



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
ANNUAL MEETING MINUTES
Thursday, May 15, 2025
3 p.m. at 2013 Ridge Ave., Philadelphia, PA 19121

The regularly scheduled Annual Meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order by Chair Lynette Brown-Sow at approximately 3:17 p.m. In addition to the Chair and Vice-Chair Wetzel, Commissioners Clarke, Dwyer, Glenn, Shahid, and Wise participated, as well as the President & CEO, Kelvin Jeremiah (“CEO”) and General Counsel, Laurence M. Redican. Commissioners Camarda and Coney were not able to participate.

The 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) thanks were extended to the department of Resident Programs and Partnerships for again organizing the very successful and appreciated annual Mother’s Day event;
- 2) the public comment period is now open for proposed revisions to the Public Housing Admissions, Continued Occupancy Policy and the Housing Choice Voucher Program Administrative Plan; and
- 3) congratulations were extended to Dinesh Indala, PHA’s Senior Executive Vice President – Operations, for his great work, having been recognized by the Philadelphia Business Journal and his receiving its Corporate Leadership Award.

The Chair asked whether there were any changes or corrections to the minutes of the Board meeting of April 2025. Hearing none, the minutes were accepted as submitted.

Seven (7) resolutions were then presented, open for public comment and discussion, and unanimously approved.

Resolution No. 12411, attached in Appendix 1, was presented by Andrea Bowman, Corporate Secretary and Deputy General Counsel, to establish the schedule of regularly-scheduled public meetings of the PHA Board of Commissioners through May of 2026, as required to be done at its Annual Meeting under the amended By-Laws of the Board. The resolution had been reviewed by the Policy & Planning Committee and Commissioner Clarke, as a member of that committee, moved for its approval. Following a second and there being no discussion or public comment (for which an opportunity was provided for all the resolutions), the motion was unanimously approved.

Resolution No. 12412, attached in Appendix 1, was presented by Andrea Bowman, Corporate Secretary and Deputy General Counsel, for approval of the FY 2025 Annual Reports for the Board Committees of Audit, Risk Management, Finance, Policy & Planning, and Resident Services, pursuant to their respective resolutions or charters, for the period from April 1, 2024 to March 31, 2025. The reports were prepared, reviewed and approved by the respective committees. Commissioner Glenn moved for approval of the resolution and, after a second, with there being no discussion, the motion was unanimously approved.

Resolution No. 12413, attached in Appendix 1, was presented by Janea Jordon, Sr. Executive Vice President - Public Safety, Audit & Compliance, to re-appoint C. Marie Patterson to the Audit Committee,

for a two-year term. Her initial two-year term began on April 15, 2021 and she was re-appointed in May of 2023. Vice-Chair Wetzel moved for adoption of the resolution. After a second and discussion as to her appreciated contribution to the work of the Audit Committee, the motion was unanimously approved.

Resolution No. 12414, attached in Appendix 1, was presented by Greg Hampson, Senior Executive Vice President – Capital Projects (“SEVP – CP”), for approval for PHA to submit a disposition application for one (1) building, with eight (8) units, located at 2615 Norris Court in Johnson Homes, to the U.S. Department of Housing and Urban Development (“HUD”). Commissioner Clarke, as a member of the Policy & Planning Committee that had reviewed the resolution, moved for it to be adopted. After a second and discussion, it was unanimously approved.

Resolution No. 12415, attached in Appendix 1, was presented by Greg Hampson, SEVP-CP, for Board authorization for the mixed-finance public housing closing and conversion of three hundred sixty-six (366) units in nine (9) third party Restore-Rebuild (formerly known as Faircloth-to-RAD) developments, which include: (1) Beacon of HOPE K&A; (2) Cathedral Park Homes; (3) Linda Lockman King Apartments; (4) Pathways 17th Street Community Corridor Project Phase 1; (5) St. Katharine Drexel Place, (6) The Queen Senior Apartments, (7) 2201 E. Tioga Apartments (8) North Park Avenue, and (9) 5000 Warrington Avenue. The full addresses of the nine locations are provided on the attachment to the resolution. This resolution had also been sent to the Policy & Planning Committee for review prior to being presented to the Board and Commissioner Clarke, as a member of that committee, moved for its adoption. Following a second, the motion was unanimously approved.

Resolution No. 12416, attached in Appendix 1, was presented by Greg Hampson, SEVP-CP, to authorize PHA to fulfill certain funding commitments that are required for the grant application by PHA for funding for the Hartranft Community Center Complex, via the Redevelopment Assistance Capital Program (“RACP”). Vice-Chair Wetzel, as a member of the Finance Committee that reviewed the resolution, moved for it to be adopted. After a second and discussion, the motion was unanimously approved.

Resolution No. 12417, attached in Appendix 1, was presented by Greg Hampson, SEVP-CP, to authorize PHA to undertake actions relating to capital improvements at Wilson Park and Holmecrest Homes and to compliance with certain grant requirements of the Pennsylvania Housing Finance Agency. This resolution had also been reviewed by the Finance Committee and Vice-Chair Wetzel moved for its adoption. Following a second and there being no discussion, the motion was unanimously approved.

