



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES**  
**Thursday, March 17, 2016, 3 p.m., at 12 S. 23rd St., Philadelphia, PA 19103**

The regular meeting of the Philadelphia Housing Authority ("PHA") Board of Commissioners was brought to order at approximately 3:15 p.m. by the Chair, Lynette Brown-Sow. In addition to the Chair, Vice-Chair Wetzel and Commissioners Callahan, Camarda, Coney, Danzy, Kurland, Murphy and Wise were in attendance, as well as President & CEO Kelvin Jeremiah ("CEO Jeremiah") and Board Secretary and General Counsel, Barbara Adams.

The Chair began the meeting by asking for a moment of silence in preparation for the work to be done in the meeting.

CEO Jeremiah reviewed the procedure for public comment at the Board meeting and announced that: 1) the much-anticipated implosion of the Blumberg family high-rise is scheduled to take place on March 19, 2016 at 7:15 a.m.; 2) Commissioner Coney has been recognized with a Legacy Apex in Leadership Award from the Philadelphia Freedom Riders Chapter of the PA State National Action Network; and 3) the two recipients of PHA's monthly Resident Spotlight are Ms. Terry Johnston and Ms. Amanda Bizzell, both of whom were in attendance. They were congratulated for attaining their GEDs, overcoming the hurdles required to do so, and taking the initiative to participate and to excel.

Bob Runowski, Manager of HR Programs, presented the March award for PHA's monthly employee recognition program to David Chen, Manager of Supply Chain Analytics and Reporting, who received a round of applause in absentia, and will also receive a certificate and a check for \$250.00.

The Chair asked whether there were any corrections or amendments to the minutes of the Board Meeting of February 18, 2016. Hearing none, the minutes were accepted as submitted.

Six resolutions were presented, all of which were unanimously approved by the Board of Commissioners.

**Resolution 11839**, attached in Appendix 1, was presented by Michael Johns, Senior Executive Vice President – Capital Projects and Development ("Sr. EVP – CPD"), for Board authorization for PHA to acquire six (6) properties in connection with PHA's revitalization plan for the Blumberg/Sharswood neighborhood. Board Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted that the committee recommended approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution 11840**, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM"), for continuation of the authorization granted to PHA, most recently in Board Resolution No. 11764, approved on February 19, 2015, to enter into various contracts under state and federal cooperative purchasing agreements and other programs. The amount of the authorization is not to exceed a total aggregate amount of twenty-seven million nine hundred ninety-two

thousand dollars (\$27,992,000.00), and PHA shall continue to provide a quarterly report to the Board of Commissioners as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00). Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. Following a second, Commissioner Callahan stated that the committee recommended its adoption. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution 11841**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to issue a task order to Shoemaker/Synterra, a Joint Venture, for construction management services for the Choice Neighborhood Initiative North Central Phase II Development – Infrastructure and New Construction of 89 LEED Certified, Rental Assistance Demonstration Units. The task order performance period is twenty-three (23) months and the total amount of the task order is not to exceed twenty-nine million seven hundred seventy-six thousand and forty-five dollars (\$29,776,045.00). Board Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted that the reviewing committee recommended approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution 11842**, attached in Appendix 1, was presented by Erik L. Soliván, Sr. Vice President-Policy, Research and Enterprise Planning, to authorize PHA to extend the Memorandum of Understanding (“MOU”) between the Temple University College of Education (“TUCE”), the Norris Community Resident Council, Inc. PHA for after-school programming under the North Central Choice Neighborhoods Initiative. The term of the MOU shall extend through June 30, 2016; PHA shall pay TUCE, at the rates established in the MOU, a total not to exceed the amount of ninety-seven thousand dollars (\$97,000.00), in funds provided to PHA by the Office of Housing and Community Development. Otherwise, all terms and conditions of the MOU shall remain in full force and effect. CEO Jeremiah also commented on the great effectiveness of the program and that Donna Richardson, President of the Norris Apartments Resident Council, had highlighted a number of these at the Pre-Board Meeting with Resident Leaders on Tuesday before the Board meeting. Commissioner Coney, as Chair of the Resident Services Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Coney also commented on the success of the program and that the reviewing committee recommended adoption. Following further discussion and there being no public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution 11843**, attached in Appendix 1, was presented by Keith Daviston, Senior Executive Vice President of Finance & Chief Financial Officer, for the Board to authorize the adoption of PHA's FY 2017 Operating and Capital Budgets, as distributed to the Board and as presented at the meeting. The total projected revenue for FY2017 is \$385,032,331. The total projected expenditures for FY2017 are \$385,032,331, after executing expense reductions of \$21,729,602. Inclusive of the expense reductions, the adjusted Net Income for FY2017 is \$0, and the FY2017 budget is balanced. The PowerPoint that was presented at the meeting is attached as Appendix 2. Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan noted that the Finance Committee had engaged in extensive discussion regarding the budget and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution 11844**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with JD Bravo Company for construction management services for the Lucien E. Blackwell Community Center. The contract performance period is twenty-one (21) months and the total aggregate

