



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, March 19, 2026
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 3:10 p.m. and she called the roll to determine which Commissioners were in attendance. In addition to the Chair, the Commissioner participants were: Vice-Chair Wetzel, Commissioners Camarda, Clarke, Coney, and Glenn. President & CEO Kelvin Jeremiah ("CEO") and General Counsel Laurence M. Redican also participated, although Commissioners Dwyer¹, Shahid, and Wise did not.

The Chair stated that an Executive Session had been held before the Board meeting to discuss litigation-related matters.

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

1. The Westpark groundbreaking ceremony was held on March 2nd and a video of the event, which included Governor Shapiro, Mayor Parker, and the galvanizing Westpark resident, Andrea Foster, was shown.
2. Yesterday afternoon, RAB & PHA hosted a Public and Affordable Housing, Congressional District 3, Candidate Forum here at PHA, after which there was a closed session for resident leaders to discuss the candidates.
3. PHA has closed on its latest acquisition, a 200-unit apartment building located at 1635 N. Fifth St., which was completed in January, is fully vacant, and is ready for leasing. It is another significant step in PHA's commitment to Opening Doors.
4. PHA's new state-of-the-art Logistics Center near the PHA HQ will be opening soon.

Dave Walsh then presented the Employee of the Month award to Supply Chain Management employee Denise Knox, Senior Procurement Agent, for her exceptional performance in a time of limited personnel and significant work challenges for the department.

The Chair asked whether there were any changes or corrections to the minutes of the Board meeting of February 19, 2026. As there were none, the minutes were accepted as submitted.

Five (5) resolutions were presented and all were unanimously approved.

Resolution No. 12463, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM"), for authorization for PHA to execute a large number of insurance contracts based on insurance quotations procured by Conner Strong & Buckelew under its existing contract with PHA, in a total amount not to exceed seven million, five hundred sixty-nine thousand, five hundred fifty-eight dollars (\$7,569,558). This resolution had been sent for review to the Finance Committee and Commissioner Camarda, Chair of that committee, moved for its approval. After a second and Commissioner Camarda confirming that the committee

¹ It appeared that Commissioner Dwyer attempted to participate by phone, but the attempt was not successful.

had met and reviewed the resolution with PHA staff, and there being no discussion (including the opportunity for public comment, of which there was none for any of the resolutions), the resolution was unanimously approved.

Resolution No. 12464, attached in Appendix 1, was introduced by Dave Walsh, EVP-SCM, to authorize PHA to issue an amendment to a task order with Dale Corporation for New Fairhill Apartments, Phase I, with the total amount of the modification not to exceed five million, seven hundred twenty-six thousand, one hundred forty-seven dollars (\$5,726,147), raising the total contract value to seventy-two million, nine hundred forty thousand, five hundred nineteen dollars (\$72,940,519). This resolution had been sent to the Policy & Planning Committee, whose Chair, Board Vice-Chair Wetzel, moved for the resolution to be adopted and, after a second, noted that the committee had met and reviewed the resolution with PHA staff prior to its being presented to the Board. There being no discussion, the motion was unanimously approved.

Resolution No. 12465, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to issue an amendment to a task order with TN Ward for New Fairhill Apartments, Phase II, with the total amount of the modification not to exceed three million, four hundred eighty-eight thousand, five hundred thirty-two dollars (\$3,488,532), raising the total contract amount to seventy-four million, two hundred forty-five thousand, four hundred seven dollars (\$74,245,407). This resolution had been reviewed by the Policy & Planning Committee, and its Chair, Board Vice-Chair Wetzel moved for its adoption. The motion was seconded, there was no discussion, and it was unanimously approved.

Resolution No. 12466, attached in Appendix 1, was presented by Dinesh Indala, Chief Operations Officer, to approve PHA proceeding with the mixed-finance public housing closing and the Rental Assistance Demonstration ("RAD") conversion of one hundred fourteen (114) units in a third-party Restore-Rebuild (formerly known as "Faircloth-to-RAD") development to be known as Frankford TOD Affordable Housing. This resolution had also been sent for review to the Policy & Planning Committee. Its Chair, Board Vice-Chair Wetzel, moved for the resolution to be adopted. After a second and discussion, the motion was unanimously approved.

