



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, April 17, 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 Vice-Chair Herbert Wetzel at approximately 3:18 p.m. Other attendees included Commissioners Camarda, Clarke, Dwyer, Glenn, and Shahid, as well as the President & CEO, Kelvin Jeremiah ("CEO") and General Counsel, Laurence M. Redican. The Chair Brown-Sow and Commissioners Coney and Wise were unable to participate.

The Vice-Chair requested a moment of silence to prepare for the work to be done in the meeting.

The CEO reviewed the commenting procedures and made the following announcements:

- 1) PHA had the grand opening for seventy (70) new affordable housing units in Sharswood this week, which was especially significant as the Sharswood initiative is almost at a close and has been a most remarkable accomplishment.
- 2) The Opening Doors initiative will be the next chapter for PHA's efforts to create and maintain affordable housing opportunities, with a number of specific sites mentioned.
- 3) Jannie Blackwell, who has attended almost every single meeting of the PHA Board of Commissioners since the spring of 2013 and is regularly welcomed in opening remarks by the Chair, was acknowledged by Vice-Chair Wetzel and the CEO for her sustained support for affordable housing and her fidelity to PHA.
- 4) As part of the Public Comment period, the CEO noted that HUD Secretary Turner had recently visited PHA and, among other achievements of PHA, he was particularly impressed with the Section 3 Entrepreneur Program at Vaux (there were three speakers in the Public Comment period from the Entrepreneur Program, who expressed gratitude for the opportunities presented through the program).

The Vice-Chair asked whether there were any changes or corrections to the minutes of the Board meeting of March 2025. Hearing none, the minutes were accepted as submitted, with there being a motion from Commissioner Camarda for the same, which was seconded and unanimously approved.

Six (6) resolutions were then presented, offered for public comment and discussion.

Resolution No. 12405, attached in Appendix 1, was presented by Jennifer Ragen, Director of Policy, for approval to authorize PHA to submit PHA's Act 130 Report for Fiscal Year 2025, as required by the Pennsylvania Housing Authorities Law. Commissioner Camarda, as a member of the Policy & Planning Committee that reviewed the resolution prior to its presentation to the Board, moved for its adoption. Following a second and discussion, (including the opportunity for public comment, as provided for all the resolutions), it was unanimously approved.

Resolution No. 12406, attached in Appendix 1, was presented by Greg Hampson, Senior Executive Vice President – Capital Projects, to authorize PHA to contract with Daniel J. Keating Company for Construction Management services at 28th and York Streets in a total amount not to exceed thirty million three hundred eighty-four thousand five hundred eleven dollars (\$30,384,511). Commissioner Camarda, a member of the Policy & Planning Committee that reviewed the resolution, moved for its adoption. Following a second and discussion, it was unanimously approved.

Resolution No. 12407, attached in Appendix 1, was presented by Bret Holden, Executive Vice President – Leased Housing (“EVP-HCV”), to authorize an award of thirty-one (31) project-based vouchers for Odin’s Kings Highway Apartments. As a member of the Policy & Planning Committee that reviewed the resolution, Commissioner Camarda moved for its approval. Following a second and the opportunity for discussion, the motion was unanimously approved.

Resolution No. 12408, attached in Appendix 1, was presented by Bret Holden, EVP-HCV, to designate units in each property acquired through Local Non-Traditional Housing Developments for the Project-Based Voucher (“PBV”) program in accordance with the PHA Administrative Plan. Commissioner Camarda, as a member of the Policy & Planning Committee that reviewed the resolution, moved for its adoption. Following a second and discussion, it was unanimously approved.

Resolution No. 12409, attached in Appendix 1, was presented by Greg Hampson, Senior Executive Vice President – Capital Projects, to authorize PHA to contract with Hunter Roberts Construction Group for Construction Management services at the Brith Sholom development, in an amount not to exceed ninety-nine million four hundred thousand two hundred twenty-four dollars (\$99,400,224). As a member of the Policy & Planning Committee that reviewed the resolution, Commissioner Camarda moved for its approval. Following a second and discussion, the motion was unanimously approved.

