PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, December 18, 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 3:07 p.m.

The Chair called the roll and, in addition to the Chair and Vice-Chair Wetzel, Commissioners Camarda, Clarke, Glenn, Shahid and Wise were present. President & CEO Kelvin Jeremiah ("CEO") and General Counsel Laurence M. Redican also participated, but Commissioners Coney and Dwyer did not.

The Chair noted that an Executive Session had taken place just before the meeting, for litigation matters.

After the CEO reviewed the commenting procedure, he made the following announcements:

1) Thanks were given to the Resident Programs and Partnerships department for its excellent organization of the Annual Christmas Tree Lightings throughout PHA's various developments and to Resident Commissioner Ethel Wise for her stellar attendance again this year at those lightings, at 19 out of 20, and for Commissioner Clarke for his attendance, as well.

2) PHA received the Construction Excellence Award from the General Building Contractors Association for our recent redevelopment of Hartranft Community Center.

3) PHA has closed on the transactions for the Fairhill redevelopment, as well as Westpark, and both will be starting construction very soon. These two are major transformative redevelopments, reflecting an infusion of over $400M into Philadelphia for affordable housing.

The Chair then congratulated the CEO on his recent birthday and on his being honored next month by the Philadelphia Martin Luther King Jr., Association for Nonviolence, Inc. at its annual meeting, where he will be receiving its 2026 Drum Major Award.

The Chair asked whether there were any changes or corrections to the minutes of the Board meeting of November 20, 2025. There being none, the minutes were accepted as submitted.

Nine (9) resolutions were presented, with opportunity for public comment and discussion, and were unanimously approved.

Resolution No. 12450, attached in Appendix 1, was introduced by Celeste Fields, Senior Executive Vice President/Chief Administrative & Financial Officer, for the Board to adopt the comprehensive annual financial report and the associated financial statement for the period of April 1, 2024 through March 31, 2025. The external auditor, CliftonLarsonAllen LLP, reviewed the audit results and its principal, Justin Measley, presented a PowerPoint (attached as Appendix 2). Commissioner Camarda, Chair of the Audit Committee, moved for adoption of the resolution. Following a second, and, as no one signed up for public comment and there was no discussion, the motion was unanimously approved. The CEO then thanked the auditors for their work, as well as PHA's Finance and Office of Audit & Compliance departments,

because this year was especially challenging for the audit, due to a number of unfortunate and unexpected staffing situations. But the professionalism and tenacity of all involved with the audit was much appreciated.

Resolution No. 12451, attached in Appendix 1, was introduced by Janea Jordon, Sr. Executive Vice President - Public Safety, Audit & Compliance, for the re-appointment of Chenora Burkett to the Audit Committee, effective February 15, 2026, whose two-year term began upon her appointment on February 15, 2018 and who was re-appointed thereafter for three (3) two-year terms. Commissioner Camarda, Chair of the Audit Committee that had reviewed the resolution, moved for its adoption, which motion was seconded and unanimously approved, with there being no discussion.

Resolution No. 12452, attached in Appendix 1, was presented by Dave Walsh**,** Executive Vice President – Supply Chain Management ("EVP-SCM") and was to authorize PHA to modify contract number 5283 for Maintenance Related Services – Small General Contractors, as approved by the Board in May 2024, by Resolution No. 12356. The total amount of the amendment is not to exceed one million dollars ($1,000,000), which raises the total contract value to twelve million dollars ($12,000,000) and requires Board approval under CPP#10, because the total amount of amendments, including the one proposed in this resolution, exceeds one million dollars ($1,000,000). This resolution had been sent for review to the Finance Committee and Commissioner Camarda, as Chair of that committee, moved for it to be approved. After a second and there being no discussion, the resolution was unanimously approved.

Resolution No. 12453, attached in Appendix 1, was presented by Dave Walsh**,** EVP-SCM, to authorize PHA to execute an Agreement with Pennrose, LLC or a Pennrose, LLC-related entity, for certain work product and related costs associated with the planned redevelopment of Bartram Village Phase II, with the amount to be expended under the agreement not to exceed four hundred fifteen thousand, nine hundred seventy-six dollars ($415,976). This resolution had also been reviewed by the Finance Committee prior to being presented to the Board and Commissioner Camarda moved for its approval. Following a second and there being no discussion, the motion was unanimously approved.

Resolution No. 12454, attached in Appendix 1, was presented by Dave Walsh**,** EVP-SCM, and was to authorize PHA to contract with Mighty Writers and Friends of Philly Aquatics for Hartranft Afterschool and Summer Programming. The contract performance period is a two (2) year base period and (2) two (1) one-year option periods and the total aggregate amount to be expended under the contracts, including the exercise of any options, is not to exceed one million dollars ($1,000,000). This resolution had been sent to the Resident Services Committee for review prior to presentation to the Board and Commissioner Wise, as a member of that committee, moved for its adoption. After a second and discussion, the motion was unanimously approved.

Resolution No. 12455, attached in Appendix 1, was presented by Sara Schwartz, Senior Counsel, Office of General Counsel ("Sr. Counsel"), for approval for PHA to submit to HUD both PHA's FY 2027 MTW Plan and an amendment to its FY2026 MTW Plan. This resolution had been sent for review to the Policy & Planning Committee and its Chair, Board Vice-Chair Wetzel, moved for its adoption. The motion was seconded and, with there being no discussion, it was unanimously approved.

Resolution No. 12456, attached in Appendix 1, was presented by Sara Schwartz, Sr. Counsel, for PHA to approve amendments, as described in the attachment summary to the resolution, to both the Admissions and Continued Occupancy Policy for Public Housing and the Administrative Plan for the Housing Choice Voucher Program. This resolution had been sent for review to the Policy & Planning Committee and its Chair, Board Vice-Chair Wetzel, moved for its adoption. The motion was seconded, there was no discussion, and the motion was unanimously approved.

Resolution No. 12457, attached in Appendix 1, was presented by Dinesh Indala, Chief Operating Officer, to authorize PHA to acquire the property located at 1325 Point Breeze Avenue, zip code 19146.The Policy & Planning Committee had reviewed this resolution and Vice-Chair Wetzel moved for its adoption. After a second, and there being no discussion, the motion was unanimously approved.

Resolution No. 12458, attached in Appendix 1, was presented by Laurence M. Redican, General Counsel, to authorize the Rental Assistance Demonstration ("RAD") conversion of Angela Court I & II and Francis House from public housing to project-based vouchers under the RAD program. This resolution had also been reviewed by the Policy & Planning Committee. Its Chair, Board Vice-Chair Wetzel, moved for its adoption. The motion was seconded, there was no discussion, and it was unanimously approved.