Resolution No. 12467, attached in Appendix 1, was presented by Celeste C. Fields, Senior Executive Vice President/Chief Administrative & Financial Officer, for approval of PHA's FY2027 Comprehensive Operating and Capital Budgets. The FY2027 Comprehensive Operating and Capital Budgets project revenues at \$733,866,757. Expenditures for FY2027 are projected at \$733,866,757. The PowerPoint Presented at the meeting is attached as Appendix 2. Commissioner Camarda, Chair of the Finance Committee that had reviewed the resolution, moved for its adoption. Following a second and discussion, including expressions of appreciation to Celeste Fields for the work done on the budget and the clarity of her presentation, the motion was unanimously approved.

Public Comment: No one signed up for public comment.

The Chair asked for a motion to adjourn, which was made by Commissioner Camarda, and the meeting was adjourned at approximately 4:05 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, 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. 12463

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.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/19/2026
Shawn M. Redden
ATTORNEY FOR PHA

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 & Bucklelew 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. 12464

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.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/19/2026
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12465

**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.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/18/2026
James M. Redican
ATTORNEY FOR PHA

RESOLUTION NO. 12466

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.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/19/2026
Alvina M. Medina
ATTORNEY FOR PHA

RESOLUTION NO. 12467

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.



I hereby certify that this was
APPROVED BY THE BOARD ON 03/19/2026
[Signature]
ATTORNEY FOR PHA