amount to be expended is not to exceed six million three hundred eighteen thousand one hundred twenty-four dollars (\$6,318,124.00). Commissioner Coney, as Chair of the Board Resident Services Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Coney stated that the committee recommended approval. Following further discussion and public comment, which included statements from James Davie, the President of JD Bravo, who noted that he was honored for his company to have been awarded the contract, and from Councilwoman Jannie Blackwell, the motion was unanimously approved.

**The public comment period** began at approximately 3:45 p.m., after which the Chair adjourned the meeting at approximately 3:50 p.m.

Sign-up sheets with the names of those who signed up to speak on specific resolutions as well as those who signed up to speak in the general comment period, with a designation of the topic(s) addressed by the speaker(s), is attached as Appendix 3.

Respectfully submitted,



*Barbara Adams*  
*Secretary*  
*Philadelphia Housing Authority*

# APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY  
MEETING OF THE BOARD OF COMMISSIONERS  
12 S. 23<sup>rd</sup> St.  
PHILADELPHIA, PA 19103  
THURSDAY, March 17, 2016, at 3 p.m.  
AGENDA

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- A. **Call to Order** Lynette M. Brown-Sow, Chair of the Board of Commissioners  
The Philadelphia Housing Authority Board of Commissioners
- B. **Remarks** Lynette M. Brown-Sow, Chair of the Board of Commissioners  
Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held February 18, 2016, as distributed.
- D. **New Business**
1. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO ACQUIRE SIX PROPERTIES**  
  
(Michael Johns)
  2. **RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS**  
  
(Dave Walsh)
  3. **RESOLUTION AUTHORIZING A TASK ORDER WITH SHOEMAKER/SYNTERRA, A JOINT VENTURE, FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE CHOICE NEIGHBORHOOD INITIATIVE NORTH CENTRAL PHASE II DEVELOPMENT**  
  
(Dave Walsh)
  4. **RESOLUTION AUTHORIZING THE EXTENSION OF A MEMORANDUM OF UNDERSTANDING FOR PROVIDING AFTER-SCHOOL PROGRAMING AT NORRIS APARTMENTS**  
  
(Erik Soliván)

**5. RESOLUTION APPROVING THE FISCAL YEAR (FY) 2017 OPERATING AND CAPITAL BUDGETS FOR THE PHILADELPHIA HOUSING AUTHORITY**

(Keith Daviston)

**6. RESOLUTION AUTHORIZING A CONTRACT WITH JD BRAVO COMPANY FOR THE LUCIEN E. BLACKWELL COMMUNITY CENTER**

(Dave Walsh)

**E. Public Comment Period**

**RESOLUTION NO. 11839**

**RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO ACQUIRE SIX PROPERTIES**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") is developing a project (the "Blumberg Project") for the revitalization of an area of Philadelphia located within the vicinity of 19<sup>th</sup> Street to the east, 27<sup>th</sup> Street to the west, South College Avenue/Poplar Street to the south and Cecil B. Moore Avenue to the north; and

**WHEREAS**, in order to assemble the site properties for the Blumberg Project, the Board approved the execution of an interagency agreement with the Philadelphia Redevelopment Authority for the condemnation and acquisition of up to one thousand (1,000) private properties, pursuant to Resolution No. 11692, approved at the March 20, 2014 Board of Commissioners meeting; and

**WHEREAS**, the Board approved Resolution No. 11694 at the April 17, 2014 Board of Commissioners meeting, which authorized the PHA to take all necessary steps to acquire three hundred (300) publicly-owned properties; and

**WHEREAS**, the Board approved Resolution No. 11780 at the May 21, 2015 Board of Commissioners meeting, which specified the properties to be acquired pursuant to Resolution Nos. 11692 and 11694 and authorized PHA to take all necessary steps to acquire through condemnation over one thousand (1,000) properties; and

**WHEREAS**, the Board approved Resolution No. 11801 at the July 16, 2015 Board of Commissioners meeting, which specified additional properties to be acquired that were inadvertently omitted from Resolution No. 11780 and authorized the PHA to take all necessary steps to acquire through condemnation approximately one hundred fifty-five (155) additional properties; and