Public Comment:
The Philadelphia Land Stewards Union had a number of speakers (as checked off on the attached Sign-up Sheet for the General Comment Period, attached as Appendix 3) who addressed a desire to meet with PHA regarding a property at 543 Montgomery Avenue before PHA might fence it off, as the speakers indicated that the neighbors tend it, use it as a gardening space, and it is seen as a safe gathering space for children and adults.

The Chair, as well as Commissioners Camarda and Clarke, thanked the speakers for their coming to the Board to share their concerns. The Chair also noted that PHA appreciates community input and takes that into account, along with legal and federal requirements, in making decisions regarding land use.

Sterling Johnson then spoke about work that he has been doing with the Philadelphia Community Land Trust, for he stated that a $1.5M grant was just awarded, and the CEO congratulated Mr. Johnson on his commitment to his work, his perseverance, and its great results. Mr. Johnson also noted that it was Homeless Persons Memorial Day.

There being no further business, the Chair requested a motion to dismiss. Commissioner Camarda so moved, which motion was seconded and unanimously approved. The meeting was adjourned at approximately 4:20 p.m.

Respectfully submitted,

Laurence M. Redican, General Counsel
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, DECEMBER 18, 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 November 20, 2025 as distributed

D. **New Business**

1. **RESOLUTION ADOPTING THE COMPREHENSIVE ANNUAL FINANCIAL AND COMPLIANCE REPORT OF THE PHILADELPHIA HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2025**

   Celeste Fields

2. **RESOLUTION RE-APPOINTING CHENORA BURKETT TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

   Janea Jordon

3. **RESOLUTION AUTHORIZING CONTRACTS FOR MAINTENANCE RELATED SERVICES – SMALL GENERAL CONTRACTORS, AS PREVIOUSLY APPROVED BY RESOLUTION NO. 12356**

   Dave Walsh

4. **RESOLUTION AUTHORIZING AN AGREEMENT IN CONNECTION WITH THE BARTRAM VILLAGE PHASE II DEVELOPMENT**

   Dave Walsh

5. **RESOLUTION AUTHORIZING CONTRACTS FOR MIGHTY WRITERS AND FRIENDS OF PHILLY AQUATICS**

   Dave Walsh

6. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ITS MOVING TO WORK ("MTW") ANNUAL PLAN FOR FISCAL YEAR 2027 AND A SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2026 MTW PLAN**

   Sara Schwartz

7. **RESOLUTION APPROVING AMENDMENTS TO THE PHILADELPHIA HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN**

   Sara Schwartz

8. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO ACQUIRE THE PROPERTY LOCATED AT 1325 POINT BREEZE AVENUE, PHILADELPHIA, PA 19146**

   Laurence M. Redican and Dinesh Indala

9. **RESOLUTION AUTHORIZING CONVERSION UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM OF ANGELA COURTS I AND II AND FRANCIS HOUSE FROM ACC OPERATING SUBSIDY TO PROJECT-BASED SECTION 8 SUBSIDY**

   Laurence M. Redican

E. Public Comment Period

RESOLUTION NO. 12450

RESOLUTION ADOPTING THE COMPREHENSIVE ANNUAL FINANCIAL AND COMPLIANCE REPORT OF THE PHILADELPHIA HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2025

WHEREAS the law of the Commonwealth of Pennsylvania requires that all general-purpose local governments and component units publish a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles ("GAAP") and audited in accordance with Generally Accepted Auditing Standards ("GAAS") by a firm of certified public accountants; and

WHEREAS, the Philadelphia Housing Authority ("PHA") contracted with CliftonLarsonAllen LLP (hereafter "CLA"), to conduct the required audit of PHA's financial statements, business-type activities, blended component units, and each PHA major fund, for the fiscal year that ended March 31, 2025, pursuant to applicable procedures, which CLA has done; and

WHEREAS, the PHA Audit Committee has met with CLA, the PHA President & CEO, PHA's Chief Financial Officer, and PHA's Office of Audit and Compliance, after the completion of PHA's audit, to review and discuss the audit report and the associated audit results; and

WHEREAS, the PHA Audit Committee has recommended acceptance of the comprehensive annual financial and compliance report, as prepared by CLA, and the associated financial statement, as prepared by PHA management, for the period of April 1, 2024, through March 31, 2025, dated December 18, 2025, as reviewed by CLA, PHA management and the Audit Committee, and as distributed and presented to PHA's Board of Commissioners;

BE IT RESOLVED, that PHA's Board of Commissioners hereby adopts and approves the comprehensive annual financial and compliance report, dated December 18, 2025, and the associated financial statements for the period of April 1, 2024, through March 31, 2025.

I hereby certify that this was APPROVED BY THE BOARD ON 12/18/2025

ATTORNEY FOR PHA

RESOLUTION NO. 12451

RESOLUTION RE-APPOINTING CHENORA BURKETT 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, Chenora Burkett was appointed to the Audit Committee for a two-year term by the Board of Commissioners on February 15, 2018, by Resolution No. 11976; reappointed on February 20, 2020 by Resolution No. 12080; on February 17, 2022 by Resolution No. 12195; and on February 15, 2024, Resolution No. 12329; and is recommended by the Audit Committee for reappointment for a two-year term, effective February 15, 2026;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby approve and consent to the re-appointment of Chenora Burkett as an independent member of PHA's Audit Committee, for a two-year term, pursuant to the terms and conditions of the Audit Charter, effective as of February15, 2026.

I hereby certify that this was APPROVED BY THE BOARD ON 12/8/2025

ATTORNEY FOR PHA

RESOLUTION NO. 12452

RESOLUTION AUTHORIZING AMENDMENT OF CONTRACTS FOR MAINTENANCE RELATED SERVICES – SMALL GENERAL CONTRACTORS, AS PREVIOUSLY APPROVED BY RESOLUTION NO. 12356

WHEREAS, pursuant to Resolution No. 12356, approved by the Board of Commissioners on May 16, 2024, for Maintenance Related Services-Small General Contractors contracts ("Small GC services"), PHA awarded contract #005283 to the following vendors, in a not-to-exceed amount of ten million dollars ($10,000,000): W & W Contractors, Inc.; DKJ Construction, Inc.; Hot and Cold Mechanical, LLC; Milestone Construction Management, Inc.; Creativescape, Inc.; Townes Mechanical Contractor, Inc.; Vellniece Construction, Inc.; One Mechanical New Innovation, LLC; CG Global Management Solutions, LLC; and Abbott Development, LLC.; 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, Controlled Policy & Procedure #10 ("CPP#10") requires a modification to a contract to go before the Board for pre-approval when:

1) the modification or sum of all modifications will be *in excess of* one million dollars ($1,000,000), regardless of percentage of contract value, or
2) the modification will exceed twenty percent (20%) of the contract value (or two hundred fifty thousand dollars ($250,000), whichever is greater); and

WHEREAS, on December 2024, PHA approved a modification amount of one million dollars ($1,000,000), after review of the contracts awarded and the work needed, which modification amount was under the threshold for requiring Board approval and which raised the total contract amount to eleven million dollars ($11,000,000); and

WHEREAS, due to the unanticipated demand for Small GC services, largely due to the conversion of vacant units, PHA has a further need to modify the contract by an additional one million dollars ($1,000,000), raising the total modification amount to two million dollars ($2,000,000), which total modification amount is over the threshold that requires Board approval; and

WHEREAS, in order to proceed with the work as required, Board authorization is sought for the second modification of one million dollars ($1,000,000), for a total contract amount of twelve million dollars ($12,000,000), from the current amount (original contract and existing modifications) of eleven million dollars ($11,000,000);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee to amend PHA's Maintenance Related Services-Small General Contractors contracts, as entered into with existing modifications, to have the total contract amount be increased to twelve million dollars ($12,000,000), as set forth above and subject to the availability of funds therefor.

