



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS  
MEETING MINUTES  
Thursday, September 19, 2024, 2024  
3 p.m. at 2013 Ridge Ave., Philadelphia, PA 19121**

The regularly scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order by the President & CEO, Kelvin Jeremiah (“CEO”), at approximately 3:02 p.m. In addition to the CEO, the participants were: Commissioners Camarda, Clarke, Coney, Dwyer, Glenn, Shahid and Wise, and the General Counsel and Board Secretary, Laurence M. Redican. The CEO presided, as provided for under the PHA By-Laws, since Chair Lynette M. Brown-Sow and Vice-Chair Wetzel did not participate.

The CEO conducted a roll call of the Commissioners, reviewed the commenting procedures, and announced that:

- 1) PHA finalized its purchase of Brith Sholom House on August 30, 2024, for \$24 million, reflecting a collaboration between the city, state, and federal governments, and the CEO provided extensive background on the purchase.
- 2) The National Association of Housing and Redevelopment Officials (NAHRO) awarded PHA four Awards of Merit this year for outstanding programs and housing design. Two were for the PHA's 2023 Mayoral Forum, for both Administrative Innovation and Resident Service. One was for Sharswoods Crossing Phase One for housing design; and one was for RPP's Youth & Family Center: “Helping Residents to Navigate Life with Dignity and Confidence.”
- 3) PHA has been awarded the “Most Improved PHA” award by the HAI Group, recognizing PHA’s performance over the last three years in significantly reducing both the frequency and severity of insurance claims.
- 4) PHA successfully hosted the national Jobs Plus Peer Summit last week, over the course of two days, sharing information with other public housing authorities with Jobs Plus programs.

Two Employee of the Month awards were then presented, for joint contributions to a highly successful scattered site disposition project, with the awards going to Jennifer Ragen, Director of Policy, and Benika Miller, Director of Acquisitions and Environmental Clearance.

The CEO then introduced and congratulated the new Chief of Police, Shayne Smith, before going on to ask whether there were any changes to the minutes of the Board meeting of August 22, 2024. As there were none, the minutes were approved.

Nine (9) resolutions were presented, reviewed, and unanimously approved.

**Resolution No. 12368**, attached in Appendix 1, was introduced by Celeste Fields, Senior Executive Vice President/Chief Administrative & Financial Officer, for the Board to adopt the comprehensive annual financial report and the associated financial statement for the period of April 1, 2023 through March 31, 2024. The external auditor, CliftonLarsenAllen LLP, reviewed the audit results and its representatives, Andrew Lee and Kia Buckner, presented a PowerPoint (attached as Appendix 2). They also noted that the audit results were very impressive, as there were no material weaknesses or deficiencies and no exceptions. Commissioner Camarda, Chair of the Audit Committee, moved for adoption of the resolution. Following a second, and as no one signed up for public comment, the motion was unanimously approved.

**Resolution No. 12369**, attached in Appendix 1, was presented by Andrew Kenis, Managing Deputy General Counsel, for PHA to contract Liberty Mutual Insurance Company for PHA's workers' compensation and employer's liability insurance in a not-to-exceed amount of nineteen million thirty-five thousand dollars (\$19,035,000), for the policy period from October 15, 2024 to October 15, 2025. The resolution had been reviewed by the Finance Committee and its chair, Commissioner Camarda, moved for its adoption. After a second, and there being no discussion, the motion was unanimously approved.

**Resolution No. 12370**, attached in Appendix 1, was presented by Bret Holden, Executive Vice-President – Leased Housing, to authorize PHA to administer forty-five (45) project-based vouchers for F.O.P. Senior Citizens, Inc., a non-profit affiliated with the Philadelphia Fraternal Order of Police. Commissioner Coney, as a member of the Policy & Planning Committee that reviewed the resolution, moved for its adoption. Following a second and the opportunity for discussion, of which there was none, the motion was unanimously approved.

**Resolution No. 12371**, attached in Appendix 1, was presented by Dinesh Indala, Senior Executive Vice President – Operations, to authorize PHA to submit to the U.S. Department of Housing and Urban Development (“HUD”) applications or amendment requests for the disposition of eleven (11) properties. This resolution had been reviewed by the Policy & Planning Committee and Commissioner Coney, as a committee member, moved for its adoption. After a second and public comment from Sterling Johnson, including his applauding PHA's acquisition of Brith Sholom, the motion was unanimously approved.