**WHEREAS**, six (6) additional properties for the Blumberg Project have been identified, which include: 1537 Beechwood Street, 2348 Harlan Street, 2347 West Oxford Street, 2050 Redner Street, 2125 Ridge Avenue, 2235-51 Stewart Street ("Additional Properties"); and

**WHEREAS**, PHA wishes to acquire the Additional Properties for the Blumberg Project through condemnation;

**BE IT RESOLVED** that the PHA Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to acquire by condemnation the Additional Properties for the Blumberg Project, which include: 1537 Beechwood Street, 2348 Harlan Street, 2347 West Oxford Street, 2050 Redner Street, 2125 Ridge Avenue, 2235-51 Stewart Street, and take all necessary actions related to the acquisition of the Additional Properties.

I hereby certify that this was  
APPROVED BY THE BOARD ON 3/17/16  
*Paula Adams* General Counsel  
ATTORNEY FOR PHA

**RESOLUTION NO. 11840**

**RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has passed six resolutions since November of 2010 to continuously allow PHA to benefit by entering into contracts with various governmental and private entities for the full range of goods and services available under Federal and State Cooperative purchasing and similar programs, with the most recent such resolution being Resolution No. 11764, approved on February 19, 2015; and

**WHEREAS**, those resolutions have allowed PHA to acquire and lease goods and services using the Federal Supply Schedules maintained by the U.S. General Services Administration, Multiple Award Schedules, the Commonwealth of Pennsylvania Department of General Services Bureau of Procurement's cooperative purchasing program ("COSTARS"), and similar procurement collectives authorized by state statutes; and

**WHEREAS**, such Federal and State cooperative purchasing and similar programs offer competitively obtained and standardized prices, terms and conditions, and streamline acquisition processes; and

**WHEREAS**, pursuant to the applicable U.S. Department of Housing and Urban Development procurement regulations (24 C.F.R. § 85.36(b)(5)), public housing authorities are "encouraged to enter into State and local intergovernmental agreements for procurement or use of common goods and services," in order to "foster greater economy and efficiency," and pursuant to the Pennsylvania Commonwealth Procurement Code, Act 57 of 1998, as amended, PHA is authorized to engage in cooperative purchasing with the Commonwealth of Pennsylvania through the use of statewide contracts and the COSTARS system; and

**WHEREAS**, Board Resolution No. 11764, adopted on February 19, 2015, provided one-year authorization for PHA to enter into such purchasing contracts under Federal, State or City cooperative purchase agreements, for terms not to exceed five (5) years and in an aggregate amount not to exceed twenty-four million twenty thousand dollars (\$24,020,000.00); and

**WHEREAS**, PHA wishes to extend such authorization for another one-year period, from March 31, 2016 through March 31, 2017, with contract terms entered into pursuant to such extension not to exceed five (5) years, in a total aggregate annual amount not to exceed twenty-seven million nine hundred ninety two thousand dollars (\$27,992,000.00); and to continue the best practice of providing a quarterly report to the PHA Board of Commissioners as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00), although this resolution would provide the requisite pre-approval for such contracting under Control Policy and Procedure #10, as amended;

**BE IT RESOLVED**, that the PHA Board of Commissioners hereby authorizes PHA's President & CEO and/or his authorized designee(s) to take all actions necessary to enter into contracts, for terms not-to-exceed five (5) years, under the Federal and State cooperative purchasing and similar programs, for a one-year period, from March 31, 2016 through March 31, 2017, in a total aggregate amount not to exceed twenty-seven million nine hundred ninety-two thousand dollars (\$27,992,000.00), subject to the availability of funds therefor, and PHA shall provide a quarterly report to the Board of Commissioners as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00).

I hereby certify that this was

APPROVED BY THE BOARD ON 3/17/16

*Antonia Adams* General Counsel  
ATTORNEY FOR PHA

**RESOLUTION NO. 11841**

**RESOLUTION AUTHORIZING A TASK ORDER WITH SHOEMAKER/SYNTERRA, A JOINT VENTURE, FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE CHOICE NEIGHBORHOOD INITIATIVE NORTH CENTRAL PHASE II DEVELOPMENT**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services for the Choice Neighborhood Initiative North Central Phase II Development – Infrastructure and New Construction of 89 LEED Certified, Rental Assistance Demonstration Units; and

**WHEREAS**, a Request for Proposal was developed for the selection of a company to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