I hereby certify that this was APPROVED BY THE BOARD ON 12/18/2025

Laura M. Redican

ATTORNEY FOR PHA

RESOLUTION NO. 12453

RESOLUTION AUTHORIZING AN AGREEMENT IN CONNECTION WITH THE BARTRAM VILLAGE PHASE II DEVELOPMENT

WHEREAS, in February of 2018, the Philadelphia Housing Authority ("PHA") was awarded a Choice Neighborhood Planning Grant for the development of a transformation plan (the "Plan") for the Bartram Village neighborhood; and

WHEREAS, the Plan involves the development of approximately six hundred (600) housing units, including five hundred (500) replacement units from the demolition of the Bartram Village campus: and

WHEREAS, PHA issued a Request for Qualifications to select a development partner and selected Pennrose, LLC ("Pennrose") to act as the developer for the redevelopment of Bartram Village ("Development"), and

WHEREAS, PHA and Pennrose negotiated and executed a Development Agreement solely for Bartram Phase I for fifty-two (52) units of affordable housing and twelve (12) market rate units on a parcel of land acquired by PHA adjacent to the Bartram Village campus, which closed in June 2025 and is now under construction; and

WHEREAS, PHA and Pennrose began negotiations on a Phase II – V development agreement ("Development Agreement") for the remaining Bartram phases, and Pennrose simultaneously began work on the Master Plan and Tax Credit application for Bartram Village Phase II; and

WHEREAS, PHA and Pennrose were unable to reach agreement on the terms of Development Agreement and decided to terminate negotiations; and

WHEREAS, PHA seeks to acquire the work product prepared for and produced by Pennrose in relation to the Bartram Village Phase II Master Plan and Tax Credit application; and

WHEREAS, this resolution seeks authorization for PHA to enter into an agreement with Pennrose, LLC or a Pennrose, LLC-related entity for the work product and related costs and documents associated with the planned redevelopment of Bartram Village Phase II, and to approve a budget of four hundred fifteen thousand, nine hundred seventy-six dollars ($415,976), for the same;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee(s) to conclude and execute an agreement with Pennrose, LLC or a Pennrose, LLC-related entity for a total not to exceed four hundred fifteen thousand, nine hundred seventy-six dollars ($415,976), as set forth above, subject to the availability of funds therefor, and to take all necessary and appropriate actions relating to such agreement.

I hereby certify that this was APPROVED BY THE BOARD ON 12/18/2025

ATTORNEY FOR PHA

RESOLUTION NO. 12454

RESOLUTION AUTHORIZING CONTRACTS FOR MIGHTY WRITERS AND FRIENDS OF PHILLY AQUATICS

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for afterschool and summer programming at the Hartranft community center 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, emailed 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 Mighty Writers and Friends of Philly Aquatics; and

WHEREAS, work is to be assigned to the two (2) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts shall not exceed one million dollars ($1,000,000) with a two-year base period and two (2) one-year option periods, as follows:

1) The not-to-exceed aggregate amount for the two-year base period is five hundred thousand dollars ($500,000);
2) The not-to-exceed aggregate amount for the first one-year option period is two hundred fifty thousand dollars ($250,000); and
3) The not-to-exceed aggregate amount for the second one-year option period is two hundred fifty thousand dollars ($250,000);

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 Mighty Writers and Friends of Philly Aquatics for a total aggregate amount not to exceed one million dollars ($1,000,000), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was APPROVED BY THE BOARD ON 11/18/2025

ATTORNEY FOR PHA

RESOLUTION NO. 12455

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ITS MOVING TO WORK ("MTW") ANNUAL PLAN FOR FISCAL YEAR 2027 AND A SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2026 MTW PLAN

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") administers a Moving to Work ("MTW") Demonstration Program that is designed to provide the opportunity for selected housing authorities to explore and demonstrate more efficient ways to provide and administer low-income housing, and pursuant to the Philadelphia Housing Authority ("PHA") Board of Commissioners Resolution No. 10618, dated December 21, 2000, PHA submitted to HUD an MTW Application Plan and Agreement; and

WHEREAS, since 2001, when HUD accepted PHA's application for participation in the MTW Demonstration Program and HUD and PHA subsequently executed a MTW Demonstration Agreement ("MTW Agreement"), PHA has continuously participated in the MTW Demonstration Program, with its current agreement extending to 2038; and

WHEREAS, as a participant in the MTW Demonstration Program, PHA is required to develop an MTW Annual Plan for each fiscal year during the term of the MTW Agreement, which outlines the PHA budget and MTW activities, and to submit the Annual Plan for approval by its Board at least seventy-five (75) days prior to the beginning of each fiscal year ("FY"), with FY 2027 beginning on April 1, 2026; and

WHEREAS, PHA has distributed to the Board both PHA's MTW Annual Plan for FY 2027 ("Plan"), a summary of which is attached hereto as Attachment "A," and a Significant Amendment to the MTW Annual Plan for FY 2026 ("Amendment"), which is for three thousand, thirty-six (3,036) units at the following thirty-one (31) developments: Liberty 52; Maguire Residences; Nicole Hines Townhomes; Peg's Place; St. Francis Villa; St. Rita Place Senior Housing; Germantown House; LEB I; LEB II; LEB III; Ludlow Phase III; Mantua I; Mantua II; Marshall Shepard; Nellie Reynolds Gardens; Paschall I; Paschall II; Warnock I; Warnock II; Abbottsford; Bartram Village; Johnson Homes; Richard Allen Homes; Spring Garden Apartments; 28th & York; Frankford TOD; HACE Fairhill and Hugh Street Lofts Scattered Sites; Media Flats 6435 Media Street; Philly House Residence; Project Home 4912 Griscom Street; and West Philadelphia Preservation; and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on the FY 2027 Plan and the FY 2026 Amendment, including scheduling at least one (1) public hearing and taking into consideration any comments received, by: 1) holding an introductory meeting with resident leadership and interested PHA residents on November 12, 2025; 2) holding a Public Hearing on November 19, 2025; 3) posting the draft Plan and Amendment on PHA's website; 4) making copies of the draft Plan and Amendment available at PHA's Headquarters; and 5) accepting and considering public comments from October 31, 2025 through November 30, 2025;

BE IT RESOLVED that the Board of Commissioners hereby approves the MTW Annual Plan for FY 2027 and a Significant Amendment to the FY 2026 MTW Plan, in substantially the form distributed to the Board, and authorizes PHA's Chair and/or President & CEO or their authorized designee(s) to: 1) submit to HUD the FY 2027 Annual MTW Plan and the FY 2026 MTW Plan Amendment; 2) take all steps necessary to finalize and secure HUD approval and implement initiatives described in the Plan and Amendment, subject to receipt of adequate funding from HUD; 3) certify that the Public Hearing requirement has been met; and 4) execute the HUD Certifications of Compliance with MTW Plan Requirements and Related Regulations, in substantially the form attached hereto as Attachment "B," for each certification.

I hereby certify that this was APPROVED BY THE BOARD ON 12/18/2025

ATTORNEY FOR PHA

ATTACHMENT "A" TO MTW ANNUAL PLAN RESOLUTION FOR FISCAL YEAR 2027

Philadelphia Housing Authority – Moving to Work (MTW) Program
FY 2027 Annual Plan Highlights, including FY 2026 Plan Amendment #1

Background

- The FY 2027 MTW Annual Plan covers the period from 04/01/26 through 03/31/27.
- The Plan incorporates current HUD requirements for content, formatting, tables and standard metrics.
- As required by HUD, the Plan's focus is on "MTW activities," those that require MTW programmatic or budget flexibility to implement.
- PHA has also proposed a FY 2026 MTW Annual Plan RAD Significant Amendment which is for the development and/or conversion to Project-Based Voucher assistance of 3,036 units at 31 developments as further described in Appendix G of Plan Amendment #1: Liberty 52; Maguire Residences; Nicole Hines Townhomes; Peg's Place; St. Francis Villa; St. Rita Place Senior Housing; Germantown House; LEB I; LEB II; LEB III; Ludlow Phase III; Mantua I; Mantua II; Marshall Shepard; Nellie Reynolds Gardens; Paschall I; Paschall II; Warnock I; Warnock II; Abbottsford; Bartram Village; Johnson Homes; Richard Allen Homes; Spring Garden Apartments; 28th & York; Frankford TOD; HACE Fairhill and Hugh Street Lofts Scattered Sites; Media Flats 6435 Media Street; Philly House Residence; Project Home 4912 Griscom Street; and West Philadelphia Preservation.

Process

- The MTW Plan and Plan Amendment public comment period was from 10/31/25 – 11/30/25.
- PHA has advertised the public comment period and has posted the draft MTW Plan and Plan Amendment on its website. Copies were offered to resident leadership and also made available at PHA's headquarters.
- A resident leadership meeting to review the Plan and Plan Amendment was held on 11/12/25 and a public hearing was held on 11/19/25.

Funding

- Funding estimates are preliminary and subject to change based on Congressional appropriations.
- Total projected FY 2027 MTW funding including tenant rental income is approximately $620.98 million, of which Capital Funds are projected at $56.57 million. See *Tables 9 and 10.*
- Non-MTW funding is not included in the MTW Plan.

Households Served Projections

- Public Housing – 8,294 households *(Table 7)*
- Total Vouchers (including RAD and Special Purpose Vouchers) – 24,829 households (*Table 7)*

MTW Activities

- No new MTW activities are proposed for FY 2027.
- Ongoing MTW activities incorporate required HUD standard metrics and benchmarks including proposed revisions to some metrics as allowed under HUD's new reporting protocol.

FY 2027 Planned Activities

Summary highlights of PHA's planned affordable housing preservation, housing development and other MTW initiatives in FY 2027 are included below. Unit counts and timetables are subject to change based on various factors including HUD and other regulatory approvals, environmental clearance, financing and other approvals.

Site/Program	FY 2027 Planned Activity
Sharswood/ Blumberg	• Original CNI Transformation Plan scope expanded from 1,208 planned units to include a total of 1,480 units (1,216 rental, 264 homeownership) with a projected budget of ~$600M. • 1,005 rental units have been completed. An additional 211 rental units are in the design phase. • 137 homeownership units have been completed, of which 133 are sold; 27 are currently under construction and projected to be substantially complete by the end of FY 2026. An additional 100 units are in the planning stage. • PHA will also continue to support after school and supportive service programming for low-income youth attending the Big Picture Philadelphia High School located in the Vaux Community Building.
Fairhill Apartments	• The master plan calls for developing 351 units (341 rentals, 10 homeownership) in three housing phases along with creating two community spaces (including rehab of the Hartranft Community Center) with a total estimated budget of ~$232M. • PHFA awarded 4% Tax Credits for Phases I and II, both of which are projected to close in December 2025, with construction occurring throughout FY 2027. • Rehab of the Hartranft Community Center rehab was completed in FY 2026.
West Park Apartments	• The ~$500M master plan calls for developing 1,000 units including the rehab of three existing towers, new construction of townhomes, major infrastructure/street improvements and development of ground floor commercial spaces. Phase I design work is projected to be completed by the end of FY 2025. • PHFA awarded 9% and two 4% Tax Credits for the 327-unit Phase I and a 9% award for Phase II. PHA plans to issue Phase I tax exempt bonds in FY 2026., • Phase I construction is projected to be underway throughout FY 2027. • PHA may reapply for a CNI Implementation grant.
Bartram Village	• PHA has expanded the scope of the CNI Transformation Plan to include ~688 rental and homeownership units (including 80 scattered sites) with an estimated total budget of ~$336M. • Phase I offsite construction is projected to continue throughout FY 2027.

