source	Amount	Percentage of Overall Budget	Change from FY 2025
Operating Subsidy	\$523,035,771	74.9%	Increase of \$49.4M (10.4%)
Administrative Fees Earned	\$37,346,643	5.3%	Increase of \$7.1M (23.2%)
Capital Grants	\$76,900,342	11.0%	Decrease of \$9.0M (-10.5%)
Miscellaneous Income	\$14,220,000	2.0%	Increase of \$13.1M (1192.7%)
Resident Service Grants	\$621,599	0.1%	Decrease of \$306K (-33.0%)
Shared Services Agreement	\$9,054,734	1.3%	Increase of \$662K (7.9%)

Summary of Expense Categories
Total Operating Expense: \$493,067,840
Increase from FY 2025: \$19,083,194 (4.0%)

Expense Category	Amount	Percentage of Overall Budget	Change from FY 2025
Administrative Expense	\$95,760,253	13.7%	Increase of \$10.4M (12.1%)
General Expense	\$246,438,54	35.3%	Increase of \$13.4M (5.7%)
Insurance Expense	\$18,530,864	2.7%	Decrease of \$1.9K (0.01%)
Maintenance Expense	\$88,191,451	12.6%	Increase of \$627.7K (0.7%)
Protective Services Expense	\$9,004,670	1.3%	Decrease of \$1.5M (-14.0%)
Tenant Services Expense	\$5,332,357	0.8%	Decrease of \$5.3M (-50.0%)
Utility Expense	\$29,809,704	4.3%	Increase of \$1.5M (5.4%)

Summary of Expense Categories

Total Non-Operating Expense: \$205,503,310
Increase from FY 2025: \$45,301,989
(4.0%)

Expense Category	Amount	Percentage of Overall Budget	Change from FY 2025
Capital Improvements	\$193,083,824	27.6%	Increase of \$40.2M (26.3%)
Non-Routine Maintenance	\$5,904,190	0.8%	Increase of \$5.9M (100%)
Equipment	\$4,727,950	0.7%	Decrease of \$824.6K (-14.9%)
HQ Debt Service Payment	\$1,787,346	0.3%	Decrease of \$16.3K (-0.9%)

FY 2026 Comprehensive Budget By

The Fiscal Year 2026 Proposed Budget reflects a commitment by PHA to enhancing service delivery and maintaining financial stability while addressing the growing demand for affordable housing.

This fiscal year's budget outlines a total revenue of **\$698,571,150**, marking a **10.2%** increase from the \$634,185,968 approved budget for FY 2025. This growth is indicative of our proactive approach to securing funding and maximizing our resources through various channels.

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FY 2026 Low Income Housing Public Housing

(ILPH)

PHA's Low Income Housing portfolio consists of 11,963 affordable housing units located throughout the City of Philadelphia. PHA remains committed to expanding affordable housing options for the community.

LOW INCOME HOUSING PORTFOLIO

ALTERNATIVE MANAGEMENT ENTITY	1399
PAPMC MANAGED	2141
SCATTERED SITES	2607
CONVENTIONAL SITES	5816

Proposed FY 2026 Budget	
Sources & Uses	
• FY 2026:	\$220,312,571
• FY 2025 :	\$223,970,064
Change in Revenue & Expenses:	
• Decrease:	\$3,657,493

Operating Expenses:	
• Total Operating Expenses:	FY 2026: \$210,533,456
	FY 2025: \$208,659,732
Change:	Increase of \$1,873,724 (+0.9%)
Non-Operating Expenses:	
• Total Non-Operating Expenses:	FY 2026: \$9,779,115
	FY 2025: \$15,310,332
Change:	Decrease of \$5,531,217 (-36.1%)

As PHA advances in its transition to the Permanent Affordable Demonstration (RAD) program, it's important to emphasize that the decrease in funding from traditional Public Housing sources will not impede our progress. In fact, this transition is designed to enhance sustainability and expand access to quality housing for low-income residents through the Housing Choice Voucher Program (HCV).

FY 2026 Housing Choice Voucher Program

FY2026 HOUSING CHOICE VOUCHER INVENTORY

TOTAL VOUCHERS	25,173
FAMILY UNIFICATION (FUP)	75
TENANT PROTECTION (TPV)	85
FOSTER YOUTH INDEPENDENCE (FYI)	177
MODERATE REHABILITATION (MOD)	135
SINGLE ROOM OCCUPANCY (SRO)	296
MAINSTREAM	495
EMERGENCY HOUSING (EHV)	863
VETERANS AFFAIR SUPPORTIVE HOUSING (VASH)	944
RENTAL ASSISTANCE DEMONSTRATION (RAD)	2207
MTW PROJECT BASED (PBV)	2609
MTW TENANT BASED	17287

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 **25,173** vouchers. Under PHA's MTW Agreement, a majority of these vouchers are eligible for funding and programmatic flexibility.

