THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, NOVEMBER 19, 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 October 22, 2026 as distributed

D. **New Business**

1. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 8 DIAMONDS TOWNHOMES TO CONVERT PUBLIC HOUSING UNITS THROUGH RENTAL ASSISTANCE DEMONSTRATION AND CLOSE THE TRANSACTION**

   Dinesh Indala

2. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF CASSIE L. HOLLEY COURT AND THE FAMILY DOLLAR DEVELOPMENT SITE**

   Dinesh Indala

3. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY FOR ONE HUNDRED TWENTY UNITS IN THE AVENUE V DEVELOPMENT, TO CONVERT THE UNITS TO PROJECT-BASED VOUCHERS UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM, AND CLOSE THE TRANSACTIONS**

   Dinesh Indala

4. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH WESTPARK BUILDING F DEVELOPMENT**

   Dinesh Indala

5. **RESOLUTION AUTHORIZING CONSTRUCTION MANAGEMENT SERVICES WITH DALE CORPORATION AT 40TH AND MARKET STREETS**

   Dave Walsh

6. **RESOLUTION AUTHORIZING THE CONFIRMATION OF BOARD APPROVAL TO REQUEST APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF UP TO SEVEN (7) VACANT PROPERTIES AND UNDERTAKE SUCH DISPOSITION UPON APPROVAL**

   Dinesh Indala

E. Public Comment Period

RESOLUTION NO. 1

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 8 DIAMONDS TOWNHOMES TO CONVERT PUBLIC HOUSING UNITS THROUGH RENTAL ASSISTANCE DEMONSTRATION AND CLOSE THE TRANSACTION

WHEREAS, the Philadelphia Housing Authority ("PHA") desires to preserve 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 Rental Assistance Demonstration ("RAD"), which permits public housing agencies to convert public housing units to Section 8 project-based voucher assistance; and

WHEREAS, the RAD program platform is generally more advantageous to a development as the operating subsidy will be in the form of a Section 8 project-based voucher, which allows the development owner to increase cash flow in order to enhance services and/or leverage debt; and

WHEREAS, Raymond Rosen Associates, L.P. ("Existing Owner") is the current owner of a townhome project located on eight blocks between Cecil B. Moore Avenue, Van Pelt Street, Norris Street, and 20th Street, which uses a reference address of 2028 W. Norris Street, and is referred to as 8 Diamonds (the "Development"); and

WHEREAS, the Development was originally developed by The Michael's Organization ("Developer"), through HUD's mixed-finance program, and closed in December of 2000; and

WHEREAS, the Developer has been working with PHA to rehabilitate the one hundred fifty-two (152) units in the project while tenants remain in-place through the RAD program; and

WHEREAS, the Development will be owned by 8 Diamonds Preservation LLC, a new entity owned by the Developer (the "New Owner"); and

WHEREAS, PHA provided financing for the original 8 Diamonds mixed-finance closing in the amount of sixteen million, nine hundred thousand dollars ($16,900,000) and will be repaid approximately eight million, seven hundred seventy-two thousand, six hundred forty-six dollars ($8,772,646) at closing; and

WHEREAS, the remaining balance in the amount of approximately eight million, one hundred six thousand dollars ($8,106,000) will be reinvested into the Development and loaned by PHA to the New Owner ("PHA Loan"); and

WHEREAS, the land underlying the Development is currently owned by PHA and will be conveyed to the New Owner through a long-term ground lease ("Ground Lease");

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

1. regarding existing agreements, including mixed-finance documents:
   a) terminate existing mixed-finance documents, PHA loan documents, ground lease, and such other ancillary documents as may be required to facilitate the RAD conversion; (collectively referred to herein as the "Terminations");

b) negotiate, finalize, execute, deliver and perform the obligations under such Terminations, once finalized and approved by HUD;
c) prepare obtain or facilitate all other government approvals; and
d) take all actions as necessary or desirable to effectuate this resolution; and

2. regarding the RAD conversion:
a) submit the appropriate 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, Ground Lease, PHA Loan documents, 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 appropriate actions as necessary or desirable to effectuate this resolution.