Site/Program	FY 2027 Planned Activity
	• Phases II-V contracts have been awarded. • Tax credit application(s) for Phase II projected to be submitted in FY 2027.
Harrison Plaza	• The Choice Neighborhoods planning process is underway for redevelopment of Harrison Plaza and the surrounding neighborhood. • A Transformation Plan with an estimated total budget of ~$263M was submitted for HUD approval. • PHA has identified a development partner. • PHA may apply for a CNI Implementation grant. • PHA projects applying for Tax Credits and finalizing Phase I financing in FY 2027.
Brith Shalom	• PHA acquired Brith Shalom in FY 2025. • Planning is underway for the complete rehab of 336 units with an estimated $120M budget. Design documents are complete and construction documents are under development. • PHA projects applying for Tax Credits in FY 2027 followed by a closing and construction start.
Acquisitions	• PHA will continue to pursue opportunities to preserve and expand affordable housing citywide through acquisition of existing multifamily sites and vacant land utilizing MTW flexibility (including Local Non-Traditional authority), Faircloth to RAD, PBV and/or other available methods. • Focus is to preserve housing that currently serves low-income families and/or to make available new housing for low-income families including: expiring LIHTC properties and/or properties with expiring affordable use restrictions; other multifamily properties located in opportunity areas that are being sold at or below market value; and, mixed-use, mixed-income or market rate housing in opportunity neighborhoods. • PHA may grant or loan MTW funds to its affiliate(s) to acquire properties under this proposed activity to leverage and facilitate short-term and long-term financing, such as line of credit and bond issuances. Funds may also be used for development, renovations and/or rehabilitation of acquired properties. Repairs and improvements will be made to ensure that all units meet HQS or NSPIRE standards.
Rental Assistance Demonstration	• PHA plans to undertake RAD conversion of 6,901 public housing units in FY 2027 and future years (*Table 14*).
Public Housing Development	• PHA will continue to collaborate with partners to develop 20 new public housing developments with a total of 1,460 units (*Table 1*). Most or all will be converted to project-based assistance through Faircloth to RAD at the time of completion.
Unit Based Vouchers (UBV)	• PHA plans to enter into UBV contracts for an additional 5,015 units in FY 2027, which includes planned RAD conversions and other development initiatives (*Table 3*). On an ongoing basis, PHA plans to provide UBV subsidies to approximately 5,880 affordable housing units (*Table 4*).

Site/Program	FY 2027 Planned Activity
Scattered Sites	• HUD has approved Section 18 disposition for most units in AMPs 901, 902 and 903. HUD approval of disposition for the remaining units in AMPs 901 and 903 and AMPs 905,906 and 907 is pending. Unit repairs and upgrades are underway and will be ongoing in FY 2027. • Conversion to PBV of AMP 901 and 903 commenced in October 2026. The timetable for conversion of additional AMPs depends on HUD approvals and receipt of Tenant Protection Vouchers. • Subject to PHA Board approval, plans to request HUD approval for a Section 18 disposition, RAD conversion and/or RAD/Section 18 blend for additional scattered site AMPS which may include some or all of AMPS 904, and 908-910.
Capital and Development Plan	• $3.7 billion in capital projects are identified for FY 2027 and future years (Tables 6 and 6A) including capital improvements, energy conservation measures, new development and RAD conversions
Expanding Housing Options for Veterans	• A limited pilot program first approved in FY 2025 to expand the housing options available to elderly and disabled veterans assisted through the Veterans Affairs Supportive Housing (VASH) program. The pilot program permits eligible VASH participants to use their tenant-based voucher to reside in a personal care home or similar settings, in which bedrooms, bathrooms, and/or living areas may be shared among a limited number of eligible participants. Personal care homes and similar settings eligible under this activity must be accessible and offer meals and dining services, assistance with performing daily activities, and other supportive services. • PHA will establish an alternative payment standard as allowed under the MTW approved activity. Housing assistance will be limited to rent. PHA will not provide assistance for expenses or services outside of rent. • During the initial implementation year (FY 2026), PHA will limit the program to 12 participants.
HCV Alternative Inspection Schedule (New Activity)	• PHA has established an alternative inspection schedule for HCV units based on an assessment of the age, property/unit condition, quality of property management and/or other factors for individual units and buildings. Alternative inspections require that eligible units meet Housing Quality Standards (HQS) and be inspected at least once every three years. • In FY 2026, PHA will apply this flexibility to UBV units owned by PHA or a PHA affiliate. PHA may expand this flexibility to other tenant-based and unit-based vouchers for units and properties that were recently built, including new construction. • HCV participants and owners will continue to be able to request a complaint inspection at any time in accordance with PHA's Administrative Plan. PHA will also reserve the right to revert the inspection cycle to biennial for a unit or building at any time. HUD shall continue to be able to conduct or direct PHA to conduct inspections at any time for health, safety and/or accessibility purposes.
Sponsor-Based Shared Housing Pilot	• Pilot program involving primarily vacant and uninhabitable scattered site units. In FY 2027, 41 units are projected to be under lease. • Leverages City funds to rehab large-bedroom scattered site units.

Site/Program	FY 2027 Planned Activity
	• PHA has entered into a master lease with City to operate shared housing and an MOU with Community College of Philadelphia for a pilot program to house at-risk students.
Opening Doors to Affordable Homeownership	• Consolidates, streamlines and enhances PHA's homeownership activities including 5h (scattered site sales), Housing Choice Voucher Homeownership Vouchers, new development and homeownership readiness and counseling support programs. New enrollments in the 5h Public Housing program were ended in FY 2026 in anticipation of scattered site conversions to the PBV program. • Program open to public housing and HCV participants in good standing. A preference will be implemented for FSS participants in good standing. • Program components include options for: lease to purchase program for both scattered sites and private market rentals with portion of rent to be escrowed for eventual down payment; front-end down payment assistance up to $15K per households; and, soft second assistance up to $50K provided that no other homeownership assistance is received. • Existing HCV monthly homeownership subsidy option will continue to be made available. • Participants must complete PHA-required homeownership counseling and financial literacy courses • Participants must agree to participate in annual post-purchase follow-up review for three years (except for those who only receive HCV monthly subsidy).
Workforce Center, Section 3 Resource Center, Youth and Family Center, Self-Sufficiency and Youth Programs	• In FY 2027, PHA will partner with the William Penn Foundation to provide services and support to Public Housing families who are at risk of eviction. Services, which include financial coaching, will be targeted to families with young children, under the age of 8, who are at risk of lease enforcement and eviction. • Ongoing implementation of PHA Workforce Center, Section 3 Resource Center, Resident Business Incubator at Vaux Community Building and Youth and Family Center on Ridge Avenue. • With community partners, provide education, job readiness, job training and job placement programs for adult residents. • Place-based programming through ROSS, Choice Neighborhoods, Jobs Plus. • Provide on-site programs for homework assistance, project-based learning, community service, sports and other activities to PHA youth ages 6 to 18 citywide. • Award academic scholarships through PhillySEEDS. • Provide summer camp PHA youth. • Provide job skills training for residents at the Workforce Development Center. • Provide extensive additional services to residents through direct services and partnership programs (*Table 11*).
Youth Educational Enrichment	• A component of the Sharswood/Blumberg Transformation Plan. • Provides $500 per pupil annually to support enhanced educational programming for low-income high school students at the Big Picture Philadelphia School in the Vaux Community Building. • Goal is to support students in achieving higher educational outcomes