APPENDIX 2 – PPT TO BUDGET RESOLUTION



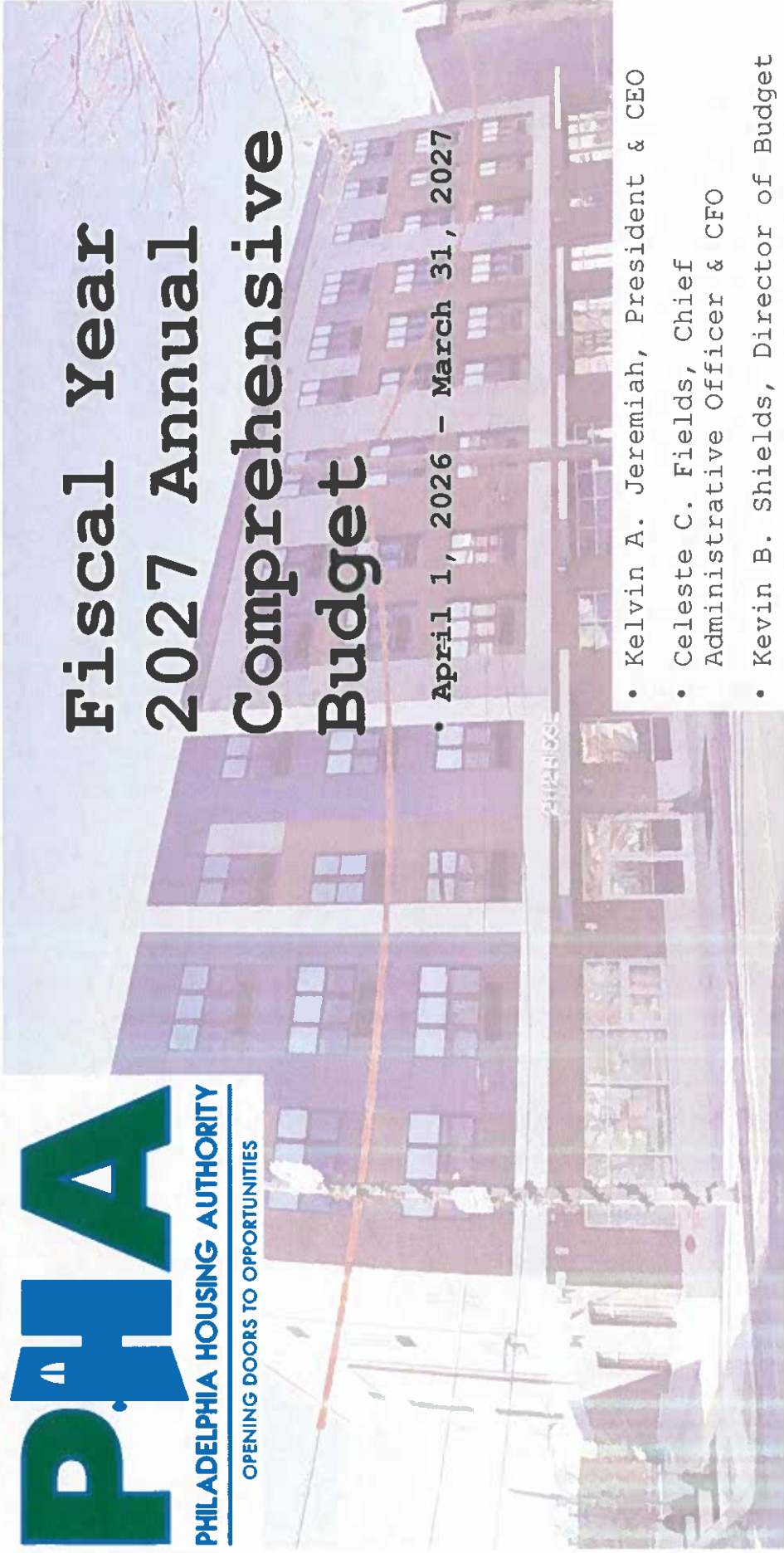
PHILADELPHIA HOUSING AUTHORITY

OPENING DOORS TO OPPORTUNITIES

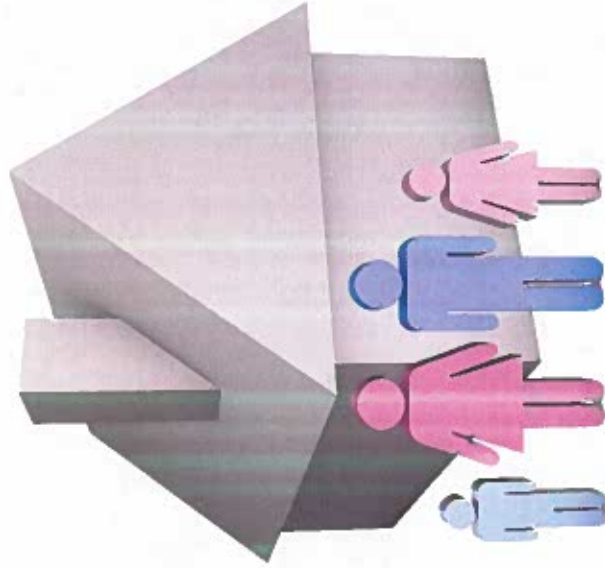
Fiscal Year 2027 Annual Comprehensive Budget

• April 1, 2026 - March 31, 2027

- Kelvin A. Jeremiah, President & CEO
- Celeste C. Fields, Chief Administrative Officer & CFO
- Kevin B. Shields, Director of Budget



FY 2027 Budget Presentation and Structure



Comprehensive Budget Overview

The FY 2027 budget totals \$733.9 million, showing a 5.1% increase from the previous year, focused on operational and capital priorities.

Primary Housing Programs

PHA's main programs include Public Housing and Housing Choice Vouchers, primarily funded by HUD to serve extremely low-income households.

Resident Demographics

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

Strategic Focus Areas

Efforts focus on property management, maintenance, rental assistance, and resident services to support over 32,000 households sustainably.

Moving to Work Flexibility

Participation in the MTW program since 2001 provides flexibility in funding and program design through FY2038.

FY 2027 Budget Assumptions and Key Highlights



Budget Funding Assumptions

FY 2027 budget includes proration rates for LIHP (90%), HCVP (100%), administrative fees (86%) and CFP (2025 funding) to guide funding allocations.

Employee Compensation

Salaries reflect union contracts and non-represented staff with up to 5% salary increase included in budget.

Key Budget Highlights

- \$47.2M increase in federal operating subsidy strengthens core funding
- \$24.2M reduction in Salaries & Benefits demonstrates strong cost discipline

Investment Priorities

Continued investment in public safety, resident services, asset modernization, and sustainable redevelopment.

FY 2027 Summary of Revenue Sources

Total Revenue: \$733,866,757

Increase from FY 2026: \$35,295,607 (5.1%)

| Revenue Source | Amount (FY 2027 Proposed) | % of Overall Budget | Change from FY 2026 |
|---|---------------------------|---------------------|------------------------------|
| Operating Subsidy | \$570,249,549 | 77.70% | Increase of \$47.2M (9.0%) |
| Capital Grants | \$70,003,882 | 9.50% | Decrease of \$6.90M (-9.0%) |
| Administrative Fees Earned | \$34,168,248 | 4.70% | Decrease of \$3.18M (-8.5%) |
| Tenant Revenue | \$30,508,224 | 4.20% | Decrease of \$2.88M (-8.6%) |
| Miscellaneous Income | \$17,889,488 | 2.10% | Increase of \$3.7M (25.8%) |
| Shared Services Agreement Reimbursement | \$6,392,367 | 1.20% | Decrease of \$2.7M (-29.4%) |
| Interest Income | \$3,000,000 | 0.40% | Decrease of \$1.0M (-25.0%) |
| Resident Service Grants | \$1,655,000 | 0.20% | Increase of \$1.03M (166.2%) |

