

**THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, OCTOBER 22, 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 September 17, 2026 as distributed
- D. New Business**

- 1. RESOLUTION AUTHORIZING A CONTRACT FOR MOBILE CAR WASH SERVICES WITH LOCUS MOBILITY, INC.**

Dave Walsh

- 2. RESOLUTION AUTHORIZING CONTRACTS FOR HEALTHCARE TRAINING SERVICES WITH COMMUNITY COLLEGE OF PHILADELPHIA AND PRISM CAREER INSTITUTE**

Dave Walsh

- 3. RESOLUTION AUTHORIZING CONTRACTS FOR VACANT PROPERTY CLEAN OUT SERVICES WITH DANIEL'S CONTRACTING OF PHILADELPHIA; ABBOTTS DEVELOPMENTS, LLC; ARMOR ASSET MANAGEMENT, INC.; ZAMORA LABOR SERVICES, LLC; BLUNTARC CONSULTING, LLC; AND PAUL'S BUILDING MAINTENANCE**

Dave Walsh

- 4. RESOLUTION AUTHORIZING CONTRACTS FOR REAL ESTATE TITLE SERVICES WITH REO ELITE ABSTRACT, INC.; HIGGINS & WELCH REAL ESTATE, INC.; SURETY TITLE COMPANY; AND QUICK ABSTRACT LLC**

Dave Walsh

- 5. RESOLUTION AUTHORIZING CONTRACTS FOR SNOW REMOVAL SERVICES WITH PJG PROPERTY MAINTENANCE AND ELT VENTURES, INC.**

Dave Walsh

- 6. RESOLUTION AUTHORIZING APPROVAL OF A PARTNERSHIP AND MEMORANDUM OF UNDERSTANDING WITH WOMEN'S WELLNESS SPACE AND MANUHOME FOR UP TO EIGHT (8) TIME-LIMITED TENANT-BASED HOUSING CHOICE VOUCHERS**

Bret Holden

7. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO INCREASE THE AMOUNT OF ITS LOAN IN CONNECTION WITH THE REDEVELOPMENT OF THE RUDOLPH WALTON SCHOOL

Dinesh Indala

8. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY TO 11th AND BERKS UNDER THE RESTORE-REBUILD PROGRAM (FORMERLY KNOWN AS FAIRCLOTH-TO-RAD), FINANCING, AND CLOSE THE TRANSACTION

Dinesh Indala

E. Public Comment Period

RESOLUTION NO. 1

RESOLUTION AUTHORIZING A CONTRACT FOR MOBILE CAR WASH SERVICES WITH LOCUS MOBILITY, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for mobile car wash 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 a contract be awarded to Locus Mobility, Inc., 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 amount to be expended under the contract shall not exceed six hundred thousand dollars (\$600,000) 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 base period is two hundred forty thousand dollars (\$240,000);
- 2) The not-to-exceed amount for the first one-year option period is one hundred twenty thousand dollars (\$120,000);
- 3) The not-to-exceed amount for the second one-year option period is one hundred twenty thousand dollars (\$120,000); and
- 4) The not-to-exceed amount for the third one-year option period is one hundred twenty thousand dollars (\$120,000);

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 Locus Mobility, Inc., for a total amount not to exceed six hundred thousand dollars (\$600,000), 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.

RESOLUTION NO. 2

RESOLUTION AUTHORIZING CONTRACTS FOR HEALTHCARE TRAINING SERVICES WITH COMMUNITY COLLEGE OF PHILADELPHIA AND PRISM CAREER INSTITUTE

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for healthcare training 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 Community College of Philadelphia and Prism Career Institute; 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 two million dollars (\$2,000,000) 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 eight hundred thousand dollars (\$800,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is four hundred thousand dollars (\$400,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period is four hundred thousand dollars (\$400,000); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is four hundred thousand dollars (\$400,000)

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 Community College of Philadelphia and Prism Career Institute for a total aggregate amount not to exceed two million dollars (\$2,000,000), 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.

RESOLUTION NO. 3

RESOLUTION AUTHORIZING CONTRACTS FOR VACANT PROPERTY CLEAN OUT SERVICES WITH DANIEL'S CONTRACTING OF PHILADELPHIA; ABBOTTS DEVELOPMENTS, LLC; ARMOR ASSET MANAGEMENT, INC.; ZAMORA LABOR SERVICES, LLC; BLUNTARC CONSULTING, LLC; AND PAUL'S BUILDING MAINTENANCE

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for vacant property clean out 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 Daniel's Contracting of Philadelphia; Abbotts Developments, LLC; Armor Asset Management, Inc.; Zamora Labor Services, LLC; Bluntarc Consulting, LLC; and Paul's Building Maintenance; and

WHEREAS, work is to be assigned to the six (6) 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 eight million, five hundred thousand dollars (\$8,500,000) 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 three million four hundred thousand dollars (\$3,400,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is one million seven hundred thousand dollars (\$1,700,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period is one million seven hundred thousand dollars (\$1,700,000); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is one million seven hundred thousand dollars (\$1,700,000);

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 Daniel's Contracting of Philadelphia; Abbotts Developments, LLC; Armor Asset Management, Inc.; Zamora Labor Services, LLC; Bluntarc Consulting, LLC; and Paul's Building Maintenance for a total aggregate amount not to exceed eight million, five hundred thousand dollars (\$8,500,000), 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.

RESOLUTION NO. 4

RESOLUTION AUTHORIZING CONTRACTS FOR REAL ESTATE TITLE SERVICES WITH REO ELITE ABSTRACT, INC.; HIGGINS & WELCH REAL ESTATE, INC.; SURETY TITLE COMPANY; AND QUICK ABSTRACT LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for real estate title 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 REO Elite Abstract, Inc.; Higgins & Welch Real Estate, Inc.; Surety Title Company; and Quick Abstract LLC; and

WHEREAS, work is to be assigned to the four (4) 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, seven hundred thousand dollars (\$5,700,000) 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 two million, two hundred eighty thousand dollars (\$2,280,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is one million, one hundred forty thousand dollars (\$1,140,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period is one million, one hundred forty thousand dollars (\$1,140,000); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is one million, one hundred forty thousand dollars (\$1,140,000)

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 REO Elite Abstract, Inc.; Higgins & Welch Real Estate, Inc.; Surety Title Company; and Quick Abstract LLC, for a total aggregate amount not to exceed five million, seven hundred thousand dollars (\$5,700,000), 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.

RESOLUTION NO. 5

RESOLUTION AUTHORIZING CONTRACTS FOR SNOW REMOVAL SERVICES WITH PJG PROPERTY MAINTENANCE AND ELT VENTURES, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for snow removal services for sites that will include the following sixteen (16): PHA Ridge HQ, GGFE Office, Wilson Park Community Center ("CC"), Abbottsford Management Office, John F. Street Center, Vare Workforce Center, the Vaux Building, Darrell Clarke CC, Norris CC, North Central CC, PHA Parking Garage, PHA Warehouse, Hartranft CC, Lucien Blackwell CC, 2112 Ridge Ave., and Brith Sholom; and

WHEREAS, 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 PJG Property Maintenance and ELT Ventures, 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 two million, six hundred twenty-six thousand, four hundred thirty dollars (\$2,626,430) 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, fifty thousand, five hundred seventy-two dollars (\$1,050,572);
- 2) The not-to-exceed aggregate amount for the first one-year option period is five hundred twenty-five thousand, two hundred eighty-six dollars (\$525,286);
- 3) The not-to-exceed aggregate amount for the second one-year option period is five hundred twenty-five thousand, two hundred eighty-six dollars (\$525,286); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is five hundred twenty-five thousand, two hundred eighty-six dollars (\$525,286);

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 PJG Property Maintenance and ELT Ventures, Inc. for a total aggregate amount not to exceed two million, six hundred twenty-six thousand, four hundred thirty dollars (\$2,626,430), 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.

RESOLUTION NO. 6

RESOLUTION AUTHORIZING APPROVAL OF A PARTNERSHIP AND MEMORANDUM OF UNDERSTANDING WITH WOMEN'S WELLNESS SPACE AND MANUHOME FOR UP TO EIGHT (8) TIME-LIMITED TENANT-BASED HOUSING CHOICE VOUCHERS

WHEREAS, the Philadelphia Housing Authority ("PHA") administers a Housing Choice Voucher ("HCV") program through which PHA provides rental assistance to eligible low-income households and enters into Housing Assistance Payments ("HAP") contracts with property owners; and

WHEREAS, Women's Wellness Space ("WWS") is a Philadelphia-based 501(c)(3) non-profit organization that provides trauma-informed supportive services, including therapy, case management, financial coaching, and job training, primarily to survivors of domestic violence and women affected by generational trauma and generational poverty; and

WHEREAS, Manuhome is the development partner of WWS, formed to provide safe, affordable housing for WWS program participants; and

WHEREAS, PHA's HUD-approved Moving to Work ("MTW") Annual Plan for Fiscal Year 2026 provides, as a Planned Non-Significant Change, that PHA may enter into a Memorandum of Understanding, sales agreement, master lease, or other agreement with WWS and Manuhome for up to three (3) PHA scattered-site properties to serve as housing for eligible, low-income WWS program participants; and

WHEREAS, PHA has entered into a Real Estate Purchase and Sale Agreement with Manuhome for three (3) PHA scattered-site properties, totaling up to eight (8) units, which restricts the properties to affordable housing use, and Manuhome will rehabilitate the properties to create safe, habitable housing and dedicated space for WWS program services; and

WHEREAS, PHA will make available up to eight (8) time-limited, tenant-based HCVs for eligible WWS participants, consistent with PHA's existing partnership at 2112 Ridge Avenue, to be administered in accordance with PHA's MTW Annual Plan, HCV Administrative Plan, PHA policy, and HUD regulations; and

WHEREAS, PHA, WWS, and Manuhome desire to enter into a Memorandum of Understanding ("MOU") setting forth their respective roles and responsibilities; and

WHEREAS, the partnership advances PHA's mission by expanding safe, stable housing options, paired with supportive services, for survivors of domestic violence and women affected by generational trauma and generational poverty;

BE IT RESOLVED, that the Board of Commissioners hereby approves PHA's partnership with Women's Wellness Space and Manuhome, as set forth above, and authorizes the President & CEO and/or his authorized designee(s) to negotiate, finalize, and execute a Memorandum of Understanding among PHA, Women's Wellness Space, and Manuhome, to issue up to eight (8) time-limited tenant-based Housing Choice Vouchers and execute related Housing Assistance Payments contracts, subject to the availability of funds therefor, and to take all necessary and appropriate actions related to the partnership.

RESOLUTION NO. 7

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO INCREASE THE AMOUNT OF ITS LOAN IN CONNECTION WITH THE REDEVELOPMENT OF THE RUDOLPH WALTON SCHOOL

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 Philadelphia Housing Authority Development Corporation ("PHADC") is the owner of real property located at 2601-31 N. 28th Street, Philadelphia, Pennsylvania 19132, which is generally known as the Rudolph Walton School (the "Walton School"); and

WHEREAS, on May 19, 2023, under Resolution No. 12290, the Board approved, among other things, (1) a development agreement between PHA and HELP PA Development Corporation ("HELP"), as developer, to develop the Walton School into affordable housing for seniors aged fifty-five (55) years and above (the "Development") and (2) a loan from PHA to HELP's to-be-created limited partnership (the "Limited Partnership") in the amount of one million, five hundred thousand dollars (\$1,500,000); and

WHEREAS, HELP has requested and PHA has determined that it is in the best interest of the Development to increase the PHA loan to the Limited Partnership to a total not-to-exceed amount of four million dollars (\$4,000,000); and

WHEREAS, notwithstanding the foregoing increase in loan amount, all other material terms of the loan, including the non-amortization structure, term, and interest rate, as approved under Resolution No. 12290, shall remain in full force and effect without modification;

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), subject to the availability of funding therefor, to execute a loan agreement, note, and mortgage in the not-to-exceed amount of four million dollars (\$4,000,000) together with such other loan documents, certifications, and ancillary instruments as may be reasonably necessary to document and secure PHA's interest in the loan to the Limited Partnership.

RESOLUTION NO. 8

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY TO 11th AND BERKS UNDER THE RESTORE-REBUILD PROGRAM (FORMERLY KNOWN AS FAIRCLOTH-TO-RAD), FINANCING, 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 engaged Jonathon Rose Companies ("Developer") to develop land bounded by 10th and 11th Streets between W. Norris and W. Berks Streets which was originally part of the Norris Choice Neighborhoods Redevelopment; and

WHEREAS, Developer completed Norris Phase V in 2021 and has been working with PHA on a plan to develop the remaining parcel of land with the old Norris Community Center; and

WHEREAS, the existing parcel will be subdivided and PHA will retain ownership of the northern portion of the parcel and has a plan to create up to 16 homeownership units and a playground; and

WHEREAS, the proposed development on the southern portion of the parcel will be a twinned transaction consisting of two condominiums structures in one building with a total of 129 units, all of which will be initially developed as public housing and then converted to Section 8 project-based vouchers ("Development"); and

WHEREAS, the 4% condominium with eighty-nine (89) units will be owned by Berks Street 4, LLC ("4% Owner"), and the 9% condominium with forty (40) units will be owned by Berks Street 9, LLC ("9% Owner"); and

WHEREAS, PHA will provide debt financing in the approximate amount of eight million, five hundred fifty thousand dollars (\$8,550,000) to the 4% Owner, and the approximate amount of one million, four hundred fifty thousand dollars (\$1,450,000) to the 9% Owner ("PHA Loans"); and

WHEREAS, the land underlying the Development is currently owned by PHA and will be conveyed to the 4% Owner and 9% Owner through long-term ground leases; 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;

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. Authorize the expenditure of ten million dollars (\$10,000,000) for the Development.
2. Regarding the mixed-finance closing, 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, Ground Lease and such other ancillary documents as may be required to close the mixed-finance 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. prepare and execute all documents necessary for the PHA Loans;
 - d. obtain or facilitate all other government approvals; and
 - e. take all actions as necessary or desirable to effectuate this resolution; and
3. 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.