Site/Program	FY 2027 Planned Activity
	and graduation rates.
MTW Rent Simplification	• Continue to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency.
HCV Mobility	• Continue to implement mobility program with MTW Block Grant funding to encourage moves to high opportunity areas.
Second Chance Program	• Continue to implement a time-limited, voucher pilot program to provide supportive services and housing subsidies to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and Mayor's Office of Reintegration Services (RISE) Program. Permanent, tenant-based vouchers are provided to successful program graduates. PHA also supports the re-entry of returning citizens to existing public housing households, subject to approval by the households, through a partnership with the Pennsylvania First Judicial Court ex-offender programs.
Local Family Self-Sufficiency Program	• Activity to support increased enrollment and enhance residents' ability to build assets. • Updates FSS action plan and incorporates new escrow and performance incentive options.
Limited Pilot – MTW Continued Occupancy Policy	• Pilot program involving only new admissions and transfers to:1) Scattered sites; 2) PHA-owned or controlled, non-RAD Project Based Voucher (PBV) developments; and,) Turnover units and units for which there are no public housing conversion households with a right to return in PHA-owned or controlled RAD PBV developments. • Does not apply to current public housing residents, elderly or disabled household members, or those who are caretakers of elderly/disabled members. • Requires all non-disabled adults ages 18-54 to complete at least 20 hours per week of work, employment or job training as a condition of continued occupancy. Also applies to non-disabled 17-year-old household members who have dropped out of school • Residents will be referred to PHA Workforce Center as needed to help ensure ongoing compliance. • Six-month grace period to come into compliance. • Temporary hardship exemption for those with documented short-term medical issues or disabilities. • An admissions and transfer preference has been established for these sites for applicants where one or more adults work at least 20 hours per week. Seniors and people with disabilities will automatically be provided with this preference.

ATTACHMENT "B" TO RESOLUTION RE: FY 27 MTW ANNUAL PLAN AND AMENDMENT to FY 26 MTW PLAN: TWO HUD CERTIFICATIONS

HUD Certifications of Compliance with MTW Plan Requirements and Related Regulations for Approval of MTW Annual Plan for FY 2027 and a Significant Amendment to the FY 2026 MTW Plan

See attached - U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING
Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

CERTIFICATION FOR THE MTW FY 27 – PLAN

CERTIFICATION FOR THE MTW FY 26 – AMENDMENT

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING
Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (04/01/2026), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.

(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.

(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).

(7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.

(9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity),will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment,31 U.S.C. § 1352.

(14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(18) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.

(19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.

(21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.

(22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

(23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

MTW PHA NAME	***MTW PHA NUMBER/PHA CODE***

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

NAME OF AUTHORIZED OFFICIAL	***TITLE***
SIGNATURE	***DATE***

* ***Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING
Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (04/01/2025), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

(24) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

(25) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.

(26) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(27) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.

(28) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(29) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).

(30) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

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(37) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(38) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(39) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(40) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(41) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.

(42) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

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(44) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.

(45) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

(46) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

MTW PHA NAME	***MTW PHA NUMBER/PHA CODE***

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

NAME OF AUTHORIZED OFFICIAL	***TITLE***
SIGNATURE	***DATE***

* ***Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

RESOLUTION NO. 12456

RESOLUTION APPROVING AMENDMENTS TO THE PHILADELPHIA HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

WHEREAS, the Philadelphia Housing Authority ("PHA") has adopted the Admissions and Continued Occupancy Policy ("ACOP") applicable to the Public Housing program, most recently amended with an effective date of July 1, 2025, that provides for PHA to update the ACOP to reflect changes in law or regulations, Moving to Work ("MTW") initiatives, PHA operations, or when needed to ensure staff consistency in operation; and

WHEREAS, PHA has an Administrative Plan applicable to the Housing Choice Voucher Program ("Admin Plan"), most recently amended with an effective date of July 1, 2025, that provides for PHA to update the Admin Plan to reflect changes in law or regulations, MTW initiatives, PHA operations, or when needed to ensure staff consistency in operation; and

WHEREAS, PHA has determined that the proposed amendments to the ACOP and the Admin Plan, as substantially reflected on the Summary Sheet attached to this Resolution and as distributed to the Board of Commissioners, are necessary and appropriate to promote efficient program administration, conform to legislative and regulatory requirements, MTW initiatives, or the necessity for staff consistency in operation; and

WHEREAS, PHA provided opportunities for public comment on the proposed amendments, including publishing a notice, posting the changes on PHA's website and soliciting public comments from October 31, 2025 through November 30, 2025, as well as holding a public hearing on the proposed amendments on November 19, 2025, and making a presentation to resident leadership on November 12, 2025;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves the changes to the ACOP and Admin Plan, as substantially reflected on the Summary Sheet attached to this Resolution, to be effective as of 12:01 a.m. on January 1, 2026.

I hereby certify that this was APPROVED BY THE BOARD ON 12/18/2025

ATTORNEY FOR PHA

SUMMARY OF CHANGES TO THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY

November 2025

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Language	Effective Date
	Chapter 8: Income and Adjusted Income				
1.	8.7 Assets (and Appendix B: Glossary of Public Housing Terms)	PHA FY 2027 MTW Plan	• Revised asset income policy	• Added definition of net family assets and list of assets which are excluding when determining net family assets (including retirement plans and education savings accounts, among others).	

SUMMARY OF CHANGES TO THE HCV ADMINISTRATIVE PLAN

November 2025

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan	Effective Date
Chapter 5: Applications, Wait List and Tenant Selection					
1.	5.5.2 Preference for EHV Families	PIH Notice 2025-19	• Added preference for families currently assisted through the Emergency Housing Voucher (EHV) program	• Added preference on the HCV waiting list for families who are currently assisted through the EHV program so that they do not lose assistance due to the lack of continued EHV program funding. • Added preference on the HCV waiting list for any EHV family who experiences a loss or gap in assistance as a result of the lack of continued EHV program funding.	
Chapter 6: Occupancy Standards					
2.	6.2 Determining Family Voucher Size	PHA	• Clarified policy on voucher size	• Added language to clarify that all household members (i.e. foster children, foster adults and live-in aides) are included when determining the voucher size.	
Chapter 8: Income and Adjusted Income					
3.	8.7 Assets (and Appendix B: Glossary of Subsidized Housing Terms)	FY 2027 MTW Plan	• Revised the definition of assets and policy on excluded assets	• Added language to specify that net family assets are the net cash value of all assets	

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan	Effective Date
				owned by the family after deducting the cost of disposing the asset. • Added language to specify exclusions from net family assets. Examples of excluded assets include, but are not limited to, retirement plans, education savings plans, necessary items of personal property, and federal tax refunds.	
Chapter 11: Housing Quality Standards					
4.	11.19 Non-Life-Threatening Deficiencies	NSPIRE Final Rule	• Removed description of other HQS violations	• Added description of non-life-threatening deficiencies, including severe and moderate deficiencies.	
5.	11.20 Low Deficiencies	NSPIRE Final Rule	• Added description of low deficiencies	• Added definition of low deficiencies which are noted during inspection but will not result in an inspection failure (if no life-threatening or non-life-threatening deficiencies are identified).	
Chapter 16: Continued Occupancy					
6.	16.15 Required Interim Reporting	PHA	• Clarified policy on families subject to zero-income policies	• Added language to clarify that families who report only	