**WHEREAS**, the Request for Proposal was supplied to the appropriate companies among PHA's contracted vendors under the Large Construction Management Contract; 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, it is recommended that a task order be awarded to Shoemaker/Synterra, a Joint Venture; and

**WHEREAS**, it is further recommended that the task order be for a total amount not to exceed twenty-nine million seven hundred seventy-six thousand forty-five dollars (\$29,776,045.00.00);

**BE IT RESOLVED**, that the PHA Board of Commissioners hereby authorizes the President & CEO, and/or his authorized designee(s) to conclude and execute a task order with Shoemaker/Synterra, a Joint Venture, in a total amount not to exceed, twenty-nine million seven hundred seventy-six thousand and forty-five dollars (\$29,776,045.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such task order.

I hereby certify that this was  
APPROVED BY THE BOARD ON 3/17/16  
*Richard Adams, General Counsel*  
ATTORNEY FOR PHA



**RESOLUTION NO. 11842**

**RESOLUTION AUTHORIZING THE EXTENSION OF A MEMORANDUM OF UNDERSTANDING FOR PROVIDING AFTER-SCHOOL PROGRAMING AT NORRIS APARTMENTS**

**WHEREAS**, the Philadelphia Housing Authority ("PHA"), the Temple University College of Education ("TUCE"), and the Norris Community Resident Council, Inc. have an existing Memorandum of Understanding ("MOU") executed on February 27<sup>th</sup>, 2015, for the provision of after-school programing under the North Central Choice Neighborhoods Initiative; and

**WHEREAS**, under Section 9(b) of the MOU, the parties may and wish to extend the term of the MOU and also add additional funding for the programming, to be paid to TUCE by PHA, in a total amount not to exceed ninety-seven thousand dollars (\$97,000.00), in funds provided to PHA by the Office of Housing and Community Development; and

**WHEREAS**, the parties wish to extend the MOU to continue through June 30, 2016;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to extend the term of the MOU through June 30, 2016; have PHA pay TUCE, at the rates established in the MOU, in a total amount not to exceed ninety-seven thousand dollars (\$97,000.000); and otherwise, to have all terms and conditions of the MOU remain in full force and effect.

I hereby certify that this was

APPROVED BY THE BOARD ON 3/17/16

*Barbara Adams, General Counsel*  
ATTORNEY FOR PHA

**RESOLUTION NO. 11843**

**RESOLUTION APPROVING THE FISCAL YEAR  
(FY) 2017 OPERATING AND CAPITAL BUDGETS FOR THE PHILADELPHIA HOUSING AUTHORITY**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") Board of Commissioners approved and adopted Resolution No. 11525, dated April 26, 2012, which authorized the implementation of the PHA Budget Policies and Procedures Manual; and

**WHEREAS**, the PHA Budget Policies and Procedures Manual outlines the policies, procedures and practices required to produce the PHA's Annual Operating and Capital Budgets and to assure consistency, accuracy, and tracking of PHA's allocation of resources; and

**WHEREAS**, PHA has developed balanced FY 2017 Operating and Capital Budgets for the Low Income Public Housing ("LIPH"), Housing Choice Vouchers ("HCV") and the Capital/Replacement Housing Factor ("CFP/RHF") Programs; and

**WHEREAS**, the U.S. Department of Housing and Urban Development ("HUD") requires a certification from the Chair of the Board of Commissioners as to the Board's approval of the budget; that all statutory and regulatory requirements have been met; and that the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents; and

**WHEREAS**, the Charter of the Finance Committee, as adopted by the Philadelphia Housing Authority ("PHA") Board of Commissioners on May 21, 2015, by Resolution No. 11777, states that the Committee's responsibilities include the following: "Review the financial aspects of major proposed transactions, new programs and services, as well as proposals to discontinue programs or services, and make action recommendations to the Board, as appropriate; [m]onitor the financial performance of PHA as a whole against approved budgets, long-term trends, and industry benchmarks; and [r]equire and monitor corrective actions to bring the organization into compliance with its budget and other financial targets;" and

**WHEREAS**, due to PHA's financial dependence on HUD and the possibility that a budget deficit may arise due to funding changes, which may require corrective action by the President & CEO of PHA, it is the recommendation of the Finance Committee that the President & CEO be authorized to take such corrective action, upon consultation with the Finance Committee; and

**WHEREAS**, pursuant to Board Resolution No. 11517, as adopted by the Board of Commissioner on March 29, 2012, the budget for the Office of Audit and Compliance "shall not be diminished during any calendar year unless specifically approved by resolution of the Board of Commissioner(s);"