RESOLUTION NO. 2

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF CASSIE L. HOLLEY COURT AND THE FAMILY DOLLAR DEVELOPMENT SITE

WHEREAS, Philadelphia Housing Authority ("PHA") desires to advance the redevelopment of the Cassie L. Holley Court Site and the Family Dollar Development Site (collectively, the "Development Sites"); and

WHEREAS, PHA has been working with Ulysses Development Group ("UDG") to establish a preliminary redevelopment vision for the Development Sites and negotiate the respective roles, responsibilities, and key financial terms associated with the proposed redevelopment; and

WHEREAS, the proposed redevelopment of the Cassie L. Holley Court Site replaces the existing seventy-two (72) unit senior housing complex with a new mid-rise senior apartment building containing one hundred twenty (120) or more affordable housing units, a neighborhood-serving grocery store, possibly other retail enterprises, and associated parking; and

WHEREAS, the proposed redevelopment of the Family Dollar Development Site assembles adjacent parcels controlled by PHA, the City of Philadelphia, and private property owners to facilitate the development of fifty (50) or more affordable housing units for families or seniors; and

WHEREAS, the proposed redevelopment of the Development Sites will include master planning, community and resident engagement, site acquisition and assemblage, environmental assessments, demolition and disposition approvals, resident relocation, financing, design, construction, and property management activities; and

WHEREAS, UDG will be responsible for leading the planning and development process, securing financing, engaging and managing development professionals, overseeing design and construction, and coordinating the implementation of the redevelopment in consultation with PHA; and

WHEREAS, PHA will support the redevelopment through its efforts to facilitate site acquisition and assemblage, obtain necessary HUD approvals, provide resident relocation assistance, and evaluate the availability of project-based rental assistance, subordinate financing, and other public financing resources; and

WHEREAS, PHA and UDG have negotiated a preliminary term sheet outlining the proposed redevelopment program, respective roles and responsibilities, anticipated ownership structure, predevelopment financing, development fees, ground lease terms, and cash flow participation, which will be incorporated into two site-specific Master Development Agreements ("MDAs"); and

WHEREAS, PHA desires to advance the proposed redevelopment by selecting UDG as its development partner and authorizing the negotiation and execution of the MDAs, subject to terms and conditions acceptable to PHA; and

WHEREAS, PHA desires to provide predevelopment financing of up to fifty percent (50%) of approved predevelopment costs for each Development Site, pursuant to approved predevelopment budgets, with such costs and advances to be reimbursed from the applicable development budget at financial closing;

BE IT RESOLVED, that the PHA Board of Commissioners authorizes the PHA President & CEO or his authorized designee(s), to take appropriate actions to effectuate this resolution, including the following,

subject to the availability of funds therefor:

1) to select Ulysses Development Group (“UDG”) as PHA’s development partner for the redevelopment of the Cassie L. Holley Court Site and the Family Dollar Development Site;

2) to negotiate and execute two site-specific Master Development Agreements with UDG, incorporating the roles, responsibilities, and key business terms outlined in the negotiated term sheet, with such modifications as may be deemed necessary and appropriate by PHA;

3) for PHA to provide a predevelopment loan for the Cassie L. Holley Court Site in an amount not to exceed one million, eight thousand, two hundred three dollars ($1,008,203), representing 50% of the approved predevelopment budget of two million, sixteen thousand, four hundred five dollars ($2,016,405); and

4) to take all actions and execute all documents necessary or appropriate to implement the foregoing and effectuate this resolution.

RESOLUTION NO. 3

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE OPERATING SUBSIDY FOR ONE HUNDRED TWENTY UNITS IN THE AVENUE V DEVELOPMENT, TO CONVERT THE UNITS TO PROJECT-BASED VOUCHERS UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM, AND CLOSE THE TRANSACTIONS

WHEREAS, the Philadelphia Housing Authority ("PHA") desires to increase the number of affordable housing units throughout the City of Philadelphia; 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's affiliate, PHADC Avenue V LLC, acquired the Avenue V development, located at 1635 N. 5th Street ("Development") on March 18, 2026; and

WHEREAS, PHA obtained a Notice of Anticipated RAD Rents ("NARR") for one hundred twenty (120) units in the Development under the Restore Rebuild program; and

WHEREAS, through a Restore Rebuild transaction the one hundred twenty (120) units covered by the NARR will first close as public housing units and then convert to project-based vouchers as part of the RAD conversion; and

WHEREAS, to comply with applicable HUD requirements, PHA will transfer the Development from PHADC Avenue LLC to PHA and ground lease the Development back to PHADC Avenue V LLC; and