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan	Effective Date
				receiving earned income from a full-time student (FTS) and/or worker's compensation will not be considered zero income households and will not be subject to zero income policies.	
Chapter 20: Termination of Assistance and Tenancy					
7.	20.4 Households No Longer Requires Assistance	FY 2027 MTW Plan	• Added exception to policy on terminating families at zero HAP	• Added MTW policy to provide an additional 180 days before terminating families at zero HAP who are also participating in the Housing Opportunity Program (HOP) or the HCV Homeownership Program	
Chapter 23: Special Programs & Allocations					
8.	23.13 Second Chance Initiative	FY 2027 MTW Plan	• Revised policy on extension of term-limited assistance	• Updated language to make permanent the policy allowing participants to request an extension, which was implemented during the COVID-19 pandemic	
9.	23.14 Civic Coalition to Save Lives	PHA	• Added language regarding PHA's partnership with the Civic Coalition, a Special Housing Initiative	• Added language to describe partnership and preference for applicants referred by the Civic Coalition to Save Lives who are	

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan	Effective Date
				victims or at-risk of gun violence.	
Chapter 30: Emergency Housing Voucher (EHV) Program					
10.	30.1 Overview of Emergency Housing Vouchers	PIH Notice 2023-14	• Removed policy on applicant referrals for consistency with PIH Notice 2023-14	• Removed policy on new applicant referrals and offers of assistance without referral for consistency with HUD requirement to discontinue issuing EHVs to applicant families.	
11.	30.2 Funding (and throughout chapter)	PIH Notice 2025-19	• Removed discussion of service fee funding and use of service fees for consistency with PIH Notice 2025-19	• Removed policy on and references to use of service fee funding for consistency with HUD requirement to discontinue expending service fee funding by	
12.	30.3 Waiting List Management	PIH Notice 2023-14	• Removed policy on waiting list management for consistency with PIH Notice 2023-14	• Removed policy on waiting list management for consistency with HUD requirement to discontinue issuing EHVs to applicant families.	
13.	30.4 Portability	PIH Notice 2025-19	• Revised policy on portability for consistency with PIH Notice 2025-19	• Revised discussion of processing port-in EHV families to indicate that PHA will bill the initial PHA for the family. • Removed discussion of use of service fee funding	

RESOLUTION NO. 12457

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO ACQUIRE THE PROPERTY LOCATED AT 1325 POINT BREEZE AVENUE, PHILADELPHIA, PA 19146

WHEREAS, the Philadelphia Housing Authority ("PHA") desires to acquire the property located at 1325 Point Breeze Avenue ("the Property"), located in the Point Breeze neighborhood of Philadelphia, zip code 19146, on which there is now a vacant Family Dollar store; and

WHEREAS, PHA has entered in an Option Agreement with the seller, Point Breeze Ave., LLC, with an option to purchase the Property, which option expires in January 2026; and

WHEREAS, the Option Agreement does not commit PHA to the purchase of the Property and the exercise of the Option will only occur once the due diligence is completed and the Board approves the purchase; and

WHEREAS, PHA has been conducting its due diligence by reviewing environmental reports, title reports, plans, surveys, property condition reports, and other documents in the owner's possession; and

WHEREAS, the negotiated purchase price for the Property is two million, three hundred ten thousand dollars ($2,310,000);

BE IT RESOLVED, that Board of Commissioners hereby authorizes the PHA President & CEO or his authorized designee(s) to execute the Agreement of Sale for the acquisition of 1325 Point Breeze, subject to the due diligence provisions noted in this resolution, in an amount not-to exceed two million three hundred and ten thousand dollars ($2,310,000), plus all closing costs associated with the sale to include applicable title insurance, taxes and other fees, and to take all reasonable and necessary actions to purchase the Property from the owner, as set forth above, and subject to the availability of funds therefor.

I hereby certify that this was APPROVED BY THE BOARD ON 12/18/2025

ATTORNEY FOR PHA

RESOLUTION NO. 12458

RESOLUTION AUTHORIZING CONVERSION UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM OF ANGELA COURTS I AND II AND FRANCIS HOUSE FROM ACC OPERATING SUBSIDY TO PROJECT-BASED SECTION 8 SUBSIDY

WHEREAS, the Philadelphia Housing Authority ("PHA") provides public housing operating subsidy to numerous public housing low-income housing tax credit developments characterized in its portfolio as Alternatively Managed Entities ("AMEs"), as the developments are owned and operated by various third-party entities; and

WHEREAS, when the AMEs initially closed as mixed finance transactions, PHA may have provided land and/or capital funds to assist with the financial closing of the developments; and

WHEREAS, Angela Courts I and II are mixed-finance developments owned by Saint Ignatius Senior Housing, L.P., a Pennsylvania limited partnership ("Owner") that initially closed as two (2) separate sites on one (1) parcel, Angela Court I in 2003 and Angela Court II in 2008, and the site consists of a combined one hundred, twenty-one (121) public housing units; and

WHEREAS, PHA provided soft loans to the Angela Courts I and II developments, which have accrued interest, and the owner intends to repay those loans and the accrued interest in full, in an amount presently calculated at approximately one million, eight hundred thousand dollars ($1,800,000); and

WHEREAS, Francis House is a mixed finance development owned by Fairmount L.P., a Pennsylvania limited partnership ("Owner") that initially closed in 2019 and consists of a total of fifty (50) public housing units; and

WHEREAS, PHA encourages and supports the conversion of public housing, under the Rental Administration Demonstration ("RAD") program, to Section 8 project-based voucher assistance as it is generally considered a more stable funding source from the U.S. Department of Housing and Urban Development ("HUD") and provides more flexibility with financing the rehabilitation with the ability to leverage additional funding that is not permitted in public housing developments;

BE IT RESOLVED, that the PHA Board hereby authorizes the PHA President & CEO or his authorized designee to take all reasonable and necessary actions to: a) submit appropriate RAD closing documents to HUD for approval in connection with the RAD conversion of the public housing units in the Angela Courts I and II and Francis House 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 Angela Courts I and II and Francis House developments, as set forth above.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/18/2025

ATTORNEY FOR PHA

APPENDIX 2 – PPT Presentation by CliftonLarsonAllen

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Philadelphia Housing Authority

Audit Committee Exit Presentation

Year ended March 31, 2025

WEALTH ADVISORY | OUTSOURCING | AUDIT, TAX, AND CONSULTING

Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor

Agenda

- Audit scope and process
- Audit opinions and communications
- Engagement finalization
- Upcoming GASB Pronouncements

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Audit Scope

Report on the Authority's financial statements

Required governance communications letter

Report on internal control over compliance with major program requirements (federal awards)

