

**THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, MARCH 19, 2026
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 February 19, 2026, as distributed
- D. New Business**
 - 1. RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE**

Dave Walsh
 - 2. RESOLUTION AUTHORIZING A TASK ORDER AMENDMENT WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR NEW FAIRHILL APARTMENTS, PHASE I**

Dave Walsh
 - 3. RESOLUTION AUTHORIZING A TASK ORDER AMENDMENT WITH TN WARD COMPANY FOR CONSTRUCTION MANAGEMENT SERVICES FOR NEW FAIRHILL APARTMENTS, PHASE II**

Dave Walsh
 - 4. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY TO FRANKFORD TOD AFFORDABLE HOUSING, CONVERT THE DEVELOPMENT TO PROJECT BASED VOUCHERS UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM, AND CLOSE THE TRANSACTION**

Dinesh Indala
 - 5. RESOLUTION APPROVING THE FISCAL YEAR (FY) 2027 OPERATING AND CAPITAL BUDGETS**

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

RESOLUTION NO. 1

RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE

WHEREAS, the Philadelphia Housing Authority (“PHA”) has a continuing need for General Liability insurance; Public Officials and Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance; Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage insurance; Mold Liability insurance; Pesticide Liability insurance; Cyber Security and Liability insurance and Employed Lawyers insurance; Sexual Abuse and Molestation insurance, and such other policies as may be deemed necessary by the President & CEO; and

WHEREAS, PHA entered into a contract with Conner Strong & Buckelew (“Conner Strong”) on November 17, 2022, for the provision of qualified professional insurance brokerage and consulting services; and

WHEREAS, at PHA’s request, Conner Strong has solicited insurance quotations from various insurers for insurance needs covered under this resolution; and

WHEREAS, based on Conner Strong’s recommendations, PHA reviewed and selected the policies and actions set forth on the attachment to this resolution, as providing appropriate coverage and being in the best interest of PHA; and

WHEREAS, each insurance policy has a deductible and PHA is required to pay up to the amount of the deductible for each claim on the policy and such deductible payments are not included in the premium amounts set forth herein; and

WHEREAS, it is recommended that the insurance contracts, as set forth on the attachment to this resolution, be acquired in the total premium amount not to exceed seven million, five hundred sixty-nine thousand, five hundred fifty-eight dollars (\$7,569,558);

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee to execute insurance contracts with various insurers, as procured by Conner Strong and the Housing Authority Insurance Group, for General Liability insurance; Public Officials & Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance; Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage Insurance; Mold Liability insurance; Pesticide Liability insurance; Cyber Security and Liability insurance; Employed Lawyers insurance; Sexual Abuse and Molestation insurance, and as set forth in the attachment to this resolution, in a total amount not to exceed seven million, five hundred sixty-nine thousand, five hundred fifty-eight dollars (\$7,569,558); and to expend any amounts required to be paid as deductibles and fees under the policies, subject to availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts.

ATTACHMENT TO RESOLUTION REGARDING INSURANCE CONTRACTS

COVERAGE	INSURER	LIMIT	DEDUCTIBLE	NEW 2026 PREMIUM
Commercial Property	HAPI	\$100,000,000	\$50,000	\$2,491,496
Terrorism (property)	HAPI	80% of loss	\$0	\$80,974
Boiler & Machinery	Hartford Steam Boiler	\$50,000,000	\$10,000	\$48,054 estimate
General Liability	HARRG	\$15,000,000	\$50,000	\$1,385,841
Terrorism (GL)	HARRG	80% of loss	\$0	\$25,257
Mold	HARRG	\$500,000	\$50,000	\$83,766
Pesticide	HARRG	\$1,000,000	\$25,000	\$3,819
Public Officials	HARRG	\$2,000,000	\$50,000	\$172,708
Employment Practices	HARRG	\$2,000,000	\$50,000	\$796,511
Law Enforcement	HARRG	\$1,000,000	\$25,000	\$23,031
Employees Benefits	HARRG	\$1,000,000	\$25,000	\$20,000
Fidelity & Crime	Travelers	\$3,000,000*	\$100,000	\$32,959
Third Party Discrimination	HARRG	\$1,000,000	\$50,000	\$40,000
Fiduciary	Euclid	\$15,000,000	\$25,000	\$51,629
Auto Liability	HARRG	\$2,000,000	\$0	\$1,417,874
Auto Physical Damage	Travelers	Actual Cash Value	\$1,000	\$ 786,439
Cyber Security	Zurich	\$3,000,000	\$50,000	\$94,373
Sexual Abuse & Molestation - Vaux	Lloyds	\$1,000,000	\$15,000	\$6,285
Employed Lawyers	Atlantic Specialty	\$1,000,000	\$25,000	\$8,542
TOTAL				\$7,569,558

Note: Conner Strong & Buckelew is the broker for most PHA policies. Premium payments are made to Conner Strong for the Fidelity & Crime, Fiduciary, Employed Lawyers, Cyber and Sexual Abuse insurance policies. Other premium payments are made directly to HARRG & HAPI.