Public Comment: Kydia Bond spoke about her history with PHA, the good attention that she had received and appreciated, and how her current issues were being well attended to by PHA staff.

The Chair noted that the next meeting will not be on the usual Thursday, but will be on Wednesday, June 18, 2025, due to Thursday, June 19th being the federal holiday of Juneteenth.

There being no further business, the meeting was adjourned, following a seconded motion from Commissioner Glenn, at approximately 3:45 p.m.

Respectfully submitted,



*Laurence M. Redican, General Counsel
Philadelphia Housing Authority*

APPENDIX 1

**THE PHILADELPHIA HOUSING AUTHORITY
ANNUAL MEETING OF THE BOARD OF COMMISSIONERS FOR 2025
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, MAY 15, 2025
AGENDA**

- A. **Call to Order** – Lynette Brown-Sow, Chair
- B. **Remarks** – Kelvin A. Jeremiah, President & CEO
- C. **Approval of the Minutes** of the Board Meeting held April 17, 2025 as distributed
- D. **New Business**
 - 1. **RESOLUTION ESTABLISHING THE SCHEDULE FOR REGULAR MEETINGS OF THE PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS THROUGH MAY OF 2026**

Andrea Bowman
 - 2. **RESOLUTION ADOPTING THE FISCAL YEAR 2025 ANNUAL REPORTS OF THE COMMITTEES OF AUDIT, RISK MANAGEMENT, FINANCE, POLICY & PLANNING, AND RESIDENT SERVICES**

Andrea Bowman
 - 3. **RESOLUTION RE-APPOINTING C. MARIE PATTERSON TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

Janea Jordon
 - 4. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR A PORTION OF JOHNSON HOMES**

Greg Hampson
 - 5. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY TO NINE DEVELOPMENTS, UNDER THE RESTORE-REBUILD PROGRAM (FORMERLY KNOWN AS FAIRCLOTH-TO-RAD), AND CLOSE THE TRANSACTIONS**

Greg Hampson

6. RESOLUTION APPROVING THE COMMITMENT OF MATCHING FUNDS AND INTERIM FINANCING FOR THE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM GRANT APPLICATION FOR HARTRANFT COMMUNITY CENTER COMPLEX

Greg Hampson

7. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ACTIONS TO COMPLY WITH CERTAIN GRANT REQUIREMENTS OF THE PENNSYLVANIA HOUSING FINANCE AGENCY GRANT FOR FUNDING FROM THE HOUSING OPTIONS GRANT PROGRAM, FOR CAPITAL IMPROVEMENTS AT WILSON PARK AND HOLMECREST HOMES

Greg Hampson

E. Public Comment Period

RESOLUTION NO. 12411

RESOLUTION ESTABLISHING THE SCHEDULE FOR REGULAR MEETINGS OF THE PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS THROUGH MAY OF 2026

WHEREAS, under Section 401 of the amended By-Laws of the Philadelphia Housing Authority (“PHA”) Board of Commissioners (“Board”), as adopted by Resolution No. 11724 on September 25, 2014, the annual meeting of the Board shall be held in either April or May of each year and at the annual meeting, “the Authority shall establish a schedule of its regularly scheduled meetings during the ensuing one-year period;” and

WHEREAS, by Resolution No. 12348, adopted by the Board on May 16, 2024, the Board established its schedule of regularly-scheduled meetings a twelve-month period, which included this meeting; and

WHEREAS, this Board meeting is the Annual Board meeting for 2025; and

WHEREAS, Section 709 (a) of the Sunshine Act, 65 Pa.C.S.A. §§ 701–716 (“Sunshine Act”), as amended, requires, *inter alia*, public notice of an agency's first regular annual meeting and that the agency “shall give public notice of the schedule of its remaining regular meetings;” and

WHEREAS, from this date until the next Annual Board meeting, which is to be held in April or May of 2026, the Board wishes to have the following regularly-scheduled Board meetings on the following dates, unless changed by public notice at least two days (48 hours) prior to the meeting (with special meetings requiring 24 hours' public notice, pursuant to the Sunshine Act), to be held at 2013 Ridge Ave., Philadelphia, PA 19121, at 3 p.m. or as otherwise published at least a week in advance on the PHA website:

Wednesday, June 18, 2025
Thursday, July 17, 2025
No August Meeting
Thursday, September 18, 2025
Thursday, October 16, 2025
Thursday, November 20, 2025
Thursday, December 18, 2025
Thursday, January 15, 2026
Thursday, February 19, 2026
Thursday, March 19, 2026
Thursday, April 16, 2026
Thursday, May 21, 2026

BE IT RESOLVED, that the PHA Board of Commissioners hereby adopts the schedule, as set forth above, for its regularly-scheduled meetings, from this date through May of 2026.