**Resolution No. 12372**, attached in Appendix 1, was presented by Greg Hampson, Senior Executive Vice President – Capital Projects (“SEVP-CPD”), to authorize PHA to allocate up to thirty million three hundred thousand dollars (\$30,300,000) and take certain related actions for the Fairhill Phase I Development. This resolution was also reviewed by the Policy & Planning Committee and committee member Commissioner Coney moved for its adoption, which motion was seconded. Following discussion regarding the game-changing value to the community of this development, the motion was unanimously approved.

**Resolution No. 12373**, attached in Appendix 1, was presented by Greg Hampson, SEVP-CPD, to authorize PHA to allocate up to thirty-seven million eight hundred thousand dollars (\$37,800,000) and take certain related actions for the Fairhill Phase II Development. Since this resolution was reviewed by the Policy & Planning Committee, Commissioner Coney moved for its adoption. Following a second and there being no discussion, the motion was unanimously approved.

**Resolution No. 12374**, attached in Appendix 1, was presented by Greg Hampson, SEVP-CPD, to authorize PHA to provide financing in an amount not to exceed ten million dollars (\$10,000,000) and take certain related actions regarding the Bartram Village Phase I Development. Commissioner Coney, as a member of the Policy & Planning Committee that had reviewed the resolution, moved for its adoption. After a second and the opportunity for discussion, the motion was unanimously approved.

**Resolution No. 12375**, attached in Appendix 1, was presented by Greg Hampson, SEVP-CPD, to authorize PHA to provide financing in an amount not to exceed twelve million three hundred thousand dollars (\$12,300,000) and take certain related actions regarding the Strawberry Mansion Gordon II Development. This resolution had been reviewed by the Policy & Planning Committee and Commissioner Coney moved for its adoption. The motion was seconded and after discussion, noting that this development was long sought after and needed, the motion was unanimously approved.

**Resolution No. 12376**, attached in Appendix 1, was presented by Laurence Redican, Senior Executive Vice President – Legal Affairs and General Counsel, to authorize PHA to negotiate and finalize any and all documents necessary for PHA or its wholly owned affiliate to acquire the 99.99% limited partnership interest in Warnock Phase II, L.P. from the tax credit partner owning that interest. It was noted that this is the fifteenth development that PHA has re-acquired, making the total number of units re-acquired over

thirteen thousand (13,000). This resolution had also been reviewed by the Policy & Planning Committee and Commissioner Coney moved for its adoption. After a second and discussion, especially regarding the significant positive impact of PHA honoring its commitments to re-acquire properties ("Promises Made, Promises Kept"), for the benefit of its residents, the motion was unanimously approved.

Two individuals then made public comments: 1) June Burris, regarding the PHA acquisition status of St. Anthony's at 2309 Carpenter Street and her interest in greater participation with PHA; and 2) Dr. Melvin Prince Johnakin, regarding Fairhill and appreciation for contracting and other opportunities afforded by PHA.

There being no further business, the meeting was adjourned, following a seconded motion for the same, at approximately 4:00 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, SEPTEMBER 19, 2024  
AGENDA**

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- A. Call to Order** – Herbert Wetzel, Vice-Chair
- B. Remarks** – Kelvin A. Jeremiah, President & CEO
- C. Approval of the Minutes** of the Special Board Meeting held August 22, 2024 as distributed
- D. New Business**
- 1. RESOLUTION ADOPTING THE COMPREHENSIVE ANNUAL AUDITED FINANCIAL AND COMPLIANCE REPORT OF THE PHILADELPHIA HOUSING AUTHORITY FOR THE FISCAL YEAR ENDED MARCH 31, 2024**  
  
Celeste Fields
  - 2. RESOLUTION AUTHORIZING A CONTRACT WITH LIBERTY MUTUAL INSURANCE COMPANY FOR WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE COVERAGE**  
  