RESOLUTION NO. 2

RESOLUTION AUTHORIZING A TASK ORDER AMENDMENT WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR NEW FAIRHILL APARTMENTS, PHASE I

WHEREAS, the Philadelphia Housing Authority (“PHA”) authorized two Construction Management Services task orders relating to Fairhill Apartments, one for Phase I and One for Phase II; and

WHEREAS, the first task order was for Phase I, awarded to Dale Corporation pursuant to Resolution No. 12231, approved by the Board of Commissioners on July 21, 2022, and the second one was for Phase II, awarded to TN Ward, pursuant to Resolution 12295, on June 15, 2023; and

WHEREAS, the Phase I task order, number 004857B-003, was awarded by PHA to Dale Corporation on August 8, 2022 and was for a not-to-exceed amount of sixty-six million, nine hundred five thousand, three hundred eleven dollars (\$66,905,311); and

WHEREAS, the Fairhill Phase I task order was for infrastructure, renovation of an eighteen (18) story high rise, for one hundred one (101) units, and construction of thirty (30) New Enterprise Green Community Certified Rental Assistance Demonstration (“RAD”) townhouse units; and

WHEREAS, in May 2024, after thorough review of a modification request, PHA approved the modification amount of three hundred nine thousand, sixty-one dollars (\$309,061), raising the total contract amount to sixty-seven million, two hundred fourteen thousand, three hundred seventy-two dollars (\$67,214,372); and

WHEREAS, due to increased construction costs incurred due to the delay of closing, partially due to COVID-19, PHA has a further need to modify the contract in the amount of an additional five million, seven hundred twenty-six thousand, one hundred forty-seven dollars (\$5,726,147), which is over the CPP#10 modification threshold of one million dollars (\$1,000,000), so that Board approval is required; this modification raises the total modified amount to six million, thirty-five thousand, two hundred eight dollars (\$6,035,208); and

WHEREAS, pursuant to CPP#10, a modification to a contract must go before the Board for pre-approval when 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 when the modification will exceed twenty percent (20%) of the contract value (or two hundred fifty thousand dollars (\$250,000), whichever is greater); and

WHEREAS, in order to proceed with the work as required, Board authorization is sought for the increase of five million, seven hundred twenty-six thousand, one hundred forty-seven dollars (\$5,726,147), for a total contract amount of seventy-two million, nine hundred forty thousand, five hundred nineteen dollars (\$72,940,519), from the current amount of sixty-seven million, two hundred fourteen thousand, three hundred seventy-two dollars (\$67,214,372);

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, and/or his authorized designee to amend PHA’s task order with Dale Corporation, as entered into with existing modifications, to have the total task order amount be increased to seventy-two million, nine hundred forty thousand, five hundred nineteen dollars (\$72,940,519), as set forth above and subject to the availability of funds therefor.

RESOLUTION NO. 3

RESOLUTION AUTHORIZING A TASK ORDER AMENDMENT WITH TN WARD COMPANY FOR CONSTRUCTION MANAGEMENT SERVICES NEW FAIRHILL APARTMENTS, PHASE II

WHEREAS, the Philadelphia Housing Authority (“PHA”) authorized two Construction Management Services task orders relating to Fairhill Apartments, one for Phase I and One for Phase II; and

WHEREAS, the first task order was for Phase I, awarded to Dale Corporation pursuant to Resolution No. 12231, approved by the Board of Commissioners on July 21, 2022, and the second one was for Phase II, awarded to TN Ward, pursuant to Resolution 12295, on June 15, 2023; and

WHEREAS, the Fairhill Phase II task order, number 004857B-001, was awarded by PHA to TN Ward on July 6, 2023 for a not-to-exceed amount of seventy million, seven hundred fifty-six thousand, eight hundred seventy-five dollars (\$70,756,875); and

WHEREAS, the Fairhill Phase II task order was for infrastructure, renovation of an eighteen (18) story high rise, for one hundred one (101) units, and construction of thirty-five (35) New Enterprise Green Community Certified Rental Assistance Demonstration (“RAD”) townhouse units; and