WHEREAS, PHA will make a seller loan and provide additional funds to PHADC Avenue V LLC for the acquisition and unit accessibility renovations;

BE IT RESOLVED, that the Board 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) authorize PHA to acquire the Development from PHADC Avenue V LLC for nominal consideration and immediately ground lease the Development back to PHADC Avenue V;

2) authorize PHA to make a seller loan and provide additional funds to PHADC Avenue V LLC at closing of the mixed finance transaction for the acquisition and unit accessibility renovations;

3) regarding the operating subsidies, to:
a) submit certain evidentiaries relating 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 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 Developments;

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

5) authorize the PHA President & CEO or his designee, on behalf of PHA, to negotiate and execute any and all necessary documents, agreements, and/or certifications necessary to complete the transactions contemplated herein; and

6) approve and ratify all previous or ensuing appropriate actions taken by PHA that are or were necessary or advisable to effectuate this resolution.

RESOLUTION NO. 4

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH WESTPARK BUILDING F DEVELOPMENT

WHEREAS, on December 12, 2019, the U.S. Department of Housing and Urban Development ("HUD") issued a Commitment to Enter into a Housing Assistance Payments, which was subsequently amended on July 23, 2026 for Westpark Apartments Phase 1F ("CHAP"), approving PHA's application to convert forty-two (42) public housing units pursuant to HUD's Rental Assistance Demonstration ("RAD") program to HUD Project-Based Voucher ("RAD PBV") units; and

WHEREAS, on January 19, 2023, the Philadelphia Housing Authority ("PHA") authorized the selection of a joint venture between LMXD Management LLC and MSquared as the development team for the master redevelopment of West Park Apartments and PHA's negotiation of a redevelopment agreement with LMXD Management LLC and MSquared; and

WHEREAS, on August 14, 2023, PHA and Westpark Community Partners LLC, a Delaware limited liability company and joint venture between LMXD Management LLC and MSquared ("Developer"), entered into a Master Development Agreement ("MDA") for the phased redevelopment of public housing property owned by PHA and located at 4401 Holden Street in the West Powelton neighborhood in Philadelphia, Pennsylvania (the "Property"); and

WHEREAS, PHA, Westpark Community Partners LLC and the phase-specific developer entity for the Development, LMXD Westpark F LLC, are entering into an amendment to the MDA with regard to the Development in conjunction with the financial closing for the Development;

WHEREAS, the Development involves new construction of forty-two (42) housing units, all of which will receive rental subsidy through HUD's RAD program pursuant to a twenty (20) year RAD Project Based Voucher Housing Assistance Payment Contract ("RAD HAP Contract"); and

WHEREAS, the Property is currently owned by PHA and, in connection with the Development, PHA will amend the Declaration of Condominium, with PHA as the declarant, in order to establish the Development as a separate land condominium unit (the "Property"); and

WHEREAS, the Development will be developed by a limited liability company and affiliate of the Developer ("Owner"), be financed with equity derived from 9% low-income housing tax credits, and PHA, as landlord, will enter a ground lease with the Owner for the Development; and

WHEREAS, a unit mix chart for the "Property" is attached hereto; and

WHEREAS, residents of West Park Apartments shall have a first priority right to return to the Development in accordance with HUD RAD requirements; and

WHEREAS, PHA will provide the following financing for the Development:

1) PHA subsidy loan in an amount not to exceed approximately four million, six hundred seventy thousand dollars ($4,670,000), which is to be repaid from 75% of available cash flow until repaid;
2) PHA DOT RAISE passthrough loan in an amount not to exceed approximately five hundred thousand dollars ($500,000), which is to be repaid at maturity; and
3) PHA Predevelopment funding in an amount not to exceed approximately eight hundred thirty thousand dollars ($830,000);

BE IT RESOLVED, that the PHA President & CEO or his authorized designee is hereby authorized to take the following actions in furtherance of the development of the Development:

1) amend the land condominium with PHA as the declarant to create a separate condominium unit for the Development;

(2) ground lease the Development to the Owner for nominal value;

(3) provide the following PHA financing for the Development:
    (a) PHA subsidy loan in an amount not to exceed approximately $4,670,000;
    (b) PHA DOT RAISE passthrough loan in an amount not to exceed approximately $500,000; and
    (c) PHA Predevelopment funding in an amount not to exceed approximately $830,000;

(4) enter into a twenty (20) year RAD HAP Contract for the forty-two (42) new construction RAD PBV units;

(5) obtain all necessary HUD and other required approvals in connection with the land condominium, conveyance of the Development, construction and operation of the Development; and

(6) negotiate and execute all related agreements, contracts and documents necessary or appropriate to achieve financial closing and to develop, finance, construct and operate the Development.