Andrew Kenis
  - 3. RESOLUTION AUTHORIZING APPROVAL OF FORTY-FIVE (45) PROJECT BASED VOUCHERS FOR THE F.O.P. SENIOR CITIZENS, INC. DEVELOPMENT**  
  
Bret Holden
  - 4. RESOLUTION AUTHORIZING THE DISPOSITION OF UP TO ELEVEN (11) PROPERTIES**  
  
Dinesh Indala
  - 5. RESOLUTION AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE FAIRHILL PHASE I DEVELOPMENT**  
  
Greg Hampson
  - 6. RESOLUTION AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE FAIRHILL PHASE II DEVELOPMENT**  
  
Greg Hampson
  - 7. RESOLUTION AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE BARTRAM VILLAGE PHASE I DEVELOPMENT**  
  
Greg Hampson

**8. RESOLUTION AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE STRAWBERRY MANSION GORDON II DEVELOPMENT**

Greg Hampson

**9. RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTEREST OF THE LIMITED PARTNER INVESTOR IN WARNOCK PHASE II, L.P.**

Laurence Redican

**RESOLUTION NO. 12368**

**RESOLUTION ADOPTING THE COMPREHENSIVE ANNUAL AUDITED FINANCIAL AND COMPLIANCE REPORT OF THE PHILADELPHIA HOUSING AUTHORITY FOR THE FISCAL YEAR ENDED MARCH 31, 2024**

**WHEREAS**, the law of the Commonwealth of Pennsylvania requires that all general-purpose local governments and component units publish a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles ("GAAP") and audited in accordance with Generally Accepted Auditing Standards ("GAAS") by a firm of certified public accountants; and


**WHEREAS**, the Philadelphia Housing Authority ("PHA") contracted with CliftonLarsonAllen LLP ("CLA"), to conduct the required audit of PHA's financial statements, business-type activities, blended component units, and each PHA major fund, for the fiscal year that ended March 31, 2024, pursuant to applicable procedures, which CLA has done; and

**WHEREAS**, the PHA Audit Committee has met with CLA, the PHA President & CEO, PHA's Chief Financial Officer, and PHA's Office of Audit and Compliance, after the completion of PHA's audit, to review and discuss the audit report and the associated audit results; and

**WHEREAS**, the PHA Audit Committee has recommended acceptance of the comprehensive annual financial and compliance report, as prepared by CLA, and the associated financial statement, as prepared by PHA management, for the period from April 1, 2023 to March 31, 2024, dated September 10, 2024, as reviewed by CLA, PHA management, and the Audit Committee, and as distributed and presented to PHA's Board of Commissioners;

**BE IT RESOLVED**, that PHA's Board of Commissioners hereby adopts and approves the comprehensive annual audited financial and compliance report, dated September 10, 2024, and the associated financial statements for the period from April 1, 2023 to March 31, 2024.



I hereby certify that this was  
APPROVED BY THE BOARD ON 9/19/2024  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12369**

**RESOLUTION AUTHORIZING A CONTRACT WITH LIBERTY MUTUAL INSURANCE COMPANY FOR WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE COVERAGE**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has a need to maintain workers' compensation and employer's liability insurance coverage; and

**WHEREAS**, the last workers' compensation insurance policy term was from October 15, 2023 to October 15, 2024, as approved by the Board on September 21, 2023 by Resolution No. 12306; and

**WHEREAS**, pursuant to Resolution No. 12250, approved by the PHA Board on November 17, 2022, PHA entered into a contract with Conner Strong & Buckelew ("Conner") for the provision of qualified, professional insurance and brokerage services; and

**WHEREAS**, at PHA's request, and in compliance with procurement regulations, Conner has solicited premium quotations from insurers in the market place; and

**WHEREAS**, two (2) insurers offered quotations: Liberty Mutual Insurance Company ("Liberty Mutual"), the incumbent, and Crum & Forster; and one (1) insurer (Hartford) declined to quote; and

**WHEREAS**, in consultation with Conner, PHA has reviewed the two (2) options and determined that of the two (2) proposals, the Liberty Mutual proposal provides the best workers' compensation and employer's liability insurance coverage option for PHA; and