FY 2027 Summary of Expense Categories
Total Operating Expense: \$528,408,770
Increase from FY 2026: \$35,341,930 (7.2%)

| Expense Category | Amount (FY 2027 Proposed) | % of Overall Budget | Change from FY 2026 |
|--|---------------------------|---------------------|------------------------------|
| General Expense (incl. HAP & LP Subsidy) | \$297,975,282 | 40.60% | Increase of \$51.5M (+20.9%) |
| Administrative Expense | \$88,180,554 | 12.00% | Decrease of \$7.6M (-7.9%) |
| Maintenance Expense | \$77,535,814 | 10.60% | Decrease of \$10.7M (-12.1%) |
| Utility Expense | \$28,230,327 | 3.80% | Decrease of \$1.6M (-5.3%) |
| Insurance Expense | \$21,476,843 | 2.90% | Increase of \$2.9M (+15.9%) |
| Protective Services Expense | \$8,980,938 | 1.20% | Decrease of \$23,732 (-0.3%) |
| Tenant Services Expense | \$6,030,011 | 0.80% | Increase of \$0.7M (+13.1%) |

FY 2027 Summary of Expense Categories

Total Non-Operating Expense: \$205,456,987
Decrease from FY 2026: \$ (\$46,323)
(-0.02%)

| Expense Category | Amount (FY 2027 Proposed) | % of Overall Budget | Change from FY 2026 |
|--------------------------------|----------------------------------|----------------------------|--|
| Capital Improvements | \$195,073,853 | 26.6% | Increase of \$2.0M (+1.0%) |
| Non-Routine Maintenance | \$6,634,704 | 0.9% | Increase of \$730,514 (12.4%) |
| Equipment | \$3,748,430 | 0.5% | Decrease of \$979,520 (-20.7%) |
| HQ Debt Service Payment | \$0 | 0.0% | Decrease of \$1.8M (100%) - HQ Bond paid off |

Fiscal Year 2027 Detailed

the Fiscal Year 2027 Budget by PHA's

demonstrates PHA's dedication to improving service quality and ensuring fiscal responsibility in response to increasing demand for affordable housing.

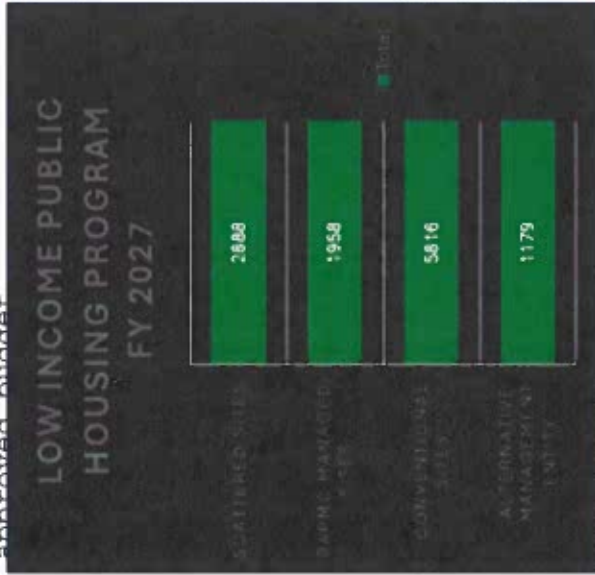
The FY 2027 Proposed Budget presents a well-balanced and cautious financial plan amounting to **\$733,866,757**, representing a **\$35.3 million increase (+5.1%)** compared to the FY 2026 Approved Budget of \$698,571,150. Revenues and expenditures are fully aligned, resulting in a break-even operating position that supports the continuation of key