**BE IT RESOLVED** that the PHA Board of Commissioners hereby: 1) approves the FY 2017 Operating and Capital Budgets, in substantially the form distributed to the Board and as presented at the public Board of Commissioners meeting on this date; 2) authorizes the Chair of the Board of Commissioners to complete and submit to HUD any required certification as to Board approval of the budget, as well as the budget from FY 2016, as approved in Resolution No. 11766 on February 19, 2015; and 3) approves authorizing the President & CEO to take any appropriate corrective action, should there be a budget deficit, to resolve the deficit after consultation with the Finance Committee, including reducing the budget of the Office of Audit and Compliance.

I hereby certify that this was  
APPROVED BY THE BOARD ON 3/17/16  
*Barbara Adams, General Counsel*  
ATTORNEY FOR PHA

**RESOLUTION NO. 118444**

**RESOLUTION AUTHORIZING A CONTRACT WITH JD BRAVO COMPANY FOR THE LUCIEN E. BLACKWELL COMMUNITY CENTER**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") is partnering with the City of Philadelphia for a development project, the Lucien E. Blackwell Community Center ("LEB Community Center"), located in the Belmont neighborhood in the northwest section of Philadelphia, at Brown, Markoe and Aspen and 47<sup>th</sup> Streets (the "Project Site"); and

**WHEREAS**, the Request for Proposal for construction of the development project 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 LEB Community Center will promote the health and welfare of the citizens of Philadelphia by providing a place of recreation for the use of the people in the Belmont community; 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, it is recommended that a contract be awarded to JD Bravo Company; and

**WHEREAS**, the LEB Community Center project is to be completed within twenty-one (21) months after the Notice to Proceed at a contract cost of six million three hundred eighteen thousand one hundred twenty-four dollars (\$6,318,124.00); and

**WHEREAS**, it is recommended that the contract be awarded to JD Bravo Company in a total amount not to exceed six million three hundred eighteen thousand one hundred twenty-four dollars (\$6,318,124.00);

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee to contract with JD Bravo Company in a total amount not to exceed six million three hundred eighteen thousand one hundred twenty-four dollars (\$6,318,124.00), as set forth above, and to take all necessary actions relating to such contract.

I hereby certify that this was  
APPROVED BY THE BOARD ON 3/17/16  
*Barbara Adams* General Counsel  
ATTORNEY FOR PHA

# APPENDIX 2

# FY 2017 OPERATING BUDGET

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PHA Board of Commissioners

March 2016

# FY 2017 Overview

For Fiscal Year 2017, PHA will continue to strive to serve families in the midst of difficult economic conditions. As with most other housing authorities, the majority of PHA's operating and capital funding (93%) comes from federal dollars provided by HUD in the form of Operating Subsidies, Capital Fund grants and Section 8 housing assistance payments.

Federal funding for capital and operating subsidies continues to decline year over year. To offset these reductions, PHA must work aggressively to identify new revenue opportunities, generate cost-savings & maximize operating efficiencies so that services are minimally impacted.