I hereby certify that this was
APPROVED BY THE BOARD ON 5/15/25

ATTORNEY FOR PHA

RESOLUTION NO. 12412

**RESOLUTION ADOPTING THE FISCAL YEAR 2025 ANNUAL REPORTS OF THE COMMITTEES OF
AUDIT, RISK MANAGEMENT, FINANCE, POLICY & PLANNING, AND RESIDENT SERVICES**

WHEREAS, Section 501 of the amended By-Laws of the Philadelphia Housing Authority ("PHA") Board of Commissioners ("Board"), as adopted by Resolution No. 11724 on September 25, 2014, provides for establishing the standing Board Advisory Committees of Finance, Policy & Planning, and Resident Services (collectively, "Standing Committees"); and

WHEREAS, the charters of the Standing Committees were approved by the Board by Resolution No. 11785, on May 21, 2021 and amended on July 18, 2024, by Resolution No. 12366; and

WHEREAS, each of the three (3) Standing Committee charters requires the respective committee to "[r]eport at least annually to the Board with respect to the activities of the Committee;" and

WHEREAS, the charter of the Audit Committee, most recently approved by the Board by Resolution No. 12366 on July 18, 2024, states in Section VI that the Audit Committee is to "submit a written, annual report to the Board summarizing its activities;" and

WHEREAS, pursuant to the Risk Management Framework, as adopted by the PHA Board of Commissioners on July 17, 2014, by Resolution No. 11721, the Risk Management Committee, which reports regularly to the Audit Committee, is also to provide the Board with an annual report; and

WHEREAS, the last annual reports submitted to the Board of Commissioners by the Standing Committees and the joint report submitted by the Audit Committee and the Risk Management Committee were for the period of Fiscal Year 2024, from April 1, 2023 to March 31, 2024, which reports were approved by Board Resolution No. 12349 on May 16, 2024; and

WHEREAS, the Audit Committee and the Risk Management Committee have prepared a joint FY 2025 report, for the period of Fiscal Year 2025, from April 1, 2024 to March 31, 2025, and those two committees, as well as the three (3) Standing Committees, have distributed and presented their FY 2025 Annual Reports to the PHA Board of Commissioners, in substantially the form attached hereto, and the respective committees recommend their approvals;

BE IT RESOLVED, that the PHA Board of Commissioners hereby adopts and approves the FY 2025 Annual Committee Reports of the Audit Committee and Risk Management Committees, as well as those of the Board Standing Committees of Finance, Policy & Planning, and Resident Services, in substantially the form attached hereto.



I hereby certify that this was
APPROVED BY THE BOARD ON 5/15/25
[Signature]
ATTORNEY FOR PHA

*ATTACHMENT TO RESOLUTION RE: FY 2025 ANNUAL REPORTS OF THE
COMMITTEES OF AUDIT, RISK MANAGEMENT, FINANCE, POLICY & PLANNING,
AND RESIDENT SERVICES*

**FY 2025 ANNUAL REPORT OF THE PHA AUDIT COMMITTEE
AND THE RISK MANAGEMENT COMMITTEE
FOR THE PERIOD FROM APRIL 1, 2024 – MARCH 31, 2025**

Pursuant to the amended Charter of the Audit Committee, as adopted by the Philadelphia Housing Authority (“PHA”) Board of Commissioners on July 18, 2024, by Resolution No. 12366, the Audit Committee is to report at least annually to the Board with respect to the activities of the Committee. The Risk Management Committee, which reports regularly to the Audit Committee, is also to provide the Board with an annual report, pursuant to the Risk Management Framework as adopted by the PHA Board of Commissioners on July 17, 2014, by Resolution No. 11721.

This report is for both committees and covers the time period from April 1, 2024 – March 31, 2025, which is the Fiscal Year 2025 for PHA (“FY 2025”).

Voting Members:

The voting members of the Audit Committee during FY 2025, as appointed by the Board, were:

Frederick S. Purnell, Sr.: a PHA Commissioner through the June 2024 Audit Committee meeting, then off the PHA Board thereafter, appointed for a two-year term on March 16, 2017, by Board Resolution No. 11920; re-appointed for a 2-year term on March 21, 2019, by Resolution No. 12036; on March 18, 2021, by Resolution No. 12141; on February 16, 2023 (effective as of 3/18/23); on February 20, 2025, by Resolution No. 21394 (effective as of 3/18/25); and

Chenora Burkett: appointed for a two-year term on February 15, 2018, by Resolution No. 11976; reappointed for a 2-year term on February 20, 2020 by Resolution No. 12080; on February 17, 2022 by Resolution No. 12195; and on February 16, 2024 by Resolution No. 12329.

Francis McLaughlin: appointed for a two-year term on July 19, 2018 by Resolution No. 12007; re-appointed for a 2-year term on July 16, 2020, by Resolution No. 12103; and on July 21, 2022 by Resolution No. 12226. He resigned from the Committee at the end of his term, after the June 2024 Audit Committee meeting.

Rev. Bonnie Camarda: a PHA Commissioner, appointed to a two-year term by Resolution No. 12013 on September 20, 2018; re-appointed for a 2-year term on September 17, 2020, by Resolution No. 12108; on September 15, 2022 by Resolution No. 12242; and by Resolution No. 21365 on July 18, 2024.