Submission to REAC & Federal Audit Clearinghouse (DCF)

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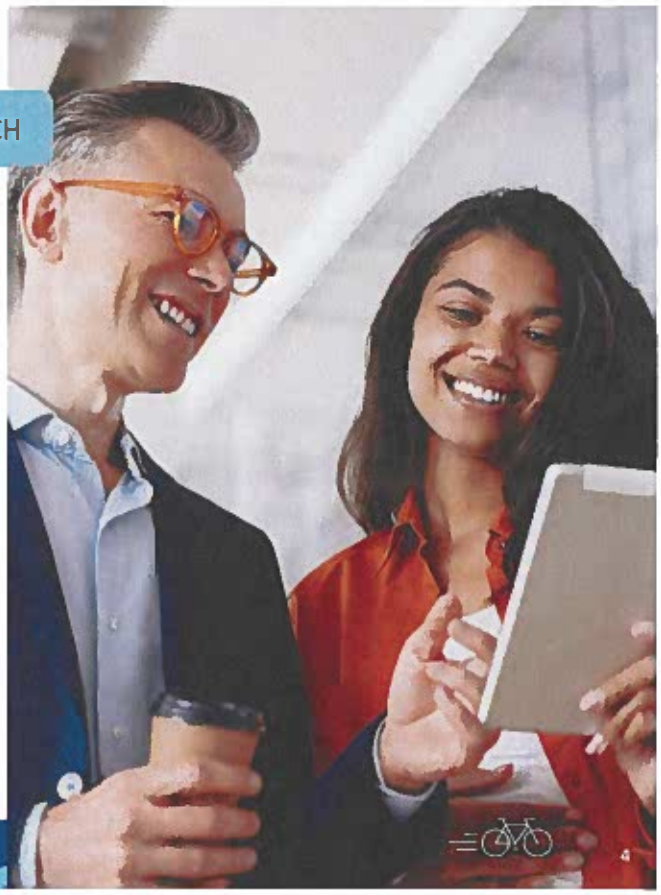
Audit Process

RISK-BASED APPROACH

- Internal controls
- Revenue recognition
- Significant estimates
- Debt and covenants
- Group Audit
- Adoption of GASB 100 and 101
- Single Audit



AUDIT OPINIONS

Financial statement

Financial statement audit opinion is **unmodified.**

Federal awards

Federal awards audit opinion is **unmodified,** with the exception of MTW which was **qualified.**

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AUDIT RESULTS

Financial statement

No material weaknesses noted.
No significant deficiencies noted.

Federal awards

2025-001: Material Weakness, PIC Reporting (MTW Program)

2025-002: Significant Deficiency, PIC Reporting (HCV Program)

Create Opportunities

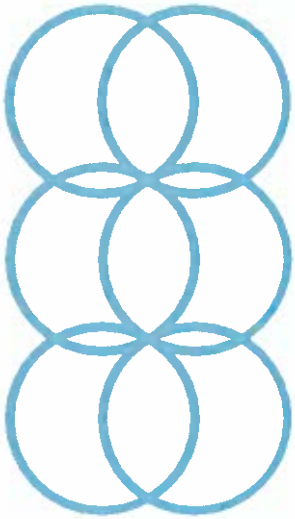
Governance Communications

Overall

- Auditors Responsibility under general accepted audit standards
- No changes from planned scope
- Adoption of GASB 100 and 101

Difficulties

- Delays, communicated October 29, 2025
- No disagreements with management
- No management consultations with other accounting firms



Estimates

- We evaluated significant estimates and are comfortable with them
- Allowances on Receivables, Depreciation, Pension, Compensated Absences

Other

- One audit adjustment
  - Capital Assets that were expensed rather than capitalized were adjusted.
- One uncorrected misstatement
  - Tenant AR aging report did not reconcile to the trial balance.

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STEPS TO FINALIZE AUDIT ENGAGEMENT

Approval
from finance committee

Internal QC
review

Signed
representation letter

Upcoming GASB Standards

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Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor

GASB 103 Financial Reporting Model Improvements

CLA can help by assisting with or evaluating financial statement presentation and disclosure updates

Effective date
March 31, 2027

Impacts financial statement presentation

Updated disclosure guidance for:

- MD&A consistency
- Clearer definition of unusual or infrequent items
- Presentation of proprietary fund statements
- Major component unit information
- Budgetary comparison information

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GASB 104 – Disclosure of Certain Capital Assets

Effective date
March 31, 2027

Will clarify how capital assets are disclosed in financials:

- Capital assets held for sale and related pledged debt
- Leased assets
- Subscription assets
- Right to Use PPP assets
- Other intangible assets

CLA can help by
assisting with or evaluating financial statement disclosure updates

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Questions and Feedback

We appreciate the opportunity to serve you and welcome any feedback relative to our performance and to the engagement.

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WEALTH ADVISORY | OUTSOURCING | AUDIT, TAX, AND CONSULTING

Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor

APPENDIX 3 – Public Comment sign-up sheets

DECEMBER 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: Tom Grabe ✓

Topic: 543 Montgomery TPG

I hereby acknowledge the Board Conduct Policy: _____

Name: Deloria Gilliam (did not speak)

Topic: 313 Montgomery

I hereby acknowledge the Board Conduct Policy: DG

Name: Cherokee ✓

Topic: 543 w Montgomery

I hereby acknowledge the Board Conduct Policy: C

Name: Michael Moran ✓

Topic: 543 Montgomery MM

I hereby acknowledge the Board Conduct Policy: _____

Name: Sterling Johnson ✓

Topic: Nabokov Access

I hereby acknowledge the Board Conduct Policy: _____

1

DECEMBER 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: Te Guerrido ✓

Topic: 543 W Montgomery

I hereby acknowledge the Board Conduct Policy: _____

Name: Sandra Guerrido ✓

Topic: 543 W Montgomery

I hereby acknowledge the Board Conduct Policy: _____

Name: Taussy Valcarcel ✓

Topic: 543 W. Montgomery

I hereby acknowledge the Board Conduct Policy: _____

Name: Christin Saxon ✓

Topic: 543 W. Montgomery

I hereby acknowledge the Board Conduct Policy: CS

Name: Frankelly Valdez ✓

Topic: 543 W. montgomery

I hereby acknowledge the Board Conduct Policy: FV

DECEMBER 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)

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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: JAMIE DREAN ✓

Topic: MURSEST.

I hereby acknowledge the Board Conduct Policy: _____

Name: _____

Topic: _____

I hereby acknowledge the Board Conduct Policy: _____

Name: _____

Topic: _____

I hereby acknowledge the Board Conduct Policy: _____

Name: _____

Topic: _____

I hereby acknowledge the Board Conduct Policy: _____

Name: _____

Topic: _____

I hereby acknowledge the Board Conduct Policy: _____