In FY2025, PHA was granted **138** new RAD vouchers, and **52** FYI vouchers.

FY2026 MTW Housing Choice Voucher Program

Key Expense

PROPOSED FY 2026

Key Revenue Sources:

Budget: 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 Program.

Proposed FY 2026 Budget Sources & Uses

- **FY 2026: \$369,461,213**
- **FY 2025: \$316,891,698**
- **Change in Revenue & Expenses:**
- **Increase: \$52,569,515**
- **Percentage Increase: (16.6%)**

- **Operating Subsidy:**
FY 2026: \$333,346,213
FY 2025: \$287,424,230
Change: Increase of \$45,921,983 (+16%)
- **Administrative Fees Earned:**
FY 2026: \$33,730,000
FY2025: \$28,167,468
- **Miscellaneous Income:**
FY 2026: \$385,000
FY2025: \$300,000
Change: Increase of \$85,000 (+28.3%)
- **Interest Income:**
FY 2026: \$1,000,000
FY2025: \$2,000,000
Change: Increase of \$1,000,000 to \$2,000,000 (+100%)

Categories:

- Total Operating Expenses:**
FY 2026: \$244,016,485
FY 2025: \$241,480,366
Change: Increase of \$2,536,119 (+1.3%)
- Key Expense Categories:**
 - **Administrative Expenses:**
FY 2026: \$37,075,873
FY 2025: \$35,234,487
Change: Increase of \$1,841,386 (+5.2%)
 - **General Expenses (HCV HAP):**
FY 2026: \$203,102,550
FY 2025: \$196,752,400
Change: Increase of to \$6,350,150 (+3.2%)
 - **Capital Improvements:**
FY 2026: \$121,708,405
FY 2025: \$70,977,087
Change: Increase of \$50,731,318 (+71.6%)

FY2026 Non-MTW Housing Choice Voucher

Program FY 2026 Budget:

Proposed FY 2026 Budget
Sources & Uses
• FY 2026 : \$31,275,425
• FY 2025 : \$16,497,725
• Change in Revenue & Expenses:
• Increase of \$14,777,700
• Percentage Increase (89.7%)

Key Revenue Sources:

• Operating Subsidy:
FY 2026: \$27,658,782
FY 2025: \$14,362,474
Change: Increase of \$13,296,308 (+92.7%)
• Administrative Fees Earned:
FY 2026: \$3,616,643
FY 2025: \$2,135,251
Change: Increase of \$1,481,392 (+69.5%)

Key Expense

• Administrative Expenses:

FY 2026: \$3,613,008
FY 2025: \$508,966
Change: Increase of \$3,104,042 (+609.1%)
• General Expenses (HAP):
FY 2026: \$27,658,782
FY 2025: \$15,986,432
Change: Increase of \$11,672,350 (+73.0%)
• Insurance Expenses:
FY 2026: \$3,635
FY 2025: \$2,326
Change: Increase of \$1,309 (+56.2%)

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

FY2026 Resident Programs and Partnerships

PROPOSED FY 2026
Budget:

Proposed FY 2026 Budget

Sources & Uses

- **FY 2026 (Proposed): \$621,599**
- **FY 2025 (Approved): \$927,813**
- **Change in Revenue & Expenses:**
- **Decrease of \$306,213**
- **Percentage Decrease (-33.0%)**

Key Revenue Sources:

Resident Service Grants:

FY 2026: \$621,599
FY 2025: \$927,813
Change: Decrease of \$306,213 (-33.0%)

Key Expense
Categories:

Insurance Expenses:

FY 2026: \$2,081
FY 2025: \$3,071
Change: Decrease of \$990 (-32.2%)

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.

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.

Proposed FY 2026 Budget

Sources & Uses

- **FY 2026 : \$76,900,342**
- **FY 2025 : \$75,898,668**
- **Change in Revenue & Expenses:**
- **Increase of \$1,001,674**
- **Percentage Increase (+1.3%)**

FY2026 Capital Fund Program

Breakdown of Key Expense Categories:

Operating Expenses:

- **Total Operating Expenses:**
 - FY 2026: \$6,620,875**
 - FY 2025: \$6,415,797**
 - Change: Increase of \$205,078 (+3.2%)**

Non-Operating Expenses:

- **Total Non-Operating Expenses:**
 - FY 2026: \$70,279,467**
 - FY 2025: \$69,479,657**
 - Change: Increase of \$799,810 (+1.2%)**

Capital Improvements:

- FY 2026: \$70,279,467**
- FY 2025: \$69,479,657**
- Change: Increase of \$799,810**

Capital Activities

PHA has developed a five-year capital plan (the Plan) that outlines all capital activities. The Plan encompasses capital and development projects scheduled for the period from FY 2025 to FY 2030. The projects and work items are organized into five categories:



**Capital
Improvements**



**Energy
Conservation
Measures (ECM)**



Modernization



New Development



Acquisitions



**Rental Assistance
Demonstration
(RAD)**

FY2026 Planned Capital Improvements

The FY 2026 Capital Improvements Budget highlights PHA's commitment to enhancing living conditions and services for residents throughout the city. With ongoing investments, PHA aims to upgrade community infrastructure and improve responsiveness to resident needs. This budget signifies PHA's dedication to enhancing facilities while ensuring safety and accessibility for all residents.

For FY 2026, the total budget allocation amounts to **\$9.7 million**.

Key Highlights:

- Major investments in Site Modifications to enhance housing quality.
- Significant resources allocated to HVAC and Electrical Upgrades for improved efficiency.
- Dedicated funding for General and Site Building Repairs.

Focus areas:

- General Building Repairs
- 504 Site Modifications
- Site Exteriors
- HVAC and Equipment Upgrades
- Safety & Emergency

FY 2026 Capital Improvements

General Building Repairs			504 Site Modifications / Fair Hous		
Project Description	Site Name	Project Cost	Site Name	Project Cost	
General Repairs	PHA Wide	\$1,500,000	Abbottford Homes	\$1,273,388	\$8,419,264
Repair walls, ceiling, and kitchen upgrad	Cassie Holley	\$22,000	Arch Homes	\$8,820	
Roofing Repair	Scattered Sites 901-910	\$1,823,000	Arlene Homes	\$5,513	
			Bartram Village	\$11,025	
Site Exterior Improvements			Cecil B Moore	\$5,513	
Project Description	Site Name	Project Cost	Champlott Homes	\$16,538	
Concrete replacement	Scattered Sites 901-910	\$300,000	College View	\$17,640	
Concrete replacement	Hill Creek	\$1,350,000	Fairhill Square	\$93,713	
Landscaping / fencing	Bentley Hall	\$20,000	Francisville	\$98,200	
Sitework - Painting	Scattered Sites 901-910	\$200,000	Germanatown/Hunting	\$99,225	
			Gladys B Jacobs	\$3,859	
HVAC			Haddington	\$66,150	
Project Description	Site Name	Project Cost	Haddington Homes	\$25,358	
Heating Upgrades	Scattered Sites 901-910	\$100,000	Harrison Plaza	\$33,075	
			Haverford Homes	\$2,205	
Safety & Emergency			Hill Creek	\$39,690	
Project Description	Site Name	Project Cost	Johnson Homes	\$66,150	
E-vac (Automated Evacuation System)	PHA Wide	\$67,348	Katie B Jackson	\$11,025	
Intercom System Installation	Collegeview	\$30,000	Kingessing	\$93,713	
			Ludlow	\$104,798	
Electrical & Lighting Upgrades			Mantua	\$39,690	
Project Description	Site Name	Project Cost	Morton Homes	\$29,788	
Electrical Upgrades	Hill Creek	\$1,170,000	Oxford Jefferson	\$49,613	
Electrical & Lighting Upgrades	Harrison Plaza	\$40,000	Oxford Village	\$52,920	
Electrical & Lighting Upgrades	Raymond Rosen	\$60,000	Parkview Apartments	\$1,654	
Electrical & Lighting Upgrades	Spring Garden	\$60,000	Queen Lane Apartments	\$6,064	
Equipment & Other Projects			Raymond Rosen	\$49,613	
Project Description	Site Name	Project Cost	Richard Allen	\$11,025	
BAS/SCADA install at remaining sites	PHA Wide	\$1,432,400	Spring Garden Apt	\$8,820	
Drone with Camera	Construction/Developm	\$5,000	Strawberry Mansion	\$92,610	
Equipment rental	PHA Wide	\$60,000	Susquehanna	\$38,588	
Gator with snow package	PHA Wide	\$49,200	Whitehall Apartments	\$10,474	
Gator snow package (plow and salt spre	PHA Wide	\$14,400	Wilson Park - Senior	\$63,945	
Gravelly with lawn and snow attachment	PHA Wide	\$31,200			
Push mowers	PHA Wide	\$11,328			

FY2026 Planned Development and RAD Activities

By utilizing a mix of MTW reserves, capital funding, tax credits, bond financing, and CNI Sharswood grants, PHA is set to build and preserve **7,374 units** of affordable housing. This initiative will be supported through tax credit financing, partnerships with third parties, and the RAD program.