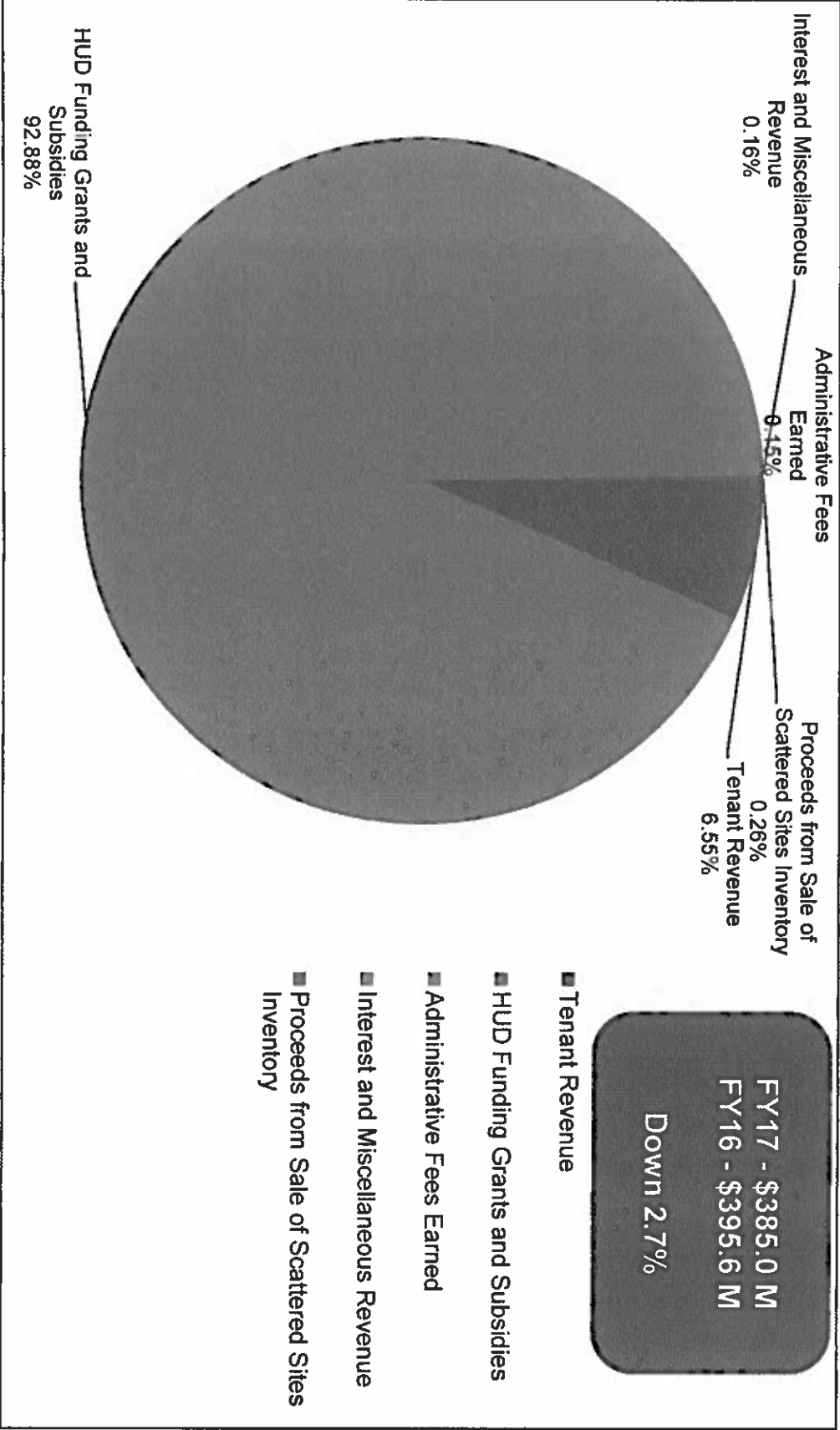
## **PHA will focus its operational goals on the following:**

- Reduce operating expenses to balance the budget
- Provide incentives to families with children whose heads of household are either working, seeking work, or are participating in programs/activities that assist in obtaining employment leading to self-sufficiency
- Increase affordable housing choices for low-income families