C. Marie Patterson, appointed for a two-year term on April 15, 2021, by Resolution No. 12145; reappointed on May 18, 2023 by Reso. No. 12286, and being proposed for re-appointment at the May 17, 2025 PHA Board meeting

Officers:

In FY 2025, in accordance with the Audit Committee By-Laws requiring that the Chair be a member of the PHA Board of Commissioners, Commissioner Camarda, who was previously Vice-Chair, was elected in September of 2024 by the Committee to be Chair and Fred Purnell, Sr., who had previously served as Chair while on the PHA Board, was elected as Vice-Chair.

Advisory Members: Under the Audit Committee Charter, its Advisory Members are PHA’s Executive Vice President of the Office of Audit and Compliance (“OAC”) and PHA’s Senior

Executive Vice President of Finance - Chief Financial Officer ("CFO").

During the reporting period, **Janea Jordon**, as Senior Executive Vice President of OAC and **Celeste Fields**, as Senior Executive Vice President/Chief Administrative & Financial Officer, served on the Audit Committee as Advisory Members.

Under the charter, the Committee is to meet at least four (4) times a year (no less than quarterly). The Audit Committee held four (4) meetings in the twelve-month reporting period, with all but the December meeting having a quorum. Meetings were held on June 18, 2024, September 10, 2024, December 17, 2024 and March 18, 2025.

As set forth in the charter of the Audit Committee, the Committee's responsibilities are to ensure:

- 1) the integrity of financial reporting (including selecting an auditor then coordinating with PHA's Executive and Finance departments);
- 2) the adequacy of internal controls (including risk management and working with the Office of Audit and Compliance, and PHA's departments of Finance and Information Systems); and
- 3) compliance with statutory and regulatory requirements (including working with the independent auditor and PHA's Offices of General Counsel and Audit and Compliance).

In accordance with the responsibilities set forth in the charter, and as detailed in the Audit Committee meeting minutes for the reporting period, the committee's work during this reporting period included reviewing and discussing detailed presentations regarding: internal and external audits from the Office of Audit and Compliance and the external auditors; areas of particular attention for the purposes of the various audits; reports from PHA and the external auditors regarding compliance updates; presentations of regular reports from PHA's Risk Management Committee, and information updates, as appropriate, from PHA's President & CEO, Kelvin Jeremiah.

The participants in the Audit Committee meetings included the external auditors and PHA staff, as well as the voting and advisory members, and PHA President & CEO Kelvin Jeremiah.

PHA's external auditor for FY 2024 was CliftonLarsenAllen LLP. The external auditor representatives met with members of the Audit Committee regarding the annual independent audit both at group committee meetings and informally. In FY 2024, the audit went well and the report was unmodified, showing no material weaknesses or deficiencies and no exceptions. The comprehensive annual financial report and the associated financial statement for the period of April 1, 2023 through March 31, 2024, were both completed by September of 2024 and, after review and discussion, were recommended by the Audit Committee to the Board for approval. The PHA Board of Commissioners approved the audit reports by Resolution No. 112368 on September 19, 2024.

The Risk Management Committee is to report annually to the Board as to its activities and also provides regular reports during the year to the Audit Committee, with a representative from the committee attending the Audit Committee meetings to present those reports and answer questions regarding them.

In FY 2025, the Risk Management Committee made quarterly reports to the Audit Committee of the Board of Commissioners, and met periodically throughout the fiscal year with its outside risk management consultant and insurance agent, Connor Strong, and Buckelew, to prepare an updated Risk Management Framework for presentation and adoption by the Audit Committee during FY2026. A new framework will replace the framework currently in place that was adopted in 2011 and will resolve a recommendation from an internal audit.

During the reporting period, members were (in alphabetical order): **Robert Clark**, Vice President – Public Safety (through June 2024); **Stacey Collins**, Manager – Labor and Employee Relations (through July 2024); **Lynda Enaco**, Risk Manager – OGC; **Celeste Fields**, Senior Executive Vice President, Chief Administrative and Chief Financial Officer; **Faisal Hassan**, Executive Vice President - Information Systems Management & CITO; **Bret Holden**, Executive Vice President - Leased Housing; **Makeeda Holley**, Executive Vice President – Resident Programs and Partnerships; **Dinesh Indala**, Senior Executive Vice President – Operations; **Janea Jordon**, Senior Executive Vice President - Public Safety, Audit & Compliance; **Andrew Kenis**, Managing Deputy General Counsel – OGC; **Hagop Keshishian**, Executive Vice President – Housing Operations; **Shayne Smith**, Chief of Police & Executive Vice President – Public Safety (beginning July 2024); **Patrick Tighe**, Manager – Labor and Employee Relations (beginning August 2024); **Nichole Tillman**, Executive Vice President – Communications; **Nnena Ukwu**, Senior Vice President – Finance; **David Walsh**, Executive Vice President - Supply Chain Management; **Jonathan Watcher**, Vice President – Construction; **Kimberly Woods**, Executive Vice President - Human Resources.

The Risk Management Committee seeks to identify and manage risks that could impact PHA's operations and results. As reported to the Audit Committee, the areas reviewed at the meetings of the Risk Management Committee included reports from the appropriate departments, through its member representatives on the committee, regarding: Inflation and Contracts; Fleet Management; Vacant Building; Security Issues; and Insurance/Claims.