WHEREAS, due to increased construction costs incurred due to the delay of closing, partially due to COVID-19, PHA has a need to modify the contract in the amount of additional three million, four hundred eighty-eight thousand, five hundred thirty-two dollars (\$3,488,532), which requires Board approval due to the modification total being over the CCP#10 limit of an additional one million dollar (\$1,000,000); and

WHEREAS, pursuant to CPP#10, a modification to a contract must go before the Board for pre-approval when 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 when the modification will exceed twenty percent (20%) of the contract value (or two hundred fifty thousand dollars (\$250,000), whichever is greater); and

WHEREAS, in order to proceed with the work as required, Board authorization is sought for an increase of three million, four hundred eighty-eight thousand, five hundred thirty-two dollars (\$3,488,532), for a total contract amount of seventy-four million, two hundred forty-five thousand, four hundred seven dollars (\$74,245,407), from the current amount of seventy million seven hundred fifty-six thousand eight hundred seventy-five dollars (\$70,756,875);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his designee, is hereby authorized to amend PHA’s task order with TN Ward Company, to have the total task order amount be increased to seventy-four million, two hundred forty-five thousand, four hundred seven dollars (\$74,245,407), as set forth above and subject to the availability of funds therefor.

RESOLUTION NO. 4

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY TO FRANKFORD TOD AFFORDABLE HOUSING, CONVERT THE DEVELOPMENT TO PROJECT BASED VOUCHERS UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM, AND CLOSE THE TRANSACTION

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 2026 FTR RFP resulted in the Frankford Transit Oriented Development ("Frankford TOD") affordable housing proposal (the "Development") being awarded a FTR subsidy for one hundred fourteen (114) units to be located in the Frankford neighborhood of Philadelphia; and

WHEREAS, the Development is applying to PHFA for an allocation of 4% LIHTC and is obtaining funding commitments necessary to work on closing the transaction; 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 Development is 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 subsidy, 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

Development (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 Development; and

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

RESOLUTION NO. 5

RESOLUTION APPROVING THE FISCAL YEAR (FY) 2027 OPERATING AND CAPITAL BUDGETS

WHEREAS, the Philadelphia Housing Authority (“PHA”) Board of Commissioners approved and adopted Resolution No.11525, dated April 26, 2012, which authorized the implementation of the PHA Budget Policies and Procedures Manual; and

WHEREAS, the PHA Budget Policies and Procedures Manual outlines the policies, procedures and practices required to produce the PHA’s Annual Operating and Capital Budgets and to assure consistency, accuracy, and tracking of PHA’s allocation of resources; and

WHEREAS, PHA has developed balanced FY2027 Operating and Capital Budgets for the Low- Income Public Housing (“LIPH”), Housing Choice Vouchers (“HCV”) and the Capital Fund (“CFP”) Program; and

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires a certification from the Chair of the Board of Commissioners: as to the Board’s approval of the budget; that all statutory and regulatory requirements have been met; and that the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents; and

WHEREAS, the Charter of the Finance Committee, as adopted by the Philadelphia Housing Authority (“PHA”) Board of Commissioners on May 21, 2015, by Resolution No. 11777, states that the Committee’s responsibilities include the following: “Review the financial aspects of major proposed transactions, new programs and services, as well as proposals to discontinue programs or services, and make action recommendations to the Board, as appropriate; monitor the financial performance of PHA as a whole against approved budgets, long-term trends, and industry benchmarks; and require and monitor corrective actions to bring the organization into compliance with its budget and other financial targets;” and

WHEREAS, the Finance Committee has reviewed and approved the FY2027 Operating and Capital Budgets, in substantially the form presented at the Board meeting of February 19, 2026, with that presentation to be attached to the minutes of this Board meeting, and the FY2027 Comprehensive Operating and Capital Budgets project revenues at seven hundred thirty-three million, eight hundred sixty-six thousand, seven hundred fifty-seven dollars (\$733,866,757); expenditures for FY2027 are projected at seven hundred thirty-three million, eight hundred sixty-six thousand, seven hundred fifty-seven dollars (\$733,866,757); Adjusted Net Income for FY 2027 is \$0; and the FY 2027 budget is balanced; and

WHEREAS, PHA certifies that all statutory and regulatory requirements have been met and the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents;

BE IT RESOLVED that the PHA Board of Commissioners hereby approves the FY2027 Operating and Capital Budgets, in substantially the form presented at the Board meeting of February 19, 2026 and as reviewed by the Finance Committee, with that presentation to be attached to the minutes of this Board meeting, and authorizes the Chair of the Board of Commissioners to complete and submit to HUD any required certification as to Board approval of the FY2027 budget.