# FY 2017 Budget Notes

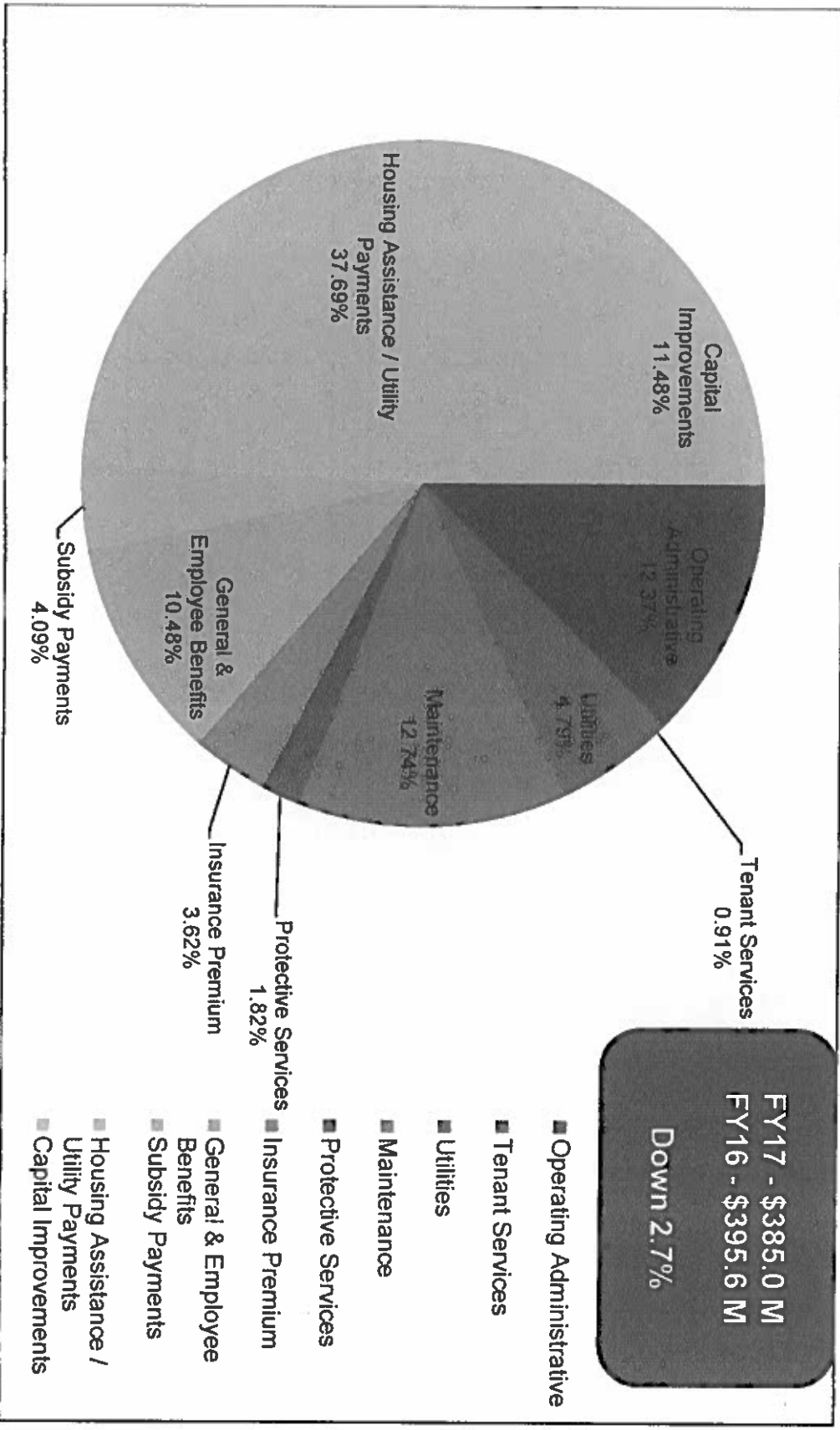
- The LIPH structural deficit continues to grow (\$21.73M).
- LIPH Subsidy budgeted at 86% Proration.
- HCV Subsidy budgeted at 99% Proration.
- PHA continues to focus on management efficiencies and securing new sources of funds to address the operating, capital, and resident supportive service needs.
- Funding for FY 2017 depends on Congressional appropriations.
- Budget estimates may change based on final funding decisions made by Congress and HUD.
- RAD Conversions reflected in FY2017 Budget.

# FY 2017 Consolidated Revenue





# FY 2017 Consolidated Operating/Capital & Expense





**FY17 vs. FY16**

|  | 2017 BUDGET          |                      | 2016 BUDGET MID-YEAR  |              | VARIANCE |    |  |
|--|----------------------|----------------------|-----------------------|--------------|----------|----|--|
|  |                      |                      |                       |              |          | \$ |  |
| Tenant Revenue                         | \$25,208,922         | \$24,045,000         | \$1,163,922           | <b>4.8%</b>  |          |    |  |
| HUD Funding Grants & Subsidies         | 357,637,128          | 368,056,499          | <b>(10,419,371)</b>   | -2.8%        |          |    |  |
| Admin Fees                             | 586,281              | 1,168,839            | <b>(582,558)</b>      | -49.8%       |          |    |  |
| Interest & Misc. Revenue               | 600,000              | 1,115,000            | <b>(515,000)</b>      | -46.2%       |          |    |  |
| Scattered Sites Sales                  | 1,000,000            | 1,200,000            | <b>(200,000)</b>      | -16.7%       |          |    |  |
| <b>Total Operating Revenue</b>         | <b>\$385,032,331</b> | <b>\$395,585,338</b> | <b>(\$10,553,007)</b> | <b>-2.7%</b> |          |    |  |
| Operating Administrative               | 50,316,952           | 53,537,657           | <b>(3,220,705)</b>    | -6.0%        |          |    |  |
| Tenant Services                        | 3,721,536            | 5,735,400            | <b>(2,013,864)</b>    | -35.1%       |          |    |  |
| Utilities                              | 19,487,093           | 21,708,030           | <b>(2,220,937)</b>    | -10.2%       |          |    |  |
| Maintenance                            | 51,838,372           | 45,037,466           | <b>6,800,906</b>      | 15.1%        |          |    |  |
| Protective Services                    | 7,397,574            | 6,389,842            | <b>1,007,732</b>      | 15.8%        |          |    |  |
| Insurance Premium                      | 14,723,831           | 14,191,467           | <b>532,364</b>        | 3.8%         |          |    |  |
| General & Employee Benefits            | 42,648,226           | 36,631,299           | <b>6,016,927</b>      | 16.4%        |          |    |  |
| Subsidy Payments                       | 16,644,913           | 15,951,249           | <b>693,664</b>        | 4.3%         |          |    |  |
| HAP / Utility                          | 153,289,476          | 153,706,422          | <b>(416,946)</b>      | -0.3%        |          |    |  |
| <b>Total Operating Expense</b>         | <b>\$360,067,973</b> | <b>\$352,888,832</b> | <b>\$7,179,141</b>    | <b>2.0%</b>  |          |    |  |
| Expense Reductions/Operating Transfers | (21,729,601)         | 0                    | <b>(21,729,601)</b>   |              |          |    |  |
| Contribution to Op Reserves            | 0                    | 0                    | 0                     |              |          |    |  |
| Capital Improvements                   | 46,693,960           | 42,696,506           | <b>3,997,454</b>      |              |          |    |  |
| <b>Total Expenses</b>                  | <b>\$385,032,331</b> | <b>\$395,585,338</b> | <b>(\$10,553,007)</b> |              |          |    |  |
| <b>Net Income / (Loss)</b>             | <b>\$0</b>           | <b>\$0</b>           |                       |              |          |    |  |