Prior to any discussion or vote on **Resolution No. 12410**, attached in Appendix 1, Commissioner Ismail Shahid recused himself, explaining that this was to avoid any appearance of a conflict of interest since he is involved with a company that does consulting for Independence Blue Cross. After Commissioner Shahid left the room, the resolution was presented by Kimberly Woods, Executive Vice President of Human Resources, for PHA to contract with Independence Blue Cross and its subsidiaries for employee health and prescription insurance policies in an amount not to exceed twenty-one million nine hundred thirty-nine thousand four hundred forty-one dollars (\$21,939,441). Commissioner Camarda moved for its approval. After a second and Commissioner Camarda noting that the committee had thoroughly reviewed the resolution prior to its being brought before the Board, the motion was unanimously approved.

Commissioner Shahid then rejoined the meeting for the remainder of the session.

Public Comment: As noted on the attachment re: Public Comment Period Speakers Appendix 2, there were three speakers from the PHA Section 3 Entrepreneur Program who spoke, all of whom thanked PHA for the opportunities that they had found through the program.

June Burrs was a fourth speaker, who thanked PHA for having followed up on her repeated concerns about affordable housing at her housing location, and the CEO stated that PHA had just acquired St. Anthony, in South Philadelphia, for which Ms. Burrs had been advocating for some time.

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

A handwritten signature in blue ink, appearing to read "Laurence M. Redican". The signature is fluid and cursive, with a long horizontal stroke at the end.

Laurence M. Redican, General Counsel

Philadelphia Housing Authority

APPENDIX 1

**PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, APRIL 17, 2025
AGENDA**

- A. Call to Order – Herbert Wetzel, Vice-Chair**
- B. Remarks – Kelvin A. Jeremiah, President & CEO**
- C. Approval of the Minutes of the Board Meeting of March 20, 2025**
- D. New Business**
- 1. RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130 REPORT FOR FISCAL YEAR 2025, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW**

Jennifer Ragen
 - 2. RESOLUTION AUTHORIZING A CONSTRUCTION MANAGEMENT CONTRACT FOR DANIEL J. KEATING COMPANY FOR THE DEVELOPMENT AT 28th AND YORK STREETS**

Greg Hampson
 - 3. RESOLUTION AUTHORIZING APPROVAL OF THIRTY-ONE (31) PROJECT BASED VOUCHERS FOR ODIN PROPERTIES' KINGS HIGHWAY PROJECT**

Bret Holden
 - 4. RESOLUTION TO PROJECT-BASE UNITS ACQUIRED BY THE PHILADELPHIA HOUSING AUTHORITY DEVELOPMENT CORPORATION IN LOCAL NON-TRADITIONAL PROPERTIES**

Bret Holden
 - 5. RESOLUTION AUTHORIZING A CONSTRUCTION MANAGEMENT CONTRACT WITH HUNTER ROBERTS CONSTRUCTION GROUP FOR BRITH SHOLOM**

Greg Hampson
 - 6. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO CONCLUDE AND TO EXECUTE A CONTRACT WITH INDEPENDENCE BLUE CROSS TO PROVIDE EMPLOYEE HEALTH AND PRESCRIPTION DRUG INSURANCE**

Kimberly Woods
- E. Public Comment Period**

RESOLUTION NO. 12405

**RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130
REPORT FOR FISCAL YEAR 2025, TO BE SUBMITTED AS REQUIRED BY THE
PENNSYLVANIA HOUSING AUTHORITIES LAW**

WHEREAS, the Pennsylvania General Assembly amended the Housing Authorities Law, Act of May 28, 1937, P.L. 955, on July 5, 2012, through P.L. 1093, No.130 ("Act 130") and required that the Philadelphia Housing Authority ("PHA") submit an annual report on its operations, administration, management, finances, legal affairs, housing production and development and other relevant activities (the "Act 130 Report"); and