| SOURCES | LINES | HCV MTH | CIP MTH | CNC | HCV NMTW | SPP NMTW | FY 2027 | | FY 2026 | | N.Y. 2027 | |
|--|----------------------|----------------------|---------------------|---------------------|---------------------|--------------------|----------------------|----------------|----------------------|----------------|---------------------|-------------|
| | | | | | | | PROPOSED Budget | Overall Budget | APPROVED Budget | Overall Budget | | |
| Revenue | | | | | | | | | | | | |
| Tenant Revenue | \$30,508,224 | | | | | | \$30,508,224 | 4.3% | \$33,302,081 | 4.3% | (\$2,832,857) | -8.6% |
| Operating Subsidy | \$185,893,530 | \$381,795,800 | | | \$22,500,100 | | \$576,248,640 | 77.7% | \$523,035,771 | 77.7% | 47,213,778 | 9.0% |
| Capital Grants | | | \$113,100,000 | | | | \$113,100,000 | 8.1% | \$78,903,342 | 8.1% | (\$6,824,469) | -8.6% |
| Administrative Fees Earned | | \$28,598,565 | | | \$5,571,683 | \$1,655,000 | \$34,725,253 | 4.7% | \$37,148,843 | 4.7% | (\$1,178,395) | -3.1% |
| Resident Service Grants | | | | | | | \$1,655,000 | 0.2% | \$821,500 | 0.2% | 1,033,401 | 106.7% |
| Interest Income | \$1,000,000 | \$2,000,000 | | | | | \$3,000,000 | 0.4% | \$4,000,000 | 0.4% | (\$1,000,000) | -25.0% |
| Miscellaneous Income | \$17,689,468 | \$200,000 | | | | | \$17,889,468 | 2.4% | \$14,250,000 | 2.4% | 3,639,468 | 25.6% |
| Shared Services Agreement Reimbursement | \$6,392,387 | | | | | | \$6,392,387 | 0.8% | \$9,054,734 | 0.8% | (\$2,662,347) | -29.4% |
| Revenue Total | \$221,483,658 | \$412,592,374 | \$54,903,882 | \$13,100,000 | \$28,131,843 | \$1,655,000 | \$733,866,757 | 100.0% | \$698,571,150 | 100.0% | \$35,295,607 | 5.1% |
| Total Sources | \$221,483,658 | \$412,592,374 | \$54,903,882 | \$13,100,000 | \$28,131,843 | \$1,655,000 | \$733,866,757 | 100.0% | \$698,571,150 | 100.0% | \$35,295,607 | 5.1% |
| Uses | | | | | | | | | | | | |
| Operating Expenses | | | | | | | | | | | | |
| Administrative Expenses Total | \$45,728,250 | \$38,094,768 | \$2,298,820 | \$488,218 | \$463,198 | \$0 | \$48,068,454 | 12.6% | \$85,768,283 | 12.6% | (\$37,679,829) | -77.8% |
| Utility Expenses Total | \$28,607,510 | \$382,817 | \$0 | \$0 | \$0 | \$0 | \$29,090,327 | 3.9% | \$29,090,784 | 3.9% | (\$179,377) | -0.6% |
| Insurance Expenses Total | \$18,115,108 | \$2,284,080 | \$87,288 | \$3,218 | \$2,147 | \$3,864 | \$21,479,605 | 2.9% | \$18,838,884 | 2.9% | 2,640,721 | 14.0% |
| Maintenance Expenses Total | \$77,288,278 | \$287,839 | \$0 | \$0 | \$0 | \$0 | \$77,576,117 | 10.6% | \$85,137,451 | 10.6% | (\$7,561,334) | -9.0% |
| Protective Services Expenses Total | \$8,187,184 | \$783,784 | \$0 | \$0 | \$0 | \$0 | \$8,970,968 | 1.2% | \$8,094,679 | 1.2% | 876,289 | 10.8% |
| Tenant Services Expenses Total | \$1,173,523 | \$3,203,142 | \$0 | \$0 | \$0 | \$1,882,846 | \$4,376,665 | 0.6% | \$3,322,257 | 0.6% | 1,054,408 | 24.1% |
| General Expense | | | | | | | | | | | | |
| HCV Housing Assistance Payments (HAP) | | \$250,000,000 | | | \$27,066,529 | | \$277,066,529 | 37.8% | \$230,761,382 | 37.8% | 46,305,147 | 20.3% |
| Limited Participating Subsidy Assistance | | \$18,765,037 | | | | | \$18,765,037 | 2.6% | \$14,101,513 | 2.6% | 4,663,524 | 31.1% |
| General Expense Total | \$18,898,783 | \$268,804,800 | \$0 | \$0 | \$27,066,529 | \$0 | \$246,769,112 | 33.6% | \$246,438,541 | 33.6% | 330,571 | 0.1% |
| Operating Expense Total | \$189,326,780 | \$296,329,431 | \$2,486,201 | \$671,438 | \$28,131,843 | \$1,655,000 | \$628,488,770 | 72.0% | \$493,687,840 | 72.0% | \$134,800,930 | 21.5% |
| Non-Operating Expense | | | | | | | | | | | | |
| Capital Improvements | \$12,903,650 | \$115,072,859 | \$4,438,581 | \$12,588,564 | | | \$138,973,654 | 18.9% | \$183,000,824 | 18.9% | (\$44,027,170) | -32.1% |
| Non-Routine Maintenance | \$8,834,704 | | | | | | \$8,834,704 | 1.2% | \$5,904,100 | 1.2% | 2,930,604 | 33.7% |
| Equipment | \$2,568,345 | \$1,100,085 | | | | | \$3,668,430 | 0.5% | \$4,727,950 | 0.5% | (\$1,059,520) | -22.4% |
| HQ Debt Service Payment | | | | | | | \$0 | 0.0% | \$1,787,388 | 0.0% | (\$1,787,388) | -100.0% |
| Non-Operating Expense Total | \$22,166,699 | \$116,245,844 | \$4,438,581 | \$12,588,564 | \$0 | \$0 | \$205,406,067 | 28.0% | \$205,406,310 | 28.0% | (\$48,323) | 0.0% |
| Uses Total | \$221,483,658 | \$412,592,374 | \$54,903,882 | \$13,100,000 | \$28,131,843 | \$1,655,000 | \$733,866,757 | 100.0% | \$698,571,150 | 100.0% | \$35,295,607 | 5.1% |
| Net Income/(Loss) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | \$0 | | \$0 | |