**Questions**

**Thank you!**

# APPENDIX 3

# MARCH 2016 SIGN-UP SHEET FOR THE GENERAL PUBLIC COMMENT PERIOD AT THE END OF THE BOARD MEETING

(3 minutes per person)



Please **PRINT** your name and generally identify your topic:

1. Name: Raymond & Martene Johnson  
Maintenance Issue? Yes \_\_\_ No  Other (topic): ~~PHD Property~~
  
2. Name: MILTON PRATT, JR.  
Maintenance Issue? Yes \_\_\_ No  Other (topic): COURTYARD AT RIVERVIEW
  
3. Name: Louise Harible  
Maintenance Issue? Yes \_\_\_ No \_\_\_ Other (topic): No comment - would speak w/ CEO Jeremiah separately.
  
4. Name: Garrett M. Carter  
Maintenance Issue? Yes \_\_\_ No \_\_\_ Other (topic): Thanks re: resolving housing issues.
  
5. Name: \_\_\_\_\_  
Maintenance Issue? Yes \_\_\_ No \_\_\_ Other (topic): \_\_\_\_\_
  
6. Name: \_\_\_\_\_  
Maintenance Issue? Yes \_\_\_ No \_\_\_ Other (topic): \_\_\_\_\_

# MARCH 2016 SIGN-UP SHEET FOR COMMENT ON SPECIFIC

## RESOLUTIONS

(3 minutes per person)



- Reso. #1: AUTHORIZING PHA TO ACQUIRE SIX PROPERTIES IN CONNECTION WITH REVITALIZATION PLAN FOR BLUMBERG/SHARSWOOD
- Reso. #2: AUTHORIZATION FOR PHA TO ENTER INTO VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS
- Reso. #3: A TASK ORDER WITH SHOEMAKER/SYNTERRA, A JOINT VENTURE, FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE CHOICE NEIGHBORHOOD INITIATIVE NORTH CENTRAL PHASE II DEVELOPMENT
- Reso. #4: EXTENSION OF A MOU FOR PROVIDING AFTER-SCHOOL PROGRAMMING AT NORRIS APARTMENTS
- Reso. #5: FISCAL YEAR (FY) 2017 OPERATING AND CAPITAL BUDGETS FOR THE AUTHORITY
- Reso. #6: CONTRACT WITH JD BRAVO COMPANY FOR THE LUCIEN E. BLACKWELL COMMUNITY CENTER

Please **PRINT** your name & check the number of the resolution on which you wish to speak:

7. Name: James Davis Reso. #1 2 3 4 5 6 X 7
8. Name: \_\_\_\_\_ Reso. #1 2 3 4 5 6 7
9. Name: \_\_\_\_\_ Reso. #1 2 3 4 5 6 7
10. Name: \_\_\_\_\_ Reso. #1 2 3 4 5 6 7
11. Name: \_\_\_\_\_ Reso. #1 2 3 4 5 6 7
12. Name: \_\_\_\_\_ Reso. #1 2 3 4 5 6 7