PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, July 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 the Chair, Lynette Brown-Sow, at approximately 3:00 p.m., In addition to the Chair, Vice-Chair Wetzel and the following Commissioners were present: Commissioners Camarda, Clarke, Coney, Glenn, Snyder, and Wise. President & CEO Kelvin Jeremiah ("CEO") and General Counsel Larry Redican also participated; Commissioner Shahid did not.

The Chair asked for a moment of silence before beginning the work to be done at the meeting, after which the CEO reviewed the commenting procedures and made the following announcements:

1. On July 9th, PhillySEEDS hosted its annual fundraiser gala at Vie, which was a great success.

2. RPP PHA Summer Food is currently at 13 PHA sites, with 7 PHA resident employees hired to work, as well as 30 PHA Work Ready youth, who are PHA residents, working as site monitors at all summer food sites.

3. On Tuesday, July 21st PHA will host a Small Developers Symposium from 3pm until 5pm at PHA Headquarters. Participants will have the opportunity to get registered on the spot, bring their w-9's and MBE/WBE certifications.

4. Spectrum Health had a soft launch at the Vaux Community Center and is now open, up, and running.

5. On Thursday, August 13, 2026 from 11am-3pm RPP will host its Annual Back to School Block Party at PHA Headquarters on the corner of Jefferson & Ridge Avenue, with food vendors, fun games, and resource tables; and children from PHA households who are entering grades K-12th will receive book-bags with school supplies.

6. Birthday wishes were extended to Jannie Blackwell and Asia Coney, who recently celebrated birthdays.

Employee Awards for July were then presented by Dinesh Indala, Chief Operating Officer, to two Capital Projects Division employees: Brett Jenkins, Senior Program Manager, and Neil Burger, Program Manager, for their exceptional work with two very significant tax credit applications.

The Chair asked whether there were any changes or corrections to the minutes from the June 18, 2026 Board meeting and, hearing none, they were accepted as submitted.

Twelve (12) resolutions were presented and unanimously approved by those participating in the meeting with regard to those resolutions, and following the opportunity for discussion and public comment.

Prior to the presentation of the first resolution, Commissioner Camarda left the room, as the resolution was for her re-appointment to the Audit Committee. Thereafter, **Resolution No. 12489**, attached in Appendix 1, was presented by Janea Jordon- Senior Executive Vice President – Public Safety, Audit and Compliance, to re-appoint Commissioner Rev. Bonnie Camarda to the Audit Committee, where she currently serves as Chair, for a two-year term, effective September 15, 2026. After a motion from Commissioner Coney for approval and a second, with there being no discussion, the motion was unanimously approved.

Commissioner Camarda then returned and participated in the remainder of the meeting.

Resolution No. 12490, attached in Appendix 1, was presented by Sara Schwartz, Associate General Counsel, for PHA to approve an amendment, described in the attachment to the resolution, to the Admissions and Continued Occupancy Policy ("ACOP") for Public Housing. Following the presentation, the Board unanimously voted in favor of the resolution.

Resolution No. 12491, attached in Appendix 1, was presented by Sara Schwartz, Associate General Counsel, to authorize PHA to submit to HUD Amendment #2 to PHA's Fiscal Year 2027 ("FY27") MTW Annual Plan, as distributed to the Board. The resolution had been reviewed by the Policy & Planning Committee and Board Vice-Chair Wetzel moved for it to be adopted. The motion was seconded, there was opportunity for discussion, of which there was none, and the motion was unanimously approved.

Resolution No. 12492, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM"), to authorize PHA to contract with Oliver Fire Protection & Security and Major Electric Systems, Inc. for Fire Protection Services in a total aggregate amount not to exceed three million, five hundred thousand dollars ($3,500,000). The resolution had been reviewed by the Finance Committee and its Chair, Commissioner Camarda, moved for its adoption. After a second and there being no discussion, the motion was unanimously approved.

Resolution No. 12493, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for stormwater maintenance services with Turf Construction Co., Inc.; VioStorm Solutions, LLC; and Raintain, LLC, in a total aggregate amount not to exceed five million, three hundred three thousand, four hundred twenty dollars ($5,303,420). This resolution had been reviewed by the Finance Committee and Commissioner Camarda moved for it to be approved. The motion was seconded, there was no discussion, and the motion was unanimously approved.

Resolution No. 12494, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for defined benefit plan consultant services with NEPC, LLC, in a total aggregate amount not to exceed eight hundred fifty-five thousand dollars ($855,000). The resolution had been sent for review to the Finance Committee and Commissioner Camarda moved for its adoption. After a second and there being no discussion, the motion was unanimously approved.

Resolution No. 12495, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for defined contribution plan consultant services with NEPC, LLC, in a total aggregate amount not to exceed four hundred seventy-five thousand dollars ($475,000.00). Commissioner Camarda moved for it to be approved. The motion was seconded, there was no discussion, and the motion was unanimously approved.

Resolution No. 12496, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Rivendell International, Inc. for website design services, in a total amount not to exceed four hundred fifteen thousand, nine hundred seventy dollars ($415,970). This resolution had been sent to the Resident Services Committee for review and Commissioner Glenn, as a member of that committee, moved for it to be adopted. After a second, the motion was unanimously approved.

Resolution No. 12497, attached in Appendix 1, was presented by Dinesh Indala, Chief Operating Officer ("COO"), to authorize PHA's Rental Assistance Demonstration ("RAD") conversion of twenty-six (26) public housing units in a third-party development known as Dauphin House. The resolution had been sent to the Policy & Planning Committee for review before presentation to the Board and its Chair, Commissioner Wetzel, moved for it to be adopted. After a second and discussion, the motion was unanimously approved.

Resolution No. 12498, attached in Appendix 1, was presented by Laurence M. Redican, General Counsel, to authorize PHA's acquisition of the Investor Limited Partner Interest in the Paschall Phase I, Paschall Phase II, and Norris Apartments partnerships. Following his presentation and discussion about the significance of PHA's doing such re-acquisitions, with these being the 17th, 18th, and 19th limited partnership interests that PHA has acquired from tax credit investors, all Commissioners voted in favor of the resolution.

Resolution No. 12499, attached in Appendix 1, was presented by Dinesh Indala, COO, to authorize the mixed-finance public housing closing and the Rental Assistance Demonstration ("RAD") conversion of thirty-three (33) units in a third-party Restore-Rebuild development known as New Africa Center. Commissioner Camarda, as a member of the Policy & Planning Committee that had reviewed the resolution before presentation to the Board, moved for it to be approved. The motion was seconded, there was no discussion, and the motion was unanimously approved.

Resolution No. 12500, attached in Appendix 1, was presented by Bret Holden, Executive Vice President – Leased Housing, for authorization for PHA to award regular MTW Project-Based Vouchers to development sites that were competitively selected under HUD's Restore-Rebuild initiative. The resolution had been reviewed by the Policy & Planning Committee. Its Chair, Board Vice-Chair Wetzel, moved for the motion to be adopted. Following a second and CEO Jeremiah stating that the Board would be notified of any selections made under this resolution, the motion was unanimously approved.

Public Comment: Sterling Johnson had questions about the status of certain housing initiatives, which were answered by Kelvin Jeremiah, as being ones that were being advanced through the last resolution presented today.

There being no further business, the Chair adjourned the meeting at approximately 4:00 p.m.

Respectfully submitted,

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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, JULY 16, 2026
AGENDA

A. **Call to Order** – Lynette M. Brown-Sow, Chair

B. **Remarks** – Kelvin A. Jeremiah, President & CEO

C. **Approval of the Minutes** of the Board Meeting held June 18, 2026 as distributed

D. **New Business**

1. **RESOLUTION RE-APPOINTING BONNIE CAMARDA TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

   Janea Jordon

2. **RESOLUTION APPROVING AN AMENDMENT TO THE PHILADELPHIA HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY**

   Sara Schwartz

3. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AMENDMENT #2 TO ITS MOVING TO WORK ANNUAL PLAN FOR FISCAL YEAR 2027**

   Sara Schwartz

4. **RESOLUTION AUTHORIZING CONTRACTS FOR FIRE PROTECTION SERVICES WITH OLIVER FIRE PROTECTION & SECURITY AND MAJOR ELECTRIC SYSTEMS, INC.**

   Dave Walsh

5. **RESOLUTION AUTHORIZING CONTRACTS FOR STORMWATER MAINTENANCE SERVICES WITH TURF CONSTRUCTION CO. INC.; VIOSTORM SOLUTIONS, LLC; AND RAINTAIN, LLC**

   Dave Walsh

6. **RESOLUTION AUTHORIZING A CONTRACT FOR DEFINED BENEFIT PLAN INVESTMENT ADVISORY CONSULTANT SERVICES WITH NEPC, LLC**

   Dave Walsh

7. **RESOLUTION AUTHORIZING A CONTRACT FOR DEFINED CONTRIBUTION PLAN INVESTMENT ADVISORY CONSULTING SERVICES WITH NEPC, LLC**

   Dave Walsh

8. **RESOLUTION AUTHORIZING A CONTRACT FOR WEBSITE DESIGN SERVICES WITH RIVENDELL INTERNATIONAL, INC.**

   Dave Walsh

9. **RESOLUTION AUTHORIZING CONVERSION UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM OF TWENTY-SIX (26) PUBLIC HOUSING UNITS IN THE DAUPHIN HOUSE DEVELOPMENT FROM ANNUAL CONTRIBUTIONS CONTRACT OPERATING SUBSIDY TO PROJECT-BASED SECTION 8 SUBSIDY**

   Dinesh Indala

10. **RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTERESTS OF THE LIMITED PARTNER INVESTOR IN THREE (3) DEVELOPMENTS**

    Laurence M. Redican

11. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY TO THE NEW AFRICA CENTER RESIDENTIAL HOUSING DEVELOPMENT, CONVERT THE DEVELOPMENT TO PROJECT-BASED VOUCHERS UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM, AND CLOSE THE TRANSACTION**

    Dinesh Indala

12. **RESOLUTION TO AWARD PROJECT-BASED VOUCHERS TO DEVELOPMENTS COMPETITIVELY SELECTED UNDER FEDERALPROGRAMS THAT HAVE SINCE BEEN DISCONTINUED**

    Bret Holden

E. Public Comment Period

RESOLUTION NO. 12489

RESOLUTION RE-APPOINTING BONNIE CAMARDA TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER

WHEREAS, the Philadelphia Housing Authority ("PHA") created an Audit Committee, by Resolution No. 11571 ("Audit Resolution") on November 30, 2012, the charter of which was most recently amended by Resolution No. 11785 on May 21, 2015, which states as follows, with regard to membership:

Section II. Membership

The Committee shall consist of seven (7) members; five (5) voting members, and two (2) non-voting members, serving as advisors to the Committee. The Committee's voting members shall elect the Committee's Chair and Vice Chair. The Chair shall be a member of the Audit Committee who is also a member of PHA's Board of Commissioners. At least four (4) independent members shall be selected from outside of PHA (PHA employees are excluded from being an independent member). PHA's Executive Vice President ("EVP") of the Office of Audit and Compliance and PHA's Senior Executive Vice President of Finance - Chief Financial Officer shall comprise the remaining advisory members of the Committee.

Section III. Independent Members

The Board shall select the Independent Members, who shall serve for a two-year period that may be renewed by the Board from time to time.... the Board will attempt to select as an Independent Member a person who meets the definition of an "audit committee financial expert" with the following attributes:

- An understanding of financial statements and generally accepted accounting principles.
- An ability to assess the general application of such principles in connection with the accounting for estimates, accruals and reserves.
- Experience in preparing, auditing, analyzing or evaluating financial statements that present a level of complexity of accounting issues generally comparable to what could be raised by PHA's financial statements or experience actively supervising one or more persons engaged in such activities.
- An understanding of internal controls and procedures for financial reporting.
- An understanding of audit committee functions.
- An understanding of public housing programs, including federal, state and local public housing rules, regulations, budget and finance.

WHEREAS, Commissioner Rev. Bonnie Camarda was appointed to the Audit Committee by the Board of Commissioners for a (2) two-year term as an independent member, by Resolution No. 12013, on September 20, 2018; re-appointed by Resolution No. 12108 on September 17, 2020; by Resolution No. 12242 on September 15, 2022; and by Resolution No. 12365 on July 18, 2024; and has ably served as Chair on that committee;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby approve and consent to the re-appointment of Commissioner Bonnie Camarda as an independent member of PHA's Audit Committee, pursuant to the terms and conditions of the Audit Charter, with her two-year term to begin at the end of her current term, September 15, 2026.

I hereby certify that this was APPROVED BY THE BOARD ON 7/16/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12490

RESOLUTION APPROVING AN AMENDMENT TO THE PHILADELPHIA HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY

WHEREAS, the Philadelphia Housing Authority ("PHA") has adopted the Admissions and Continued Occupancy Policy ("ACOP") applicable to the Public Housing program, most recently amended with an effective date of January 1, 2026, that provides for PHA to update the ACOP to reflect changes in law or regulations, Moving to Work ("MTW") initiatives, PHA operations, or when needed to ensure staff consistency in operation; and

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

WHEREAS, PHA provided opportunities for public comment on the proposed amendment, including publishing a notice, posting the changes on PHA's website and soliciting public comments from June 1, 2026 through June 30, 2026, as well as holding a public hearing on the proposed amendment on June 23, 2026, and making a presentation to resident leadership on June 10, 2026;

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

I hereby certify that this was APPROVED BY THE BOARD ON 7/16/2026

Laurence M. Redican

ATTORNEY FOR PHA

ATTACHMENT SUMMARY TO RESO RE: AMENDMENT TO ACOP

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

The following section is added to Chapter 5 "Applicants, Waiting List and Tenant Selection":

Housing Options Grant Program – Multi-Family

The Housing Options Grant Program – Multi-Family ("HOP-MF") is a grant program through which the Pennsylvania Housing Finance Agency ("PHFA") awarded funds under the Preservation Initiative component to PHA to support the preservation of affordable housing at the Wilson Park Senior and Holmecrest public housing developments in accordance with HOP-MF program guidelines and the 2026 Grant Agreement.

In accordance with the HOP-MF program guidelines and the 2026 Grant Agreement, at the time of the Grant Agreement and throughout the specified Affordability Period, at least 90% of the units in the Wilson Park Senior and Holmecrest developments must be occupied by tenants that qualify as "Low-Income Households". For purposes of this section only, a Low-Income Household is a household that is at or below 60% of the income identified on the annual Low Income Housing Tax Credit ("LIHTC") Rent and Income Limits chart issued by PHFA for Philadelphia County, based on household size. However, if a household would have qualified as a Low-Income Household at the time of initial occupancy but the household's income increases above the limit while occupying the unit, the household will be grandfathered into the program requirements.

PHA will monitor compliance with the HOP-MF program guidelines and the 2026 Grant Agreement over the course of the Affordability Period. Based on its review of current occupancy and if necessary to ensure ongoing compliance, PHA may limit new admissions at Wilson Park Senior and Holmecrest to applicants that qualify as Low-Income Households as defined in this section.

RESOLUTION NO. 12491

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AMENDMENT #2 TO ITS MOVING TO WORK ANNUAL PLAN FOR FISCAL YEAR 2027

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

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

WHEREAS, the Board approved the FY 2027 Annual Plan on December 18, 2025, which was subsequently approved by HUD on May 13, 2026, and the Board approved Amendment #1 to the FY 2027 Annual Plan on April 16, 2026, which was subsequently approved by HUD on June 11, 2026; and

WHEREAS, PHA has distributed to the Board Plan Amendment #2 to the FY 2027 MTW Annual Plan, which incorporates a Rental Assistance Demonstration ("RAD") Significant Amendment for the potential conversion to Project-Based Vouchers ("PBV") of the following developments: 1) thirty (30) units at Nayda Cintron Apartments; 2) thirty-eight (38) units at 17th Street Community Corridor – Phase II; 3) fifty-one (51) units at Germantown YWCA; 4) eight (8) units at Melville Way; and 5) twenty-six (26) units at Drueding Center Residential, and Plan Amendment #2 updates the MTW Annual Plan Table 1, "Planned New Public Housing Units;" and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on Amendment #2 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 June 10, 2026; 2) holding a virtual Public Hearing on June 23, 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 June 1, 2026 to June 30, 2026;

BE IT RESOLVED that the Board of Commissioners hereby approves Amendment #2 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 #2 to the FY 2027 MTW Annual Plan; 2) take all steps necessary to finalize and secure HUD approval and implement initiatives described in Amendment #2, 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 7/16/2026

Laura M. Ledic

ATTORNEY FOR PHA

ATTACHMENT "A" TO MTW ANNUAL PLAN AMENDMENT #2 RESOLUTION FOR FISCAL YEAR 2027

Philadelphia Housing Authority – Moving to Work (MTW) Program
FY 2027 MTW Annual Plan Amendment #2 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 approved by the Board on December 18, 2025 and by HUD on May 13, 2026.
- Plan Amendment #1 was approved by the Board on April 16, 2026 and by HUD on June 11, 2026;
- PHA has proposed Plan Amendment #2 to the FY 2027 MTW Annual Plan which includes a RAD Significant Amendment.
- Plan Amendment #2 incorporates a Rental Assistance Demonstration ("RAD") Significant Amendment for the conversion to Project-Based Vouchers ("PBV") of the following developments: 1) thirty (30) units at Nayda Cintron Apartments; 2) thirty-eight (38) units at 17th Street Community Corridor – Phase II; 3) fifty-one (51) units at Germantown YWCA; 4) eight (8) units at Melville Way; and 5) twenty-six (26) units at Drueding Center Residential.
- Plan Amendment #2 also updates the MTW Annual Plan Table 1 "Planned New Public Housing Units" to increase the total number of units from one thousand, four hundred sixty-one (1,461) to one thousand, nine hundred fifty-seven (1,957) and add rows to add the RAD Significant Amendment developments listed in Plan Amendments #1 and #2.
- No other new MTW activities or modifications to existing activities are proposed in this Amendment.

Process

- The Plan Amendment #2 public comment period was from June 1 through June 30, 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 #2 was held on June 10, 2026 and a virtual public hearing on June 23, 2026.

ATTACHMENT "B" TO MTW ANNUAL PLAN AMENDMENT #2 RESOLUTION FOR FISCAL YEAR 2027 - 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.

Philadelphia Housing Authority	***PA002***
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. 12492

RESOLUTION AUTHORIZING CONTRACTS FOR FIRE PROTECTION SERVICES WITH OLIVER FIRE PROTECTION & SECURITY AND MAJOR ELECTRIC SYSTEMS, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for fire protection 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 Oliver Fire Protection & Security and Major Electric Systems, 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 three million, five hundred thousand dollars ($3,500,000) with a two-year base period and three (3) one- year option periods, as follows:

1) The not-to-exceed aggregate amount for the two-year base period is one million, four hundred thousand dollars ($1,400,000);
2) The not-to-exceed aggregate amount for the first one-year option period is seven hundred thousand dollars ($700,000);
3) The not-to-exceed aggregate amount for the second one-year option period is seven hundred thousand dollars ($700,000); and
4) The not-to-exceed aggregate amount for the third one-year option period is seven hundred thousand dollars ($700,000);

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 Oliver Fire Protection & Security and Major Electric Systems, Inc.in a total aggregate amount not to exceed three million, five hundred thousand dollars ($3,500,000), 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 7/14/2026
Laurn M. Ledican
ATTORNEY FOR PHA

RESOLUTION NO. 12493

RESOLUTIONAUTHORIZING CONTRACTS FOR STORMWATER MAINTENANCE SERVICES WITH TURF CONSTRUCTION CO., INC.; VIOSTORM SOLUTIONS, LLC; AND RAINTAIN, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for maintenance services for stormwater management systems 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 Turf Construction Co., Inc.; VioStorm Solutions, LLC; and Raintain, LLC; 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 exceedfive million, three hundred three thousand, four hundred twenty dollars ($5,303,420) with a two-year base period and three (3) one- year option periods, asfollows:

1) The not-to-exceed aggregate amount for the two-year base period is two million, one hundred twenty-one, three hundred sixty-eighty dollars ($2,121,368);
2) The not-to-exceed aggregate amount for the first one-year option period is one million, sixty thousand, six hundred eighty-four dollars ($1,060,684);
3) The not-to-exceed aggregate amount for the second one-year option period is one million, sixty thousand, six hundred eighty-four dollars ($1,060,684); and
4) The not-to-exceed aggregate amount for the third one-year option period is one million, sixty thousand, six hundred eighty-four dollars ($1,060,684);

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 Turf Construction Co., Inc.; VioStorm Solutions, LLC; and Raintain, LLC; in a total aggregate amount not to exceed five million, three hundred three thousand, four hundred twenty dollars ($5,303,420), 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 7/16/2026
Laurna M Redican
ATTORNEY FOR PHA

RESOLUTION NO. 12494

RESOLUTION AUTHORIZING A CONTRACT FOR DEFINED BENEFIT PLAN INVESTMENT ADVISORY CONSULTANT SERVICES WITH NEPC, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for investment consultant services for its Defined Benefit Plan 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 evaluation review and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that the contract be awarded to NEPC, LLC; and

WHEREAS, work is to be assigned to the awardee 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 contract shall not exceed eight hundred fifty-five thousand dollars ($855,000) with a two-year base period and three (3) one-year option periods, as follows:

1) The not-to-exceed aggregate amount for the two-year base period is three hundred forty-two thousand dollars ($342,000.00);
2) The not-to-exceed aggregate amount for the first one-year option period is one hundred seventy-one thousand dollars ($171,000.00);
3) The not-to-exceed aggregate amount for the second one-year option period is one hundred seventy-one thousand dollars ($171,000.00); and
4) The not-to-exceed aggregate amount for the third one-year option period is one hundred seventy-one thousand dollars ($171,000.00)

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with NEPC, LLC for a total aggregate amount not to exceed eight hundred fifty-five thousand dollars ($855,000), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract, including determining whether the options available under the contract shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 7/16/2026
Laura M. Ked...
ATTORNEY FOR PHA

RESOLUTION NO. 12495

RESOLUTION AUTHORIZING A CONTRACT FOR DEFINED CONTRIBUTION PLAN INVESTMENT ADVISORY CONSULTING SERVICES WITH NEPC, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for 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 evaluation review and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that the contract be awarded to NEPC, LLC and

WHEREAS, work is to be assigned to the one (1) awardee 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 contract shall not exceed four hundred seventy-five thousand dollars ($475,000 with a two-year base period and three (3) one- year option periods, as follows:

1) The not-to-exceed aggregate amount for the two-year base period is one hundred ninety thousand dollars ($190,000);
2) The not-to-exceed aggregate amount for the first one-year option period is ninety-five thousand dollars ($95,000);
3) The not-to-exceed aggregate amount for the second one-year option period is ninety-five thousand dollars ($95,000); and
4) The not-to-exceed aggregate amount for the third one-year option period is ninety-five thousand dollars ($95,000.00)

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with NEPC, LLC for a total aggregate amount not to exceed four hundred seventy-five thousand dollars ($475,000), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract, including determining whether the options available under the contract shall be exercised.

I hereby certify that this was APPROVED BY THE BOARD ON 7/16/2024

ATTORNEY FOR PHA

RESOLUTION NO. 12496

RESOLUTION AUTHORIZING A CONTRACT FOR WEBSITE DESIGN SERVICES WITH RIVENDELL INTERNATIONAL, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for a website design service provider 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 a contract be awarded to Rivendell International, Inc; and

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

WHEREAS, it is recommended that the amount to be expended under the contract shall not exceed four hundred fifteen thousand, nine hundred seventy dollars ($415,970) with a two-year base period and three (3) one-year option periods, as follows:

1) The not-to-exceed amount for the two-year year base period is one hundred fifty-nine thousand, two hundred two dollars ($159,202);
2) The not-to-exceed amount for the first one-year option period is eighty-two thousand, two hundred twenty-three dollars ($82,223);
3) The not-to-exceed amount for the second one-year option period is eighty-five thousand, five hundred twelve dollars ($85,512); and
4) The not-to-exceed amount for the third one-year option period is eighty-eight thousand, nine hundred thirty-two dollars ($88,932);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Rivendell International, Inc. for an amount not to exceed four hundred fifteen thousand, nine hundred seventy dollars ($415,970), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to said contract,, including determining whether options available under the contract, if any, shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 7/16/2024
Laura M. Pedica
ATTORNEY FOR PHA

RESOLUTION NO. 12497

RESOLUTION AUTHORIZING CONVERSION UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM OF TWENTY-SIX (26) PUBLIC HOUSING UNITS IN THE DAUPHIN HOUSE DEVELOPMENT FROM ANNUAL CONTRIBUTIONS CONTRACT OPERATING SUBSIDY TO PROJECT-BASED SECTION 8 SUBSIDY

WHEREAS, the Philadelphia Housing Authority ("PHA") has been participating in the Rental Assistance Demonstration ("RAD") program; and

WHEREAS, PHA desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop low-income housing through public-private partnerships; and

WHEREAS, the project sponsor for Dauphin House (the "Development") applied to PHA under its 2017 Annual Contributions Contract ("ACC") Operating Subsidy Request for Proposal ("RFP"); and

WHEREAS, PHA awarded ACC Operating Subsidy to the Development for twenty-six (26) of its fifty-two (52) total dwelling units; and

WHEREAS, the Development has completed construction and is operating as a public housing site; and

WHEREAS, the project sponsor for the Development has requested to convert the Development from public housing to Section 8 project-based vouchers under RAD; and

WHEREAS, the Development originally closed as ACC Public Housing in December 2019, and was included in PHA's MTW Annual Plan for Fiscal Year 2027 as a RAD significant amendment;

BE IT RESOLVED, that the PHA President & CEO or his authorized designee is hereby authorized to take all reasonable and necessary actions to: a) submit certain RAD closing documents to the United States Department of Housing and Urban Development ("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 RAD 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 7/16/2026
Laurence M. Redican
ATTORNEY FOR PHA

RESOLUTION NO. 12498

RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTERESTS OF THE LIMITED PARTNER INVESTOR IN THREE (3) DEVELOPMENTS

WHEREAS, Paschall Phase I ("Paschall I") is a fifty (50) unit housing development owned by Paschall Phase I, L.P. ("Paschall I Partnership"), located in Philadelphia, Pennsylvania and approximately bound by Woodland Avenue, South 72nd Street, Paschall Avenue, and South Lloyd Street; and

WHEREAS, Paschall Phase II ("Paschall II") is a fifty (50) unit housing development owned by Paschall Phase II, L.P. ("Paschall II Partnership"), consisting of two parcels located in Philadelphia, Pennsylvania and approximately bound as follows: (1) Woodland Avenue, South 72nd Street, Paschall Avenue, and South Lloyd Street, and (2) Cobbs Creek Parkway, Upland Street, and Greenway Avenue; and

WHEREAS, Norris Apartments ("Norris Apartments") is a fifty-one (51) unit housing development owned by Norris Apartments, L.P. (the "Norris Partnership") located at 2001 North 11th Street in Philadelphia, Pennsylvania; and

WHEREAS, Paschall I, Paschall II, and Norris Apartments (collectively, the "Developments") were 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 the Paschall I Partnership, the Paschall II Partnership, and the Norris Partnership (collectively, the "Partnerships") in exchange for a 99.99% limited partnership interest in each respective Partnership for a minimum term of fifteen (15) years (the "LIHTC Compliance Period") pursuant to transactions that closed in 2010 and 2011; and

WHEREAS, each general partner for the Partnerships is a wholly-owned affiliate of the Philadelphia Housing Authority ("PHA") and each general partner in the Partnerships owns a .01% interest therein; and

WHEREAS, the LIHTC Compliance Period for Paschall I and Paschall II is expected to end on December 31, 2026, and the LIHTC Compliance Period for Norris Apartments is expected to end on December 31, 2027; and

WHEREAS, the Tax Credit Investor has made all required equity contributions to the Partnerships and has agreed to sell its 99.99% limited partner interest in the Partnerships (the "Partnership Interests") to PHA, or its designee, before the end of the LIHTC Compliance Periods, for the amount of one hundred dollars ($100.00) per Partnership, which total acquisition cost for the Partnerships shall be three hundred dollars ($300.00) (the "Acquisition Price") plus any transfer taxes and transaction and legal costs in connection with the transfer of the Partnership Interests (the "Transaction Costs"); and

WHEREAS, PHA wishes to acquire the Partnership Interests in the Partnerships;

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 Interests in the Partnerships (the "Documents"); pay the not-to-exceed Acquisition Price of three hundred dollars ($300) 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 Interests; 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 7/16/2026

Laurence M. Redican

ATTORNEY FOR PHA

RESOLUTION NO. 12499

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY TO THE NEW AFRICA CENTER RESIDENTIAL HOUSING DEVELOPMENT, 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 in order to obtain the funding necessary to make the project financially viable; and

WHEREAS, the 2024 FTR RFP resulted in the residential housing development, the New Africa Center (the "Development"), being awarded FTR subsidy for thirty-three (33) units to be located in the New Freedom District of West Philadelphia; 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 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

I hereby certify that this was APPROVED BY THE BOARD ON 7/16/2026

Laura M. Rodin

ATTORNEY FOR PHA

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

RESOLUTION NO. 12500

RESOLUTION TO AWARD PROJECT-BASED VOUCHERS TO DEVELOPMENTS COMPETITIVELY SELECTED UNDER FEDERAL PROGRAMS THAT HAVE SINCE BEEN DISCONTINUED

WHEREAS, the Philadelphia Housing Authority ("PHA") is a U.S. Department of Housing and Urban Development ("HUD") designated Moving to Work (MTW) agency and operates its Unit Based Voucher ("UBV") Program, which allows PHA to project base Housing Choice Vouchers using MTW flexibilities; and

WHEREAS, certain development sites were competitively selected through PHA's Restore-Rebuild request for proposals procurement process; and

WHEREAS, the Restore-Rebuild RFP addressed all fundamental requirements for the award of regular Project-Based Vouchers, including competitive selection, threshold eligibility, and evaluation criteria consistent with HUD PBV regulations; and

WHEREAS, HUD has formally ended new applications for Restore-Rebuild, eliminating the RAD conversion pathway originally anticipated for these developments; and

WHEREAS, PHA seeks to use its MTW flexibilities to continue advancing affordable housing opportunities in Philadelphia when federal programs or conversion mechanisms change or end; and

WHEREAS, the issuance of MTW Project-Based Vouchers will be evaluated on a case-by-case basis, considering each project's development status, readiness, and timeline;

BE IT RESOLVED, that the Board of Commissioners authorizes the President & CEO ("CEO"), based on the CEO's discretion and on PHA's review of each project's development status and timeline, to award regular MTW Project-Based Vouchers to developments competitively selected through the Restore-Rebuild request for proposals procurement process, and to execute all documents, agreements, certifications, and undertake actions necessary to implement the award of MTW Project-Based Vouchers under this Resolution, as set forth above, subject to the availability of funds therefor.

I hereby certify that this was APPROVED BY THE BOARD ON 7/16/2026

ATTORNEY FOR PHA