FY 2027 Low Income Housing Public Housing

PWA maintains more than 11,800 Public Housing units including conventional sites, scattered sites and PPMC-managed developments. FY2027 investments focus on maintenance, modernization, occupancy management, and essential services.

For FY 2027, the total Sources and Uses total \$221,483,649, which is in line with the FY 2026 approved budget.



Sources & Uses

- **FY 2027:** \$221,483,649
- **FY 2026 :** \$220,312,571

Change in Revenue & Expenses:

- **Increase:** \$1,171,088
- **Percentage Increase:** 0.5%
- **Operating Subsidy:**
- **FY 2027:** \$165,893,580
- **FY 2026 :** \$162,030,776
- **Change:** Increase of \$3,862,805 (+2.4%)

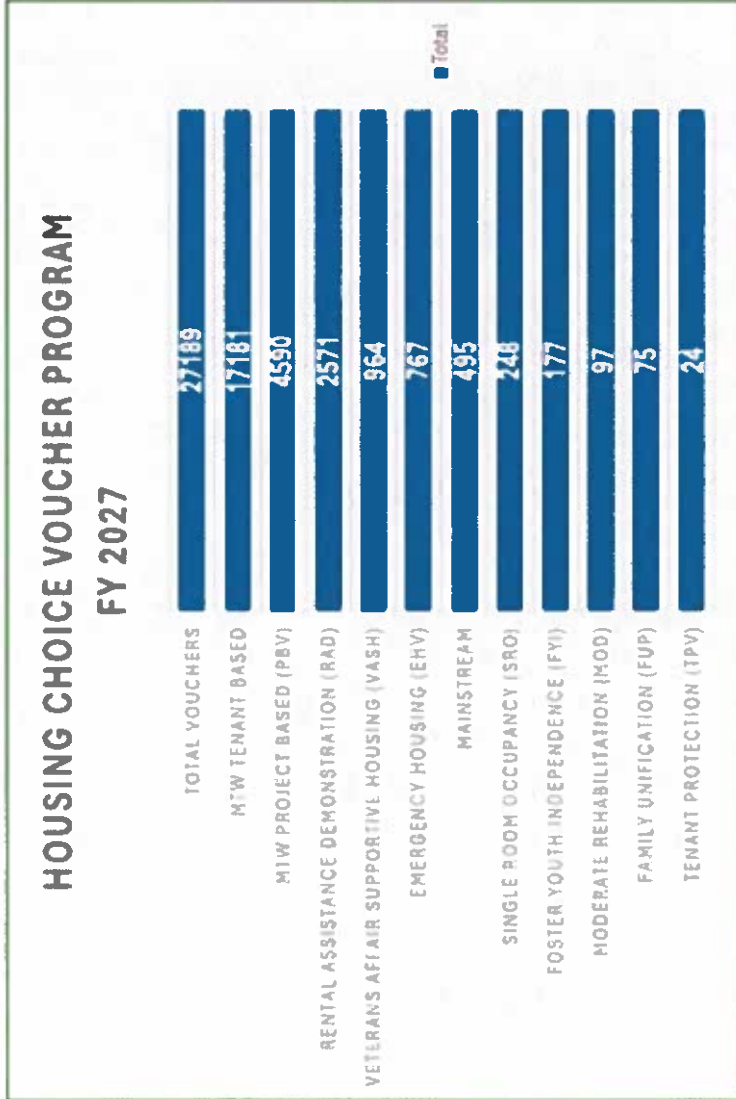
Total Operating Expenses:

- **FY 2027:** \$199,326,760
- **FY 2026:** \$210,533,456
- **Change:** Decrease of -\$11,206,696 (-5.3%)

Total Non-Operating Expenses:

- **FY 2027:** \$22,156,898
- **FY 2026:** \$9,779,115
- **Change:** Increase of \$12,377,783 (+126.6%)

FY 2027 Housing Choice Voucher Program



The HCV program is projected to support roughly **27,000** vouchers in FY 2027, encompassing Tenant-Based MTW, PBV, RAD, VASH, EHV, and other specialized voucher categories. Funding is focused on ensuring adequate payment standards, fostering landlord participation, and maintaining subsidy stability.

In FY 2026, PHA introduced **1,981** project-based vouchers by converting scattered sites 901-903, along with **364** new RAD vouchers. These actions align with PHA's strategy to transition toward a more stable funding framework.

FY2027 Housing Choice Voucher Program

PHA's MTW Agreement offers funding and program flexibility, encompassing Tenant-Based, Project-Based, and RAD programs. Additionally, under the Non-MTW program, PHA manages special vouchers such as VASH, Mainstream, FUP, FYI, and EHV, along with SRO and Moderate Income initiatives.

Key Expense

• Administrative Expenses:

FY 2027: \$40,015,902
 FY 2026: \$40,688,881
 Change: Decrease of -\$672,979 (-1.7%)

• General Expenses (HAP):
 FY 2027: \$278,166,529
 FY 2026: \$231,061,332
 Change: Increase of \$47,105,197 (+20.4%)

• Insurance Expenses:
 FY 2027: \$2,287,108
 FY 2026: \$285,581
 Change: Increase of \$2,001,526 (+700.9%)

Key Revenue Sources:

Operating Subsidy:

FY 2027:
\$404,355,969

FY 2026:
 \$361,004,995

Change: Increase of
\$43,350,974 (+12.0%)

Administrative Fees Earned:

FY 2027: **\$34,168,248**
 FY 2026: \$37,346,643

Change: Decrease of -
\$3,178,395 (-8.5%)

Budget:

Sources & Uses

- **FY 2027: \$440,724,217**
- FY 2026 : \$400,736,638
- **Change in Revenue & Expenses:**
- **Increase: \$39,987,579**
- **Percentage Increase: 10.0%**

Empowering Residents for Success



Comprehensive Resident Programs

Residents benefit from workforce development, including job training, homeownership support, financial literacy education, and health services designed to build skills and promote self-sufficiency.

Community Building Initiatives

The Vaux Community Building offers key resources such as a Section 3 Center, a high school, a Youth & Family Center with youth enrichment programs and summer camps, senior services including meal programs, as well as eviction prevention efforts and violence intervention with trauma-informed services.

Significant Financial Support

An allocation of **\$11,080,560** in FY 2027 supports the maintenance and enhancement of essential resident services and initiatives, reflecting an increase of **\$1,136,955 (+11.5%)**.

FY 2027 Capital Investments



The FY 2027 capital investment of \$195M is vital for preserving aging housing stock. Key priorities include:

Preserving Housing Stock

Investing in aging housing ensures long-term viability and supports stable communities for current and future residents.

Upgrading Building Systems

Replacing outdated systems improves reliability, safety, and energy efficiency across housing developments.

Enhancing Accessibility and Life-Safety

Investments focus on accessibility improvements and life-safety features to ensure a safe living environment for all residents.

Supporting Redevelopment and Modernization

Funds support the redevelopment and modernization of neighborhoods, upgrading infrastructure citywide for greater quality of life.

FY 2027 Planned Capital Improvements

Budget highlights PHA's commitment to enhancing living conditions and services for residents throughout the city. With ongoing investments, PHA aims to upgrade community infrastructure and improve responsiveness to resident needs. This budget reflects a focus on safety, accessibility, and long-term asset preservation.

For FY 2027, the total budget allocation amounts to **\$19.7M**.

Key Highlights:

- Significant resources allocated to HVAC and Electrical Upgrades for improved efficiency.
- Dedicated funding for General and Site Building Repairs.

Focus areas:

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

| Capital Improvements | FY 2027 PROPOSED Budgeted Amount | Capital Improvements | FY 2027 PROPOSED Budgeted Amount | Capital Improvements | FY 2027 PROPOSED Budgeted Amount |
|---|----------------------------------|--|----------------------------------|---------------------------------|----------------------------------|
| Demolition | \$200,000 | Window Replacement | \$3,000,000 | Handing Wall, Treated Timber | \$8,000 |
| Revised Site Description | \$200,000 | Accessibility | \$1,000,000 | Queen Pier | \$1,000 |
| Scattered Sites 901 910 | \$200,000 | Odor Mitigation | \$2,000,000 | Shower - Flooring | \$270,000 |
| Electrical & Lighting Upgrades | \$1,482,000 | HVAC & Plumbing | \$4,900,000 | Arch | \$45,000 |
| Electrical repairs | \$600,000 | Building Envelope Values | \$220,000 | Men's Homes | \$45,000 |
| PHA Wide | \$400,000 | West Park Plaza | \$200,000 | Chapelton Homes | \$45,000 |
| Multi-unit apartments | \$55,000 | Roofing Upgrades | \$100,000 | Hill Creek | \$45,000 |
| Queen Pier | \$100,000 | Scattered Sites 901 910 | \$700,000 | Raymond House | \$45,000 |
| Electrical Lighting | \$450,000 | Plumbing Upgrades | \$700,000 | Wilson Park | \$45,000 |
| Abandoned Homes | \$30,000 | Pool Work | \$700,000 | Shower - Playground Replacement | \$215,000 |
| Approved Homes | \$60,000 | Rail Leasing Replacement | \$600,000 | Abandoned | \$65,000 |
| Spring Garden | \$60,000 | Horton Homes | \$650,000 | Richard Allen | \$120,000 |
| Supplemental Components, Lead Controll. | \$67,000 | Re-paving of curbs - Synthetic turf and cord | \$68,000 | Shower - Tree Removal | \$68,000 |
| Single Phase Residential 120/240 V, 100 AMP | \$67,000 | New Park Plaza | \$68,000 | Abandoned | \$60,000 |
| Collaboration | \$67,000 | Vacuum Staircase Issues | \$1,500,000 | Hill Creek | \$25,000 |
| Equipment & Other Projects | \$90,000 | Hill Creek | \$1,500,000 | Homecrest | \$60,000 |
| Equipment rental | \$60,000 | Safety & Emergency | \$685,000 | Raymond House | \$25,000 |
| PHA Wide | \$60,000 | Fire Suppression System | \$600,000 | Scattered Sites 901 910 | \$300,000 |
| Jobs | \$30,000 | Site B Jackson | \$600,000 | Wilson Park | \$25,000 |
| PHA Wide | \$30,000 | Interiors | \$68,000 | Grand Total | \$19,742,000 |
| General Building Repairs | \$19,347,000 | Collaboration | \$45,000 | | |
| Exterior Door, Wire Mesh Repair, Gaze | \$415,000 | Multi-unit Homes | \$40,000 | | |
| Approved Homes | \$415,000 | \$10 Exterior Improvements | \$1,000,000 | | |
| Queen Pier, Brck, Repair/Support | \$374,220 | Concrete replacement | \$300,000 | | |
| Queen Pier | \$374,220 | Queen Lane Apartments | \$45,000 | | |
| Roofing | \$2,253,481 | Queen Pier | \$45,000 | | |
| Scattered Sites 901 910 | \$2,253,481 | Scattered Sites 901 910 | \$300,000 | | |
| Roofs | \$1,200,000 | Landscape | \$33,000 | | |
| Queen Pier | \$1,200,000 | Cameo Holey | \$15,000 | | |
| Approved Homes | \$1,300,000 | Painting Lot Paving | \$600,000 | | |
| Shower - Flooring | \$300,000 | Horton Homes | \$600,000 | | |
| Scattered Sites 901 910 | \$300,000 | Handing Wall, Brick/Stone, Repair | \$6,000 | | |
| Shower - Window Replacement | \$300,000 | Queen Pier | \$5,000 | | |
| Scattered Sites 901 910 | \$100,000 | | | | |



Thank You!

The FY2027 Comprehensive Budget maintains PHA's financial strength while delivering meaningful investment in properties, programs, and residents. The agency remains focused on long-term portfolio sustainability, resident opportunity, and strengthening communities across Philadelphia.