For FY 2026, PHA anticipates a funding commitment of **\$183.7 million**, sourced from Capital, CNI, Bond, Operating, and MTW Reserves.

Project Name	Total # of Units	Project Cost	Other Funding Sources	Total PHA Contribution	FY 2026 PHA Contribution
139 E Clearfield	74	\$ 39,338,354	17,977,628	\$ 21,360,726	\$ 1,068,036
2012 Chestnut	121	\$ 53,000,000	-	\$ 56,500,000	\$ 19,775,000
Bartram Phase 2a	125	\$ 52,865,383	52,865,383	\$ -	\$ -
Bartram Phase 2b	58	\$ 27,374,397	27,374,397	\$ -	\$ -
Bartram Phase I	64	\$ 41,789,791	32,769,791	\$ 9,000,000	\$ 9,000,000
Bartram Phase III	171	\$ 89,569,200	50,925,718	\$ 38,643,482	\$ 1,932,174
Brith Sholom	336	\$ 139,878,653	138,730,163	\$ 1,148,490	\$ 1,148,490
Cassie Holly	159	\$ 82,386,240	45,889,136	\$ 36,497,104	\$ 1,824,855
Cecil B Moore	62	\$ 36,937,993	36,937,993	\$ -	\$ -
Cecil B Moore Conventional	30	\$ 1,620,000	-	\$ 1,620,000	\$ 81,000
Fairhill Phase I	131	\$ 84,146,748	49,746,461	\$ 32,174,014	\$ 32,174,014
Fairhill Phase II	136	\$ 90,733,464	50,784,819	\$ 37,734,973	\$ 9,433,743
Fairhill Phase III (offsite)	75	\$ 52,282,806	31,589,362	\$ 20,693,444	\$ 5,173,361
GGFE 1	245	\$ 52,684,800	23,955,779	\$ 28,440,563	\$ 1,422,028
International Market	-	\$ 13,500,000	2,500,000	\$ 3,000,000	\$ 3,000,000
Johnson Homes I	112	\$ 68,812,800	34,713,248	\$ 25,218,400	\$ 1,260,920
Mount Olivet	161	\$ 64,157,368	64,157,368	\$ -	\$ -
Raymond Rosen	553	\$ 180,768,602	180,768,602	\$ -	\$ -
Ridge Ave Corridor Phase 1	74	\$ 15,383,183	15,383,183	\$ -	\$ -
Ridge Ave Corridor Phase 2	74	\$ 15,383,183	15,383,183	\$ -	\$ -
SS 901, 902, & 903	1,132	\$ 50,000,000	-	\$ 50,000,000	\$ 12,500,000
SS 905, 906, & 907	1,119	\$ 46,998,000	-	\$ 46,998,000	\$ 11,749,500
SS 908, 909, & 910	995	\$ 47,628,000	-	\$ 47,628,000	\$ 11,907,000
Strawberry Mansion - 28th & York	55	\$ 28,173,446	12,810,466	\$ 15,362,980	\$ 3,840,745
Strawberry Mansion Pennrose Gordon II	57	\$ 40,164,575	26,864,575	\$ 13,300,000	\$ 13,300,000
Suffolk Manor	137	\$ 63,535,716	63,535,716	\$ -	\$ -
University Townhomes	70	\$ 44,633,639	32,738,924	\$ -	\$ 11,894,715
Walton School	48	\$ 28,913,841	27,413,841	\$ 1,500,000	\$ 1,500,000
Westpark Phase 1a (Market & Affordable)	146	\$ 65,872,060	40,511,538	\$ 25,360,522	\$ 6,340,131
Westpark Phase 1b (Market & Affordable)	138	\$ 72,766,904	48,196,422	\$ 24,570,482	\$ 6,142,621
Westpark Phase 1c (Affordable)	41	\$ 25,381,610	24,496,701	\$ 884,909	\$ 221,227
Westpark Phase 2a (Market & Affordable)	600	\$ 267,850,960	207,548,970	\$ 60,301,990	\$ 15,075,498
Westpark Phase 2b (Market & Affordable)	75	\$ 33,749,040	26,151,030	\$ 7,598,010	\$ 1,899,503
Grand Total	7,374	\$ 2,018,260,755	1,382,720,395	\$ 605,536,089	\$ 183,664,560



Thank You!

- The FY 2026 budget underscores PHA's dedication to enhancing affordable housing and resident support services, paving the way for a sustainable future.