FY 2024 ANNUAL REPORT OF THE PHA FINANCE COMMITTEE FOR THE PERIOD FROM APRIL 1, 2024 – MARCH 31, 2025

Under the provisions of the Charter of the Finance Committee, as amended by the Philadelphia Housing Authority ("PHA") Board of Commissioners on July 18, 2024, by Resolution No. 12366, the Finance Committee is to report at least annually to the Board with respect to the activities of the Committee.

This report covers the time period from April 1, 2024 – March 31, 2025, which is the Fiscal Year 2025 for PHA ("FY 2025").

The members of the Finance Committee for the reporting time period, were the following Board of Commissioner members, with their terms during the reporting period noted below, as appointed by the Chair of the PHA Board of Commissioners, Lynette Brown-Sow:

Leslie Callahan, term ended in September 2024, but during that time, served as Chair of the Finance Committee, as appointed by the Chair of the PHA Board;
Rev. Bonnie Camarda, served for the entire reporting period and was appointed

by the PHA Chair as Committee Chair in September 2024;
Darrell Clarke, served as of September 2024;
Ismail Shahid, served for the entire reporting period; and
Herbert Wetzel, served for the entire reporting period

Pursuant to the charter of the Finance Committee, the role of the Committee is that it:

shall be responsible for recommending financial policies, goals and budgets that support the mission, values and strategic goals of PHA. The Committee shall also regularly review the financial performance of PHA compared with its goals and the financial implications of major transactions and programs. The Committee's role is advisory and it is not authorized to take any official action on behalf of the Board. The primary responsibilities of the Committee are to: 1) assist the Board with securing and maintaining PHA's sound financial status; 2) provide advice to the Board and PHA management regarding the adoption or amendment of financial strategies or policies; and 3) ensure responsible fiscal practices.

The Committee is to meet at least four (4) times a year (no less than quarterly) and it had ten (10) meetings in FY 2025, with a quorum present for all of them.

In FY 2025, the Finance Committee reviewed and considered twenty-three (23) resolutions, to determine whether to recommend them for consideration by the Board of Commissioners.

In addition, three (3) financial updates were presented to the Committee by Celeste Fields, Senior Executive Vice President of Finance - Chief Financial Officer, in FY 2025. In both July and November of 2024, the committee received fiscal year overview presentations and in February of 2025, the committee reviewed the proposed FY 2026 Operating and Capital Budgets, for recommendation to the full Board.

The Finance Committee, by its active participation in and review of initiatives and prospective contracts and related agreements for preserving and creating affordable housing options and related activities, provided important assistance to the Board with securing and maintaining PHA's sound financial status. Through its review and determinations as to the appropriateness of matters for full Board consideration, including regarding expenditures and those appropriately brought to the Board under PHA's Controlled Policy & Procedure #10, and overall budget matters, the Finance Committee provided valuable advice to the Board and PHA management regarding the adoption or amendment of financial strategies or policies and ensured that responsible fiscal practices were followed.

In FY 2025, the committee reviewed, made appropriate suggestions and evaluations, and monitored PHA's annual operating budget and annual capital budget, consistent with the long-term financial plan and financial policies, as assisted by the presentations from the Finance Department, Supply Chain Management, and other appropriate departments, as well as timely updates from the President & CEO regarding federal funding updates, partnerships, leveraging PHA assets to optimize positive impact and low-income housing opportunities, and related matters.

**FY 2025 ANNUAL REPORT OF THE PHA
POLICY & PLANNING COMMITTEE
FOR THE PERIOD FROM APRIL 1, 2024 – MARCH 31, 2025**

Pursuant to the Charter of the Policy & Planning Committee, as amended by the Philadelphia Housing Authority (“PHA”) Board of Commissioners on July 18, 2024, by Resolution No. 12366, the Policy & Planning Committee is to report at least annually to the Board with respect to the committee activities.

This report covers the time period from April 1, 2024 – March 31, 2025, which is the Fiscal Year 2025 for PHA (“FY 2025”).

The members of the Policy & Planning Committee for the reporting time period, were the following Board of Commissioner members, with their terms during the reporting period noted below, as appointed by the Chair of the PHA Board of Commissioners, Lynette Brown-Sow:

Rev. Bonnie Camarda, served for the entire reporting period;
Darrell Clarke; served as of September 2024;
Asia Coney, served for the entire reporting period;
Frederick S. Purnell, Sr., term ended in September 2024; and
Herbert Wetzel, served for the entire reporting period and was Chair of the Policy & Planning Committee, as appointed by the PHA Board Chair

Pursuant to the charter of the Policy & Planning Committee, the Committee:

shall provide oversight and guidance in the development and implementation of PHA’s structure, policies and processes. The Committee’s role is advisory and it is not authorized to take any official action on behalf of the Board. The primary responsibilities of the Committee are to: 1) assist the Board with developing and maintaining PHA’s mission, vision, and strategic direction, 2) oversee the development of PHA’s policies and 3) provide advice to the Board and PHA the adoption or amendment of PHA policies or other action by PHA involving matters of public policy, when such matters are not otherwise to be determined by another committee of the Board.

The Committee is to meet at least four (4) times a year (no less than quarterly). The Policy & Planning Committee had ten (10) scheduled meetings in the twelve-month reporting period for FY 2025, all of which were held; five (5) did not have a quorum. The committee reviewed thirty-one (31) resolutions prior to their being considered appropriate for consideration by the Board of Commissioners.

In addition to reviewing resolutions, the committee participated in discussions and reviews of PHA initiatives, including: how to most effectively partner and invest in development and redevelopments of low-income housing, including advancing Rental Assistance Demonstration opportunities, and the re-acquisition of certain properties after the end of tax-credit terms; changes to the Administrative Plan and the Admissions and Continued Occupancy Policy; PHA’s Moving-to-Work Plans and amendments; and otherwise continuing to assist PHA, in terms of policies and initiatives, in its serving as a example of best practices and creative initiatives as a public housing authority, with the “Philly Model” now being a well-recognized one.

**FY 2025 ANNUAL REPORT OF THE PHA
RESIDENT SERVICES COMMITTEE
FOR THE PERIOD FROM APRIL 1, 2024 – MARCH 31, 2025**

Pursuant to the Charter of the Resident Services Committee, as amended by the Philadelphia Housing Authority (“PHA”) Board of Commissioners on July 18, 2024, by Resolution No. 12366, the Resident Services Committee is to report at least annually to the Board with respect to the activities of the Committee.

This report covers the time period from April 1, 2024 – March 31, 2025, which is the Fiscal Year 2025 for PHA (“FY 2025”).

The members of the Policy & Planning Committee for the reporting time period, were the following Board of Commissioner members, with their terms during the reporting period noted below, as appointed by the Chair of the PHA Board of Commissioners, Lynette Brown-Sow:

Asia Coney, served for the entire reporting period and was Chair of the Resident Services Committee, as appointed by the Chair of the PHA Board;
Erin Dwyer, served as of September 2024;
Sandra Dungee Glenn, served as September 2024;
Belinda Mayo, served until September 2024;
Ismail Shahid, served until September 2024; and
Ethel M. Wise, served for the entire reporting period

Pursuant to the charter of the Resident Services Committee, the Committee:

shall be responsible for the promotion of resident programs and services in support of PHA’s mission. The Committee’s role is advisory and it is not authorized to take any official action on behalf of the Board. The primary responsibilities of the Committee are to: 1) assist the Board in determining the most productive and appropriate ways to enrich the lives of PHA residents and promote opportunities to achieve financial independence; 2) provide advice to the Board and PHA management regarding the adoption or amendment of strategies or policies related to resident services; and 3) enhance the interface between PHA, the Board and PHA residents.

The Committee is to meet at least four (4) times a year (no less than quarterly) and it had eight (8) scheduled meetings in FY 2025, all of which were held, but two (2) did not have a quorum. Seven (7) resolutions were reviewed at the meetings and presentations were also made by the department of Resident Programs and Partnerships (“RPP”).

An RPP presentation covering an overview of its extensive programs for residents was reviewed by the committee and shared with the full Board, in October of 2024.

The activities of the Resident Services Committee during the reporting period contributed to the committee’s fulfilling its role of promoting resident programs and services, as well as resident involvement and participation.

RESOLUTION NO. 12413

RESOLUTION RE-APPOINTING C. MARIE PATTERSON 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. 12366 on July 18, 2024, 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, C. Marie Patterson was appointed to the Audit Committee for a two-year term by the Board of Commissioners on April 15, 2021, pursuant to Board Resolution No. 12145; and then for another two-year term on May 18, 2023 by Resolution No. 12286;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby approve and consent to the re-appointment of C. Marie Patterson 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 5/15/25

ATTORNEY FOR PHA

RESOLUTION NO. 12414

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR A PORTION OF JOHNSON HOMES

WHEREAS, the Philadelphia Housing Authority ("PHA") has determined that one (1) building, which consists of eight (8) units and located at 2615 Norris Court, as described in the attachment to this resolution and which is part of the development known as Johnson Homes, is need of demolition due to its physical condition and other factors, making it unsuitable for its intended purpose; and

WHEREAS, in order to demolish this portion of Johnson Homes, PHA is required to comply with certain provisions of the Housing Act of 1937 (the "Housing Act"), and 24 CFR 970 (Public Housing Program – Demolition and Disposition of Public Housing Projects), regarding submissions to the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, PHA is required to submit a Demolition/Disposition Application to HUD, pursuant to Section 18 of the Housing Act, for HUD approval prior to undertaking the demolition of its public housing structures; and

WHEREAS, PHA therefore seeks authorization to submit this application;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President and CEO and/or his authorized designee(s) to submit a Demolition Application to HUD for a portion of Johnson Homes, described in the attachment to this resolution; and if said demolition is approved by HUD, the Board of Commissioners hereby authorizes the President and CEO and/or his authorized designee(s) to demolish the portion of Johnson Homes specified in this resolution.



I hereby certify that this was
APPROVED BY THE BOARD ON 5/15/25
[Signature]
ATTORNEY FOR PHA

Attachment to Resolution re: Demolition Application for a Portion of Johnson Homes

Property List

Site Name	Building #	Unit Address	Zip Code	Apt #
Johnson Homes	B000001-115-1	2615 NORRIS COURT	19121	H
Johnson Homes	B000001-115-1	2615 NORRIS COURT	19121	G
Johnson Homes	B000001-115-1	2615 NORRIS COURT	19121	F
Johnson Homes	B000001-115-1	2615 NORRIS COURT	19121	E
Johnson Homes	B000001-115-1	2615 NORRIS COURT	19121	D
Johnson Homes	B000001-115-1	2615 NORRIS COURT	19121	C
Johnson Homes	B000001-115-1	2615 NORRIS COURT	19121	B
Johnson Homes	B000001-115-1	2615 NORRIS COURT	19121	A

RESOLUTION NO. 12415

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY TO NINE DEVELOPMENTS, UNDER THE RESTORE-REBUILD PROGRAM (FORMERLY KNOWN AS FAIRCLOTH-TO-RAD), AND CLOSE THE TRANSACTIONS

WHEREAS, the Philadelphia Housing Authority ("PHA") desires to increase the number of affordable housing units in the City of Philadelphia through public-private partnerships; and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") has developed a program, referred to as Restore-Rebuild (formerly known as, Faircloth-to-RAD), which permits public housing agencies to leverage their existing public housing Faircloth authority to create new federally assisted housing through the Rental Assistance Demonstration ("RAD") program; and

WHEREAS, PHA annually issues a Faircloth to RAD ("FTR") Request for Proposals ("RFP") and makes initial operating subsidy commitments to projects that typically then apply for an award of four or nine percent low-income housing tax credits ("LIHTC") from the Pennsylvania Housing Finance Agency ("PHFA") in order to obtain the funding necessary to make the project financially viable; and

WHEREAS, the 2024 FTR RFP resulted in a preliminary award to a total of twenty-one (21) potential developments and of these twenty-one (21) awards, nine (9) developments have obtained the funding commitments necessary to work on closing the transaction; and

WHEREAS, the names of the nine developments are: (1) Beacon of HOPE K&A; (2) Cathedral Park Homes; (3) Linda Lockman King Apartments; (4) Pathways 17th Street Community Corridor Project Phase 1; (5) St. Katharine Drexel Place, (6) The Queen Senior Apartments, (7) 2201 E. Tioga Apartments (8) North Park Avenue, and (9) 5000 Warrington Avenue (collectively, the "Developments") and as further described in the attachment to this resolution; and

WHEREAS, pursuant to the Restore-Rebuild program, PHA, without a further competitive process, may elect to convert proposed new public housing developments to RAD developments by obtaining a pre-approval from HUD through the mixed finance closing process to convert the development post-construction after the development achieves its Date of Full Availability ("DOFA"); and

WHEREAS, the RAD program platform is generally more advantageous to a development as the operating subsidy will be in the form of a Section 8 project-based voucher, which allows the development owner to increase cash flow in order to enhance services and/or leverage debt; and

WHEREAS, the Developments are eligible and recommended for the RAD Restore-Rebuild program;

BE IT RESOLVED, that the PHA Board of Commissioners authorizes the PHA President & CEO or his authorized designees (including actions by authorized PHA staff in furtherance of this resolution), to do the following, subject to the availability of funding therefor:

1. Regarding the operating subsidies, to: a) submit certain evidentiaries relating to the approval of the operating subsidy award to HUD for approval, 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 Developments (collectively referred to herein as the "ACC Closing Documents"); b) negotiate, finalize, execute, deliver and perform the obligations under such ACC Closing Documents once finalized and approved by HUD; c) obtain or facilitate all other government approvals; and d) take all actions as necessary or desirable to effectuate this resolution and provide the operating subsidy to the Developments; and

2. Regarding the RAD conversions, to: a) submit certain RAD closing documents to HUD for approval in connection with the RAD conversion of the public housing units in the Developments, 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 desirable to effectuate this resolution and provide the project based voucher payments to the Developments.



I hereby certify that this was
APPROVED BY THE BOARD ON 5/15/05
[Signature]
ATTORNEY FOR PHA

Attachment to Resolution re: Nine (9) Developments

Project Name	# of RAD units	Total # of Units	Sponsor/Developer
Beacon of Hope (K&A)	20	30	Deep Sea GP, LLC
Cathedral Park Homes	40	40	Gaudenzia
Linda Lockman King Apartments	23	33	WCRP
Pathways 17th Street Phase 1	40	40	Pathways Housing Wellness Corporation
St. Katherine Drexel Place	48	48	Catholic Housing & Community Services
The Queen Senior Apartments	49	49	OTH Communities, LLC
2201 E. Tioga (Sepviva Lofts)	51	51	Odin Properties and Liberty Housing Development Corp.
North Park Avenue	45	45	Project Home
5000 Warrington Avenue	50	51	Paths Development, LLC

