



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, April 16, 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 3:05 p.m., after determining that a quorum of Commissioners was present. In addition to the Chair and Vice-Chair Wetzel, the following Commissioners were in attendance: Camarda, Dwyer, Glenn, and Shahid. President & CEO Kelvin Jeremiah ("CEO") and General Counsel Laurence M. Redican also participated; Commissioners Clarke, Coney and Wise did not.

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

The CEO reviewed the commenting procedures, after which eight (8) resolutions were presented. All the resolutions were unanimously approved, following the opportunity for discussion and public comment.

Resolution No. 12468, attached in Appendix 1, was presented by Sara Schwartz, Senior Counsel, to authorize PHA to submit to HUD Amendment #1 to PHA's Fiscal Year 2027 MTW Annual Plan, which includes a Rental Assistance Demonstration Significant Amendment. The resolution had been sent to the Policy & Planning Committee, whose chair, Board Vice-Chair Wetzel, moved for its approval. Following a second, and Vice-Chair Wetzel noting that the committee had met and reviewed the resolution prior to its being presented to the Board, and the opportunity for discussion, the motion was unanimously approved.

Resolution No. 12469, attached in Appendix 1, was presented by Laurence M. Redican, General Counsel, for Board approval of PHA's Act 130 report for Fiscal Year 2026, as required to be submitted under the Housing Authorities Law. This resolution had been sent to the Policy & Planning Committee and its Chair, Board Vice-Chair Wetzel, moved for the resolution to be adopted. After a second and there being no discussion, the motion was unanimously approved.

Resolution No. 12470, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM"), to authorize PHA to contract with Boys & Girls Club of Philadelphia, The DREAM Program, Inc., and Mighty Writers for youth services, in a total amount not to exceed five million dollars (\$5,000,000). This resolution had been sent to the Resident Services Committee and Commissioner Dwyer, a member of that committee, moved for its adoption. The motion was seconded, there was extensive discussion about the value of the programs and other details, and it was unanimously approved.

Resolution No. 12471, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Door and Window Guard Systems, Inc. (D.A.W.G.S.) and SiteArmor Solutions, LLC, for vacant property security services in an amount not to exceed ten million dollars (\$10,000,000). The 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 had met and reviewed the resolution with PHA staff, and there being no discussion the resolution was unanimously approved.

Resolution No. 12472, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, for authorization for PHA to contract with Controlled Environmental Systems and Associated Specialty Contracting, Inc. for asbestos and mold abatement services in an amount not to exceed four million, five hundred sixty-four thousand, six hundred twenty-five dollars (\$4,564,625). That resolution had also been sent for review to the Finance Committee and Commissioner Camarda moved for it to be adopted. The motion was seconded, discussed, and unanimously approved.

Resolution No. 12473, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with CSG Advisors Incorporated; Stone Sherick Consulting Group; Duvernay + Brooks, LLC; Baker Tilly Advisory Group, LP; and Northeast & Bucks Company T/A Mullin & Lonergan Associates, for development initiative consulting services in a total aggregate amount not to exceed one million, five hundred thousand dollars (\$1,500,000). That resolution was also reviewed by the Finance Committee before presentation to the Board and its Chair, Commissioner Camarda, moved for it to be adopted. Following a second, and discussion, the motion was unanimously approved.

Resolution No. 12474, attached in Appendix 1, was presented by Laurence M. Redican, General Counsel, for Board approval of the mixed-finance public housing closing and conversion of units in eight (8) third-party Restore-Rebuild developments. The Policy & Planning Committee had reviewed this resolution and its Chair, Board Vice-Chair Wetzel, moved for its adoption. After a second and there being no discussion, the motion was unanimously approved.

Resolution No. 12475, attached in Appendix 1, was presented by Dinesh Indala, Chief Operating Officer, to authorize PHA or its designee to acquire the 99.99% limited tax credit partner investor in Nellie Reynolds Gardens, LP, for which Nellie Reynolds Gardens, HDC, a wholly-owned affiliate of PHA, is currently the general partner of the Partnership, and owns a .01% interest. The resolution had been sent to the Policy & Planning Committee, whose chair, Board Vice-Chair Wetzel, moved for its approval. Following a second and discussion, the motion was unanimously approved.

Public Comment: No one signed up for public comment.

The Chair adjourned the meeting at 3:35 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, APRIL 16, 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 March 19, 2026, as distributed**
- D. New Business**
 - 1. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AMENDMENT #1 TO MOVING TO WORK (“MTW”) ANNUAL PLAN FOR FISCAL YEAR 2027 PLAN**

Sara Schwartz
 - 2. RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY’S ACT 130 REPORT FOR FISCAL YEAR 2026, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW**

Laurence M. Redican
 - 3. RESOLUTION AUTHORIZING CONTRACTS FOR BOYS & GIRLS CLUB OF PHILADELPHIA, THE DREAM PROGRAM, INC., AND MIGHTY WRITERS**

Dave Walsh
 - 4. RESOLUTION AUTHORIZING CONTRACTS FOR VACANT PROPERTY SECURITY SERVICES WITH DOOR AND WINDOW GUARD SYSTEMS, INC. (D.A.W.G.S.), AND SITEARMOR SOLUTIONS, LLC**

Dave Walsh
 - 5. RESOLUTION AUTHORIZING CONTRACTS FOR ASBESTOS AND MOLD ABATEMENT SERVICES WITH CONTROLLED ENVIRONMENTAL SYSTEMS AND ASSOCIATED SPECIALTY CONTRACTING, INC.**

Dave Walsh
 - 6. RESOLUTION AUTHORIZING CONTRACTS FOR CONSULTING SERVICES WITH CSG ADVISORS INCORPORATED; STONE SHERICK CONSULTING GROUP; DUVERNAY + BROOKS, LLC; BAKER TILLY ADVISORY GROUP, LP; AND NORTHEAST & BUCKS COMPANY T/A MULLIN & LONERGAN ASSOCIATES**

Dave Walsh

- 7. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY TO EIGHT (8) DEVELOPMENTS, UNDER THE RESTORE-REBUILD PROGRAM (FORMERLY KNOWN AS FAIRCLOTH-TO-RAD), AND CLOSE THE TRANSACTIONS**

Laurence M. Redican

- 8. RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTEREST OF THE LIMITED PARTNER INVESTOR IN NELLIE REYNOLDS GARDENS, L.P.**

Dinesh Indala

E. Public Comment Period

RESOLUTION NO. 12468

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AMENDMENT #1 TO MOVING TO WORK ("MTW") ANNUAL PLAN FOR FISCAL YEAR 2027 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

WHEREAS, 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 2028; 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, the Board approved the FY 2027 Annual Plan on December 18, 2025, which was subsequently submitted to HUD by PHA; and

WHEREAS, PHA has distributed to the Board Plan Amendment #1 to the FY 2027 MTW Annual Plan, which updates MTW Activity 2025-03: Expanding Affordable Housing Opportunities through Acquisitions and includes a Rental Assistance Demonstration ("RAD") Significant Amendment (a summary is attached hereto as Attachment "A") and the RAD Significant Amendment is for the development/acquisition and conversion to RAD through the HUD RAD Restore-Rebuild program of the following developments: 1) 120-units of the total 200-units at Avenue V; 2) 137-units at Oxford Village; 3) 46-units at Bernice Arms; and 4) 40-units at New Courtland Tower at Henry Avenue; and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on Amendment #1 to the FY 2027 MTW Annual Plan, 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 March 17, 2026; 2) holding a Public Hearing on March 25, 2026; 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 over a period extending from March 5, 2026 to April 4, 2026;

BE IT RESOLVED that the Board of Commissioners hereby approves Amendment #1 to the FY 2027 MTW Annual 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 Amendment #1 to the FY 2027 MTW Annual Plan; 2) take all steps necessary to finalize and secure HUD approval and implement initiatives described in Amendment #1, 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."

I hereby certify that this was
APPROVED BY THE BOARD ON 4/14/2026

ATTORNEY FOR PHA

ATTACHMENT "A" TO MTW ANNUAL PLAN AMENDMENT #1 RESOLUTION FOR FISCAL YEAR 2027

**Philadelphia Housing Authority – Moving to Work (MTW) Program
FY 2027 Plan Amendment #1 Highlights**

Background

- The FY 2027 MTW Annual Plan covers the period from 04/01/26 through 03/31/27.
- It 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.
- The FY 2027 MTW Annual Plan was submitted to HUD in January 2026 and is currently awaiting HUD approval.
- PHA has proposed Plan Amendment #1 to the FY 2027 MTW Annual Plan which includes a RAD Significant Amendment.
- Plan Amendment #1 incorporates updates to MTW Activity 2025-03: Expanding Affordable Housing Opportunities through Acquisitions including: 1) updating the list of actual acquisitions completed through FY26 to include 8-units at Thompson Street, 45-units at Cheltenham Terminal, 52-units at Salmon Street, 200-units at Avenue V and land at 1325 Point Breeze, 226 Cheltenham Avenue and Thompson Street (#2413-17 and #2431-33); and 2) adding a list of potential acquisitions in FY27 including 46-units at Bernice Arms, 137-units at Oxford Village, 57-units at 1630 Point Breeze, 55-units at Commons at Point Breeze, 53-units at Universal Point and 21-units at Universal Court II.
- Plan Amendment #1 also includes a RAD Significant Amendment for the development/acquisition and conversion to RAD through the HUD RAD Restore-Rebuild program (previously referred to as Faircloth to RAD) of the following developments: 1) 120-units of the total 200-units at Avenue V; 2) 137-units at Oxford Village; 3) 46-units at Bernice Arms; and, 4) 40-units at New Courtland Tower at Henry Avenue.

Process

- The Plan Amendment #1 public comment period is from March 5 through April 4, 2026.
- PHA has advertised the public comment period and has posted the draft Plan Amendment on its website. Copies were made available at PHA’s headquarters.
- A meeting for resident leadership to review Plan Amendment #1 was held on March 17, 2026 and an open public hearing on March 25, 2026.

ATTACHMENT "B" TO MTW ANNUAL PLAN AMENDMENT #1 RESOLUTION FOR FY2027

OMB Approval No. 2577-0216 (exp. 08/31/2027)

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.**

RESOLUTION NO. 12469

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130 REPORT FOR FISCAL YEAR 2026, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW

WHEREAS, the Pennsylvania General Assembly amended the Housing Authorities Law, Act of May 28, 1937, P.L. 955, on July 5, 2012, through P.L. 1093, No.130 ("Act 130"), which was further amended on December 14, 2023, and required, as of the 2012 amendment, that the Philadelphia Housing Authority ("PHA") submit an annual report on its operations, administration, management, finances, legal affairs, housing production and development and other relevant activities (the "Act 130 Report"); and

WHEREAS, PHA's Executive Office has prepared the Act 130 Report for Fiscal Year 2026 ("FY 26"), which also incorporates documents that provide details on PHA's operations, administration, management, finances, legal affairs, housing production, acquisitions, development and other relevant activities; and

WHEREAS, PHA's Act 130 FY 26 Report must be provided, after approval by PHA's President & CEO and the PHA Board of Commissioners, to the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor and the President of Council (collectively, the "Elected Officials"), within thirty (30) days after the end of PHA's fiscal year, which ends on March 31; and

WHEREAS, PHA's President & CEO and the Board of Commissioners have been provided with the Act 130 FY 26 Report, as developed by PHA's Executive Office, a short summary of which is attached to this resolution;

BE IT RESOLVED, that the Board of Commissioners hereby approves the Act 130 FY 26 Report as referenced herein and authorizes the President & CEO and/or his authorized designee(s) to submit such report to the Elected Officials, as referenced above and as required by Act 130.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/16/2026
[Signature]
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION ON ACT 130

SUMMARY OF PHA's ACT 130 REPORT FOR FY 2026

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

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

As more fully set forth in the full Act 130 Fiscal Year 2026 ("FY26") Report, the areas reported upon include:

- 1) PHA's mission and vision statement, the current organizational structure, and profiles of the executive management team and the PHA Board of Commissioners;
- 2) Progress made on major activities undertaken in FY 2026 in operations, administration, management, housing production, development, acquisitions and related activities;
- 3) PHA's planned activities for the next fiscal year across all areas of the agency, as detailed in the MTW Annual Plan;
- 4) Agency finances, including the most recent audit report of PHA financial statements (Fiscal Year 2025), which was completed by independent, licensed certified public accountants; and
- 5) PHA legal matters for FY 2026.

PHA's FY 2026 Act 130 Report details its forward-looking and innovative activities and programs, including RAD, HCV and MTW strategies and housing and neighborhood development initiatives. These activities effectively and dynamically support housing and the approximately 80,000 residents that PHA serves. Key to PHA's success are: leveraging its limited capital resources to preserve and revitalize its housing inventory and provide new housing opportunities; its commitment to constructive, respectful, resident engagement; and its dedicated Board, staff, and resident leadership.

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

RESOLUTION NO. 12470

RESOLUTION AUTHORIZING CONTRACTS FOR BOYS & GIRLS CLUB OF PHILADELPHIA, THE DREAM PROGRAM, INC., AND MIGHTY WRITERS

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for youth services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Boys & Girls Club of Philadelphia, The DREAM Program, Inc., and Mighty Writers, and


WHEREAS, work is to be assigned to the three (3) 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 five million dollars (\$5,000,000) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is two million dollars (\$2,000,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is one million dollars (\$1,000,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period is one million dollars (\$1,000,000); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is one million dollars (\$1,000,000);

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 Boys & Girls Club of Philadelphia, The DREAM Program, Inc., and Mighty Writers for a total aggregate amount not to exceed five million dollars (\$5,000,000), 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 4/16/2024

ATTORNEY FOR PHA

RESOLUTION NO. 12471

RESOLUTION AUTHORIZING CONTRACTS FOR VACANT PROPERTY SECURITY SERVICES WITH DOOR AND WINDOW GUARD SYSTEMS, INC. (D.A.W.G.S.), AND SITEARMOR SOLUTIONS, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for vacant property security services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Door and Window Guard Systems, Inc. (D.A.W.G.S.) and SiteArmor Solutions, LLC; 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 ten million dollars (\$10,000,000) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is four million dollars (\$4,000,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is two million dollars (\$2,000,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period is two million dollars (\$2,000,000); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is two million dollars (\$2,000,000);

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 Door and Window Guard Systems, Inc. (D.A.W.G.S.) and SiteArmor Solutions, LLC, for a total aggregate amount not to exceed ten million dollars (\$10,000,000), 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 4/16/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12472

RESOLUTION AUTHORIZING CONTRACTS FOR ASBESTOS AND MOLD ABATEMENT SERVICES WITH CONTROLLED ENVIRONMENTAL SYSTEMS AND ASSOCIATED SPECIALTY CONTRACTING, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for abatement services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Controlled Environmental Systems and Associated Specialty Contracting, Inc. 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 four million, five hundred sixty-four thousand, six hundred twenty-five dollars (\$4,564,625) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is one million, eight hundred twenty-six thousand dollars (\$1,826,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is nine hundred thirteen thousand dollars (\$913,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period is nine hundred thirteen thousand dollars (\$913,000); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is nine hundred thirteen thousand dollars (\$913,000);

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 Controlled Environmental Systems and Associated Specialty Contracting, Inc. for a total aggregate amount not to exceed four million, five hundred sixty-four thousand, six hundred twenty-five dollars (\$4,564,625), 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.



11/10/2021 10:28:00 AM
I hereby certify that this was
APPROVED BY THE BOARD ON 4/10/2026
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12473

RESOLUTION AUTHORIZING CONTRACTS FOR CONSULTING SERVICES WITH CSG ADVISORS INCORPORATED; STONE SHERICK CONSULTING GROUP; DUVERNAY + BROOKS, LLC; BAKER TILLY ADVISORY GROUP, LP; AND NORTHEAST & BUCKS COMPANY T/A MULLIN & LONERGAN ASSOCIATES

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for development initiative consulting services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to CSG Advisors Incorporated; Stone Sherick Consulting Group; Duvernay + Brooks, LLC; Baker Tilly Advisory Group, LP; and Northeast & Bucks Company T/A Mullin & Lonergan Associates; and

WHEREAS, work is to be assigned to the five (5) 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, five hundred thousand dollars (\$1,500,000) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is six hundred thousand dollars (\$600,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is three hundred thousand dollars (\$300,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period is three hundred thousand dollars (\$300,000); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is three hundred thousand dollars (\$300,000);

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 CSG Advisors Incorporated; Stone Sherick Consulting Group; Duvernay + Brooks, LLC; Baker Tilly Advisory Group, LP; and Northeast & Bucks Company T/A Mullin & Lonergan Associates for a total aggregate amount not to exceed one million, five hundred thousand dollars (\$1,500,000), 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 4/16/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12474

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

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

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

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

WHEREAS, the 2025 and 2024 FTR RFPs resulted in funding commitment approvals that included the following eight (8) developments: (1) 17th Street Community Corridor Project (Pathways Phase II), (2) Nayda Cintron, (3) Westbrook Community Apartments, (4) Melville Way, (5) Fairhill & St. Hugh Lofts, (6) Media Flats, (7) 4912 Griscom Street, and (8) Germantown YWCA; 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 above-described eight (8) developments ("collectively, the Developments"), the Philadelphia addresses of which are shown in the attachment to this resolution, are eligible and recommended for the RAD Restore-Rebuild program;

BE IT RESOLVED, that the PHA Board of Commissioners authorizes the PHA President & CEO or his authorized designees, to take appropriate actions to effectuate this resolution, including the following, subject to the availability of funding therefor:

1. Regarding the operating subsidies, to: a) submit certain evidentiaries relating to the approval of the operating subsidy award to HUD for approval, including a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract, a Declaration of Trust/Restrictive Covenants, a Regulatory and Operating Agreement

and such other ancillary documents as may be required to close the Mixed Finance Operating Subsidy component of the Developments (collectively referred to herein as the "ACC Closing Documents"); b) negotiate, finalize, execute, deliver and perform the obligations under such ACC Closing Documents once finalized and approved by HUD; c) obtain or facilitate all other government approvals; and d) take all actions as necessary or desirable to effectuate this resolution and provide the operating subsidy to the Developments; and

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



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APPROVED BY THE BOARD ON 4/16/2026
[Signature]
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION FOR RESTORE REBUILD CONVERSION OF EIGHT (8) PROPERTIES

- 1) **17th Street Community Corridor Project (Pathways Phase II):** creating 38 units of affordable housing
1403 N 17th St
- 2) **Nayda Cintron (WRCP):** creating 40 units of affordable housing
515 W. Cumberland St.
- 3) **Westbrook Community Apartments:** creating 34 units of affordable housing
3901 Germantown Ave.
- 4) **Melville Way:** creating 8 units of affordable housing
4520 Walnut St.
- 5) **Fairhill & St. Hugh Lofts (HACE):** creating 40 units of affordable housing
2507 N. 11th St.
- 6) **Media Flats:** creating 33 units of affordable housing
6435 Media St.
- 7) **4912 Griscom Street (Project HOME):** creating 44 units of affordable housing
4912 Griscom St.
- 8) **Germantown YMCA:** creating 51 units of affordable housing
5840 Germantown Ave.

RESOLUTION NO. 12475

RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTEREST OF THE LIMITED PARTNER INVESTOR IN NELLIE REYNOLDS GARDENS, L.P.

WHEREAS, Nellie Reynolds Gardens (the "Development") is a sixty-four (64) unit senior housing development located at 2653-2663 W. Glenwood Avenue in Philadelphia, Pennsylvania; and

WHEREAS, the Development was partially financed by equity generated from the sale of low-income housing tax credits ("LIHTC") to WF Affordable Housing LLC (formerly known as Wachovia Affordable Housing Community Development Corporation) (the "Tax Credit Investor"), which contributed equity to Nellie Reynolds Gardens, L.P. (the "Partnership") in exchange for a 99.99% limited partnership interest in the Partnership for a minimum term of fifteen (15) years (the "LIHTC Compliance Period") pursuant to a transaction that closed on July 31, 2007; and


WHEREAS, Nellie Reynolds Gardens, HDC, a wholly-owned affiliate of the Philadelphia Housing Authority ("PHA"), is currently the general partner of the Partnership, and owns a .01% interest therein; and

WHEREAS, the Tax Credit Investor agreed to sell its 99.99% limited partner interest (the "Partnership Interest") in the Partnership to PHA, or its designee, at the end of the LIHTC Compliance Period, which period has ended, for the amount of one hundred dollars (\$100) (the "Acquisition Price") plus any transfer taxes and transaction and legal costs in connection with the transfer of the Partnership Interest (the "Transaction Costs"); and

WHEREAS, PHA wishes to acquire the Partnership Interest in the Partnership; and

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the PHA President & CEO and/or his authorized designee to negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate(s) to acquire the Partnership Interest in the Partnership (the "Documents"); pay the not-to exceed Acquisition Price of one hundred dollars (\$100) as well as Transaction Costs, as set forth above; obtain any necessary third-party approvals; create any required PHA affiliated entities to acquire the Partnership Interest; and to take such other steps as necessary to effectuate this resolution including to execute, deliver and perform the obligations under such Documents, once finalized, subject to the availability of funds therefor.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/16/2026

ATTORNEY FOR PHA