ATTACHMENT TO WESTPARK BUILDING F RESOLUTION

Exhibit A

Unit Mix – Westpark Building F

Site/Phase	**Total Units**	**RAD/LIHTC**	**LIHTC-only**	**Market Units**
Building F	**Total**	**RAD PBV**	**LIHTC-only**	**Market**
Studio	0	0	0	0
1BR	6	6	0	0
2BR	3	3	0	0
3BR	25	25	0	0
4BR	8	8	**0**	**0**
Total	**42**	**42**	**0**	**0**

RESOLUTION NO. 5

RESOLUTION AUTHORIZING CONSTRUCTION MANAGEMENT SERVICES WITH DALE CORPORATION AT 40TH AND MARKET STREET

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services at 40TH and Market St. 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 Dale Corporation; 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 maximum amount to be expended under the contract shall not exceed thirty-nine million, six hundred eighty-three thousand, one hundred forty-four dollars ($39,683,144) with a performance period of thirty-six (36) months from the Notice to Proceed (NTP);

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 Dale Corporation for a total amount not to exceed thirty-nine million, six hundred eighty-three thousand, one hundred forty-four dollars ($39,683,144), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract.

RESOLUTION NO. 6

RESOLUTION CONFIRMING BOARD AUTHORIZATION TO REQUEST APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF UP TO SEVEN (7) VACANT PROPERTIES AND UNDERTAKE SUCH DISPOSITION UPON APPROVAL

WHEREAS, the Philadelphia Housing Authority ("PHA") wishes to dispose of up to seven (7) vacant properties, as set forth on Attachment A to this resolution ("Properties"), to support the development of a 38-unit affordable housing development for seniors; and

WHEREAS, the subject matter of this resolution was approved by the Board on September 17, 2026, as Board Resolution 12506, however, the expected local government confirmation from Philadelphia was not timely received and, for submission to the U.S. Department of Housing and Urban Development ("HUD"), PHA needs to have the Board Resolution approved after the date of the letter of local government approval; and

WHEREAS, this resolution is to confirm the previous Board approval, and PHA will have local government approval prior to the date of this resolution, so as to have the correct timeline for submission to HUD; and

WHEREAS, the proposed development of these vacant properties will be supported in part with 9% Low Income Housing Tax Credits, being developed by PHA partner Asociacion Puertorriquenios en Marcha ("APM") and its affiliate Camino De Oro Two LP; and

WHEREAS, the properties covered by this resolution are:

1. 1806 N Franklin St.
2. 1808 N Franklin St.
3. 1810 N Franklin St.
4. 1812 N Franklin St.
5. 1814 N Franklin St.
6. 1816 N Franklin St.
7. 1805 N Franklin St.; and

WHEREAS, the disposition of these long-term vacant lots will help eliminate neighborhood blight, return dormant land to productive use, and provide necessary land to complete the real estate footprint required to construct this new affordable senior housing development; and

WHEREAS, disposition of these Properties requires approval by the U.S. Department of Housing and Urban Development ("HUD") in accordance with Section 18 of the U.S. Housing Act of 1937 and its implementing regulations; and HUD approval for such dispositions requires PHA to take certain preliminary actions, including consulting with residents, securing the support of local government, and obtaining the approval of PHA's Board for the proposed dispositions and these actions have been undertaken in accordance with this request for approval; and

WHEREAS, upon approval of this resolution, the President & CEO and/or his designee shall be authorized to submit the disposition applications or amend existing approvals with HUD for the Properties and, upon HUD approval, move forward with the disposition of the properties;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby authorize PHA's President & CEO and/or his authorized designee(s), to, as set forth above: 1) submit the appropriate disposition requests to HUD; 2) execute closing and other documents as necessary to complete the transactions; and 3) take any and all necessary and appropriate actions to carry out the provisions of this resolution.