WHEREAS, PHA's Executive Office has prepared the Act 130 Report for Fiscal Year 2025 ("FY 25"), which also incorporates documents that provide details on PHA's operations, administration, management, finances, legal affairs, housing production and development and other relevant activities; and

WHEREAS, PHA's Act 130 FY 25 Report must be provided, after approval by PHA's President & CEO and the PHA Board of Commissioners, to the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor, and the President of Council (collectively, the "Elected Officials"), within thirty (30) days after the end of PHA's fiscal year, which ends on March 31; and

WHEREAS, PHA's President & CEO and the Board of Commissioners have been provided with the Act 130 FY 25 Report, as developed by PHA's Executive Office, a short summary of which is attached to this resolution;

BE IT RESOLVED, that the Board of Commissioners hereby approves the Act 130 FY 25 Report as referenced herein and authorizes the President & CEO and/or his authorized designee(s) to submit such report to the Elected Officials, as referenced above and as required by Act 130.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/17/2025
[Signature]
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION ON ACT 130

SUMMARY OF PHA's ACT 130 REPORT FOR FY 2025

Pursuant to the Pa. Housing Authorities Law, PHA is required to file a written annual report regarding its operations, administration, management, finances, legal affairs, housing production and development, and other related activities, after approval by the President & CEO and the Board of Commissioners. The Report is to be submitted to: the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor, and the President of Council.

As a designated Moving to Work ("MTW") agency, PHA has substantial budget flexibility and regulatory relief. This allows PHA to make program changes that increase efficiency, help residents become self-sufficient and provide housing options, as detailed in the Report.

As more fully set forth in the full Act 130 Fiscal Year 2025 ("FY25") Report, the areas reported upon include:

- 1) PHA's mission and vision statement, the current organizational structure, and profiles of the executive management team and the PHA Board of Commissioners;
- 2) Progress made on major activities undertaken in FY 2025 in operations, administration, management, housing production, development and related activities;
- 3) PHA's planned activities for the next fiscal year across all areas of the agency, as detailed in the MTW Annual Plan;
- 4) Agency finances, including the most recent audit report of PHA financial statements (Fiscal Year 2024), which was completed by independent, licensed certified public accountants; and
- 5) PHA legal matters for FY 2025.

PHA's FY 2025 Act 130 Report details its forward-looking and innovative activities and programs, including RAD, HCV and MTW strategies and housing and neighborhood development initiatives. These activities effectively and dynamically support housing and the over 80,000 residents that PHA serves. Key to PHA's success are: leveraging its limited capital resources to preserve and revitalize its housing inventory and provide new housing opportunities; its commitment to constructive, respectful, resident engagement; and its dedicated Board, staff, and resident leadership.

This report fulfills the requirements of Act 130 - Section 24.1 by summarizing and providing complete copies of PHA's annual reports on operations, management, administration, finances, legal affairs, housing production and development and other relevant activities.

RESOLUTION NO. 12406

RESOLUTION AUTHORIZING A CONSTRUCTION MANAGEMENT CONTRACT FOR DANIEL J. KEATING COMPANY FOR THE DEVELOPMENT AT 28th AND YORK STREETS

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services at 28th and York Streets 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

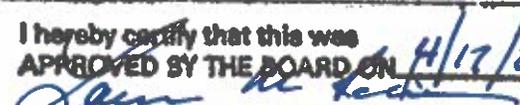
WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a contract be awarded to Daniel J. Keating Company; and

WHEREAS, work is to be assigned to the awardee at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered 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 maximum amount to be expended under the contract shall not exceed thirty million three hundred eighty-four thousand five hundred eleven dollars (\$30,384,511) with a performance period of thirty-six (36) months from Notice to Proceed;

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 Daniel J. Keating Company for a total amount not to exceed thirty million three hundred eighty-four thousand five hundred eleven dollars (\$30,384,511), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/17/2025

ATTORNEY FOR PHA

RESOLUTION NO. 12407

**RESOLUTION AUTHORIZING APPROVAL OF THIRTY-ONE (31) PROJECT BASED
VOUCHERS FOR ODIN PROPERTIES' KINGS HIGHWAY PROJECT**

WHEREAS, the Philadelphia Housing Authority ("PHA") operates a Project-Based Voucher ("PBV") Program under which PHA provides project-based housing choice vouchers and enters into Housing Assistance Payments ("HAP") contracts with agencies and property owners throughout Philadelphia to provide rental assistance to eligible low-income households; and

WHEREAS, property owners who are awarded PBVs may maintain a site-based waitlist, if approved by PHA, and refer eligible applicants to PHA for approval, with tenants in PHA's PBV program generally paying 30% of their monthly income toward rent and utilities, and PHA paying the remainder of the rent directly to the owner; and

WHEREAS, PHA's PBV portfolio consists of two thousand six hundred fifty-four (2,654) units, and PHA wishes to award thirty-one (31) project-based vouchers for the Kings Highway project; and

WHEREAS, Kings Highway was one of nine (9) PBV awards under Request for Proposal ("RFP")-50024, issued in 2021, and was originally awarded to Mission First; due to concerns regarding unit conditions and unauthorized occupants in the Kensington area, as well as a strategic decision by Mission First to consolidate properties for more efficient portfolio management, Mission First sold the properties to Odin Properties in November 2024; and

WHEREAS, Odin Properties subsequently completed a comprehensive rehabilitation of all units, successfully meeting Housing Quality Standards ("HQS"), and submitted a Project-Based Voucher application for the award, which was re-scored against the original proposals submitted under RFP-50024 to ensure fairness and consistency in the evaluation process; and

WHEREAS, this award and Odin's purchase address critical housing challenges in Kensington by providing much-needed long-term affordable housing for the neighborhood's vulnerable population and the requested project-based vouchers from PHA will enable the development to maintain rents at an affordable range for local residents in the neighborhood, consistent with PHA's mission;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to award thirty-one (31) project-based vouchers to Odin Properties, as set forth above, subject to the availability of funds therefor, and take all necessary and appropriate actions related to the award of the vouchers.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/17/2025
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12408

RESOLUTION TO PROJECT-BASE UNITS ACQUIRED BY THE PHILADELPHIA HOUSING AUTHORITY DEVELOPMENT CORPORATION IN LOCAL NON-TRADITIONAL PROPERTIES

WHEREAS, the Philadelphia Housing Authority ("PHA") is committed to preserving and expanding affordable housing opportunities for low-income families in Philadelphia; and

WHEREAS, PHA, through its affiliate, the Philadelphia Housing Authority Development Corporation ("PHADC"), has and is acquiring multifamily properties as part of its strategic goal to increase affordable housing opportunities through the Expanding Affordable Housing Opportunities through Acquisitions program, which is a Local Non-Traditional Housing program included in PHA's Moving to Work ("MTW") Plan with the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, PHA seeks approval to designate units at each development acquired through this program for the Project-Based Voucher ("PBV") program, ensuring long-term affordability for low-income households in accordance with the PHA Administrative Plan; and

WHEREAS, PHA's MTW Plan, as approved by HUD, includes project-basing assistance under MTW Policy Selection Method 3, which applies to properties owned directly or indirectly by PHA or its affiliates; and

WHEREAS, PHA will utilize MTW Policy Selection Method 3, which allows for the selection of units for project-basing with Unit-Based Voucher ("UBV") assistance without a competitive process and applies to properties beyond public housing, including those owned directly or indirectly by PHA or its affiliates; and

WHEREAS, this initiative directly supports PHA's strategic goal of increasing its affordable housing portfolio by up to seven thousand (7,000) units through Faircloth to Rental Assistance Demonstration program ("RAD") conversions, Unit-Based Vouchers, MTW Local Non-Traditional Housing Developments, and other program tools; and

