PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, October 22, 2026
3 p.m. at 2013 Ridge Ave., Philadelphia, PA 19121

The meeting of the Philadelphia Housing Authority ("PHA") Board of Commissioners was brought to order by the Vice Chair, Herbert E. Wetzel, at approximately 3:05 p.m. In addition to the Vice Chair, Commissioners Camarda, Clarke, Coney, Glenn, Shahid, Snyder, and Wise attended the meeting. President & CEO Kelvin Jeremiah ("CEO") and General Counsel Larry Redican also participated. The Chair, Lynette Brown-Sow, did not participate.

The Vice Chair asked for a moment of silence before beginning the work to be done and then congratulated Commissioner Camarda, for having been selected by Mayor Parker to receive the Mayor's Distinguished Service Award this year, in recognition of her many years of faith-based leadership, community service, and commitment to improving the lives of the people of Philadelphia

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

1) The Youth and Family Center held the annual family pumpkin painting on October 17th; will host a Daycare Resource Fair on October 24; a Community Baby Shower on October 28th; and a Haunted House and Halloween party, on October 31st. Flyers were available for all the events.
2) The Homeownership department will host a Pre-Approval Day at Vaux, on Tuesday, October 27,2026.
3) Workforce will host a Job Fair on Wednesday, October 28, 2026.
4) PHA's 2026 North Pole Holiday Gathering and Tree-Lighting will take place on Thursday, November 19 from 6-8pm at Ridge & Masters Street.
5) Two Turkey Giveaways are planned in November: the Tyrese Maxey Foundation 5th Annual Holiday Turkey Giveaway on November 14th and PHA's Turkey Giveaway will be on November 23, 2026.
6) PHA will celebrate two historic groundbreakings: one on October 26th for the Dwight Evans Senior Residences, a new development designed to provide quality housing for seniors and one on November 6, 2026, for its flagship development at 2012 Chestnut Street.
7) Commissioners Snyder and Chair Brown-Sow were congratulated on their birthdays this month.

Employee Awards for October were then presented by Andrea Bowman, Chair of PhillySEEDS and Corporate Secretary/Deputy General Counsel, to Tracy Hearst-Purdy, for her contributions to the administration and coordination of PhillySEEDS programs and by Nnena Ukwa, Senior Vice President – Finance, to Abdo Barry for Employee of the Month and to Luis Lopez, for Excellence in Customer Service. All the awardees received an award and a check and were roundly applauded.

The Vice Chair asked whether there were any changes or corrections to the minutes from the September 17, 2026 Board meeting. There being none, they were accepted as submitted.

Eight (8) resolutions were presented and unanimously approved, following the opportunity for discussion and public comment.

Resolution No. 12511, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM"), to authorize PHA to contract for mobile car wash services with Locus Mobility, Inc., in an amount not to exceed six hundred thousand dollars ($600,000). The Vice Chair stated that the resolution had been sent to the Finance Committee for review prior to presentation to the Board and Commissioner Camarda, chair of that committee, moved for its adoption. After a second and the opportunity for discussion, including public comment (as was available for all resolutions), of which there was none, and Commissioner Camarda noting that the committee had reviewed the resolution with PHA staff, the resolution was unanimously approved.

Resolution No. 12512, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for Health Care Training Services for PHA residents and program participants, with both Community College of Philadelphia and Prism Career Institute, in a total aggregate amount not to exceed two million dollars ($2,000,000). The resolution had been reviewed by the Resident Services Committee and its chair, Commissioner Coney, moved for its adoption. After a second, and discussion regarding training programs for residents, the motion was unanimously approved.

Resolution No. 12513, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract 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, in a total aggregate amount not to exceed eight million, five hundred thousand dollars ($8,500,000). The resolution had been reviewed by the Finance Committee and its chair, Commissioner Camarda, moved for its adoption. After a second and discussion, the motion was unanimously approved.

Resolution No. 12514, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for real estate title services with REO Elite Abstract, Inc.; Higgins & Welch Real Estate, Inc.; Surety Title Company; and Quick Abstract LLC, in a total aggregate amount not to exceed five million, seven hundred thousand dollars ($5,700,000). After a motion to adopt from Commissioner Camarda had been made and seconded, there was discussion and then unanimous approval.

Resolution No. 12515, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with PJG Property Maintenance and ELT Ventures, Inc. for snow removal services, in an aggregate amount not to exceed two million, six hundred twenty-six thousand, four hundred thirty dollars ($2,626,430). This resolution had also been reviewed by the Finance Committee and Commissioner Camarda moved for it to be adopted. After a second and there being no discussion, the motion was unanimously approved.

Resolution No. 12516, attached in Appendix 1, was presented by Bret Holden, Executive Vice President – Leased Housing, to authorize PHA to approve a partnership and Memorandum of Understanding with Women's Wellness Space and Manuhome for up to eight (8) time-limited tenant-based vouchers. The Vice Chair noted that the resolution had been sent for review, prior to presentation to the Board, to the Policy & Planning Committee. Commissioner Shahid, as a member of that committee, moved for its adoption. Following a second and discussion, the motion was unanimously approved.

Resolution No. 12517, attached in Appendix 1, was presented by Dinesh Indala, Chief Operating Officer ("COO"), to authorize PHA to increase PHA's loan for the development of the PHADC property, in a Public-Private Partnership, The Walton School - HELP Philadelphia VII, from one million, five hundred thousand dollars ($1,500,000) to a not-to-exceed amount of four million dollars ($4,000,000). This resolution had been reviewed by the Policy & Planning Committee with PHA staff prior to presentation to the Board and Commissioner Shahid moved for its adoption. After a second and discussion, the motion was unanimously approved.

Resolution No. 12518, attached in Appendix 1, was presented by Dinesh Indala, COO, to authorize PHA to seek approval from the U.S. Department of Housing and Urban Development to provide operating subsidy to 11th and Berks (Norris Phase VI) under the Restore Rebuild Program, provide financing, and close the transaction. This resolution had been reviewed by the Policy & Planning Committee and Commissioner Shahid moved for its adoption. After a second and discussion, it was unanimously approved.

Public Comment: Lanique Golphin, a realtor who has been working with PHA clients for homeownership, spoke about concerns with the process and Makeeda Holley will discuss her situation with her.

There being no further business, the Vice Chair adjourned the meeting at approximately 3:40 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, OCTOBER 22, 2026
AGENDA

A. **Call to Order** – Herbert E. Wetzel, Vice 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. 12511

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.

I hereby certify that this was APPROVED BY THE BOARD ON 10/22/26

ATTORNEY FOR PHA

RESOLUTION NO. 12512

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.

I hereby certify that this was APPROVED BY THE BOARD ON 10/22/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12513

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.

I hereby certify that this was APPROVED BY THE BOARD ON 10/22/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12514

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.

I hereby certify that this was APPROVED BY THE BOARD ON 10/22/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12515

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.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/22/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12516

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.

I hereby certify that this was APPROVED BY THE BOARD ON 10/22/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12517

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.

I hereby certify that this was
APPROVED BY THE BOARD ON 10/22/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12518

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;

I hereby certify that this was APPROVED BY THE BOARD ON 12/22/2026

ATTORNEY FOR PHA

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.