Project	Address
Beacon of HOPE K&A	3156-3162 Kensington Avenue
Cathedral Park Homes	4900 Block of W Girard Avenue
Linda Lockman King Apartments	5500 Haverford Avenue
Pathways 17th Street Community Corridor Project Phase 1	1412-18 N 17th Street, 1433-37 N 17th Street, 1421-29 N 17th Street
St. Katharine Drexel Place	11051 Academy Road
The Queen Senior Apartments	328-30 W Queen Lane
2201 E. Tioga Apartments	2201 E Tioga Street
North Park Avenue	4225 N Park Avenue
5000 Warrington Avenue	5000 Warrington Avenue

RESOLUTION NO. 12416

RESOLUTION APPROVING THE COMMITMENT OF MATCHING FUNDS AND INTERIM FINANCING FOR THE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM GRANT APPLICATION FOR HARTRANFT COMMUNITY CENTER COMPLEX

WHEREAS, the Philadelphia Housing Authority (“PHA”) is committed to supporting community development initiatives and securing funding to enhance affordable housing and public facilities; and

WHEREAS, to advance these goals, PHA applied for funding under the Redevelopment Assistance Capital Program (“RACP”) for the Hartranft Community Center Complex (“Hartranft Center”), with a grant application designation of (ME #300-3324), as approved by the PHA Board of Commissioners on May 18, 2023, by Resolution No. 12287; and

WHEREAS, the RACP program requires applicants to commit matching funds to demonstrate financial readiness and ensure project completion; and

WHEREAS, the Board has reviewed the financial and grant requirements and determined that the following are a necessary and appropriate allocation of PHA funds for the Hartranft Center, in support of its application for RACP grant funding:

1. **Commitment of Matching Funds** - PHA hereby commits to providing matching funds in the amount of six million seven hundred eighteen thousand two hundred thirty-three dollars (\$6,718,233), as required for the RACP grant application for the Hartranft Center; and
2. **Commitment of Interim Financing** – PHA further commits to utilizing PHA funds in the amount of one million five hundred thousand dollars (\$1,500,000), as interim financing for the Hartranft Center to ensure timely project initiation while awaiting the disbursement of RACP grant funds; and

WHEREAS, because the RACP program requirements include providing a reference to the financial institution with the related account number, for the:

1. **Commitment of Matching Funds**, the information is U.S. Bank, account ending in 6330, and
2. **Commitment of Interim Financing**, the information is also U.S. Bank, account ending in 6330;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby authorize PHA’s President & CEO to or his designee(s) to take all necessary actions to submit the grant application, provide documentation as required by RACP and relevant agencies, and ensure compliance with financial regulations, subject to the availability of funds therefor, as set forth above, and further ratifies all necessary and appropriate prior actions taken to further this resolution, with this resolution to be effective immediately upon adoption by the Board of Commissioners.



I hereby certify that this was
APPROVED BY THE BOARD ON

[Signature] 5/15/25

ATTORNEY FOR PHA

RESOLUTION NO. 12417

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ACTIONS TO COMPLY WITH CERTAIN GRANT REQUIREMENTS OF THE PENNSYLVANIA HOUSING FINANCE AGENCY GRANT FOR FUNDING FROM THE HOUSING OPTIONS GRANT PROGRAM, FOR CAPITAL IMPROVEMENTS AT WILSON PARK AND HOLMECREST HOMES

WHEREAS, the Philadelphia Housing Authority ("PHA") desires to undertake certain energy conservation measures (the "Project") at Wilson Park and Holmecrest Homes (collectively, the "Developments"); and

WHEREAS, the Project involves the implementation of an energy conservation project that will reduce PHA's carbon footprint by replacing the boilers at both Developments and installing four co-generation plants at Wilson Park; and

WHEREAS, PHA applied to the Pennsylvania Housing Finance Agency ("PHFA") Housing Options Grant Program (the "Program") for funding for the Project and was awarded a five million dollar (\$5,000,000) grant (the "Grant") for such purpose, subject to compliance with certain Program requirements; and

WHEREAS, PHA has agreed to provide matching funds for the Project in an amount not less than 25% of the Grant amount (the "Matching Funds") as required by PHFA; and

WHEREAS, in connection with the Grant funding, PHFA will require that PHA record a mortgage or other encumbrance against the property to enforce the Program requirements; and

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the PHA President & CEO or his authorized designees (including actions by authorized PHA staff in furtherance of this resolution), to do the following, subject to the availability of funding therefor:

1. To submit such documents to PHFA in connection with the Grant and the Project as required by Program guidelines, as noted above;
2. To have secured all necessary Project funding to pay the Matching Funds, in an amount not to exceed two million five hundred thousand dollars (\$2,500,000), which has been done;
3. To obtain all necessary approvals to undertake the Project and otherwise effectuate this resolution; and
4. To a) negotiate, finalize and execute, deliver and perform the obligations under such Grant closing documents once finalized; b) obtain or facilitate all required government approvals for the implementation of the Project and the Grant funding, including United States Department of Housing and Urban Development, to the extent required; and c) take all actions as necessary or desirable to effectuate this resolution.



I hereby certify that this was
APPROVED BY THE BOARD ON 5/15/25

ATTORNEY FOR PHA