WHEREAS, reserving units at specified income levels will ensure sustained affordability and housing stability for low-income families;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his designee, to designate up to 100% of the units in each property acquired through Local Non-Traditional Housing Developments for the PBV program, contingent on the availability of funds and compliance with MTW policies, and to take all necessary and appropriate actions to implement this initiative, including execution of Housing Assistance Payments contracts with the PHADC affiliate owner.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/17/2025
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12409

**RESOLUTION AUTHORIZING A CONSTRUCTION MANAGEMENT CONTRACT WITH
HUNTER ROBERTS CONSTRUCTION GROUP FOR BRITH SHOLOM**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services at the Brith Sholom development 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 Hunter Roberts Construction Group; 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 maximum amount to be expended under the contract shall not exceed ninety-nine million four hundred thousand two hundred twenty-four dollars (\$99,400,224) with a performance period of thirty-six (36) months from Notice to Proceed;

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; for a total amount not to exceed ninety-nine million four hundred thousand two hundred twenty-four dollars (\$99,400,224), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/17/2005
Samuel M. Roberts
ATTORNEY FOR PHA

RESOLUTION NO. 12410

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO CONCLUDE AND TO EXECUTE A CONTRACT WITH INDEPENDENCE BLUE CROSS TO PROVIDE EMPLOYEE HEALTH AND PRESCRIPTION DRUG INSURANCE

WHEREAS, the Philadelphia Housing Authority ("PHA") currently provides health insurance for its full-time, regular status employees, and has an obligation to continue to do so, as stated in the Employee Handbook and applicable collective bargaining agreements; and

WHEREAS, the current health insurance policy in force expires July 31, 2025; and

WHEREAS, PHA has contracted with CBIZ, Inc. ("CBIZ") to perform employee benefits consulting and brokering services, including procurement and solicitation services on behalf of PHA for its employee benefits policies; and

WHEREAS, at PHA's request, CBIZ solicited medical and prescription drug insurance quotations from various insurers in accordance with all applicable procurement rules; and

WHEREAS, CBIZ reviewed all supporting documentation and ensured adherence with all procurement rules; and

WHEREAS, summaries of the properly submitted proposals and recommendations were provided by CBIZ and reviewed by PHA's evaluation team; and

WHEREAS, based upon the consensus evaluation of the evaluation team and CBIZ, it is recommended that a contract be awarded to Independence Blue Cross for a not-to-exceed aggregate total of twenty-one million nine hundred thirty-nine thousand four hundred forty-one dollars (\$21,939,441);

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 Independence Blue Cross, for a total aggregate amount not to exceed twenty-one million nine hundred thirty-nine thousand four hundred forty-one dollars (\$21,939,441), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/12/25
[Signature]
ATTORNEY FOR PHA

APPENDIX 2

**APRIL 2025 SIGN-UP SHEET FOR THE
GENERAL PUBLIC COMMENT PERIOD
AT THE END OF THE BOARD MEETING**

**For Maintenance or Individual Housing Issues –
Please proceed to the Specific Tables Set Up for Those Issues
(3 minutes per person)**

Under the PHA Board Meeting Conduct Policy, Resolution No. 11502,
**the following behavior is not allowed: defamatory, uncivil, harassing or
rude comments; conduct such as booing, hissing, and/or cursing; and
disruptive behavior.**

Failure to respect this policy may result in your being asked to leave the meeting.

Please: 1) **PRINT** your name, 2) state your **TOPIC**, and 3) **INITIAL** to acknowledge
the PHA Board conduct policy, as summarized above.

Name: Prestina Serrano

Topic: Entrepreneur program

I hereby acknowledge the Board Conduct Policy: _____

Name: Danah Inzunza

Topic: Entrepreneurial program

I hereby acknowledge the Board Conduct Policy: _____

Name: Blanchula Spraggins

Topic: Entrepreneurial program

I hereby acknowledge the Board Conduct Policy: _____

Name: JUNE BURRIS

Topic: Thanks for following up

I hereby acknowledge the Board Conduct Policy: _____

Name: _____

Topic: _____

I hereby acknowledge the Board Conduct Policy: _____