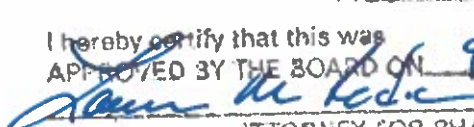
**WHEREAS**, the "Total Expected Premium and Collateral" for Liberty Mutual is seven million nine hundred fourteen thousand three hundred twelve dollars (\$7,914,312); and

**WHEREAS**, the "Maximum Premium" for Liberty Mutual insurance is nineteen million thirty-five thousand dollars (\$19,035,000), which would reflect a "worst case scenario" of claims and expenses; and

**WHEREAS**, it is recommended that PHA contract with Liberty Mutual for workers' compensation coverage, in a maximum amount not to exceed nineteen million thirty-five thousand dollars (\$19,035,000), for the policy period from October 15, 2024, to October 15, 2025, to pay premiums and cash collateral and to maintain an appropriate reserve to be used to pay deductible amounts on claims, as necessary during the policy period;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes PHA's President & CEO and/or his authorized designee(s) to take all necessary actions to conclude and to execute a policy of insurance for PHA's workers' compensation and employer's liability insurance with Liberty Mutual for a not-to-exceed amount of nineteen million thirty-five thousand dollars (\$19,035,000), for the policy period from October 15, 2024 to October 15, 2025, as set forth above and subject to availability of funds therefor.



I hereby certify that this was  
APPROVED BY THE BOARD ON 9/19/2024  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12370**

**RESOLUTION AUTHORIZING APPROVAL OF FORTY-FIVE (45) PROJECT BASED VOUCHERS FOR THE F.O.P. SENIOR CITIZENS, INC. DEVELOPMENT**

**WHEREAS**, PHA operates a Project Based Voucher ("PBV") Program under which PHA provides project based housing choice vouchers and enters into Housing Assistance Payments ("HAP") contracts with agencies and property owners throughout Philadelphia to provide rental assistance to eligible low-income households; and

**WHEREAS**, property owners who are awarded PBVs may maintain a site-based waitlist, if approved by PHA, and refer eligible applicants to PHA for approval, with tenants in PHA's PBV program generally paying 30% of their monthly income towards rent and utilities and PHA paying the remainder of the rent directly to the owner; and

**WHEREAS**, F.O.P. Senior Citizens, Inc. is an existing 106-unit senior housing development in Northeast Philadelphia ("Development"); and

**WHEREAS**, PHA wishes to administer forty-five (45) project based vouchers for the Development; and

**WHEREAS**, the Development was originally financed, in part, by a HUD 202 loan that has since matured making all residents eligible for Tenant Projection Vouchers under a HUD notice that allows at-risk households in low vacancy areas to be converted to Project Based voucher assistance; and

**WHEREAS**, the Development became eligible for this PBV assistance upon the maturity of the Section 202 Loan, which occurred on April 1, 2023; and

**WHEREAS**, PHA agreed to enter into and administer a PBV HAP contract for the forty-five (45) tenant protection PBVs effective from February 16, 2024 pending Board approval; and

**WHEREAS**, F.O.P. Senior Citizens, Inc. recently partnered with Pennrose and was awarded \$1.2 million in low income housing tax credits from the Pennsylvania Housing Finance Agency in order to provide much needed capital improvements that will enhance the safety and living conditions of the senior residents for many years; and

**WHEREAS**, the Development will provide much needed long term affordable housing in Northeast Philadelphia and the project based vouchers administered by PHA will allow the Development to maintain rents at an affordable range consistent with PHA's mission;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to administer and award forty-five (45) project based vouchers to F.O.P. Senior Citizens, Inc., as set forth above and subject to the availability of funds therefor, and take all necessary and appropriate actions related to the vouchers.



I hereby certify that this was  
APPROVED BY THE BOARD ON 12/19/2024  
*[Signature]*  
ATTORNEY FOR PHA



**RESOLUTION NO. 12371**

**RESOLUTION AUTHORIZING THE DISPOSITION OF UP TO ELEVEN (11) PROPERTIES**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") wishes to dispose of up to eleven (11) properties, as set forth on Attachment A to this resolution ("Properties") to support the development of the 17<sup>th</sup> Street Community Corridor, an affordable rental housing development supported in part with 9% Low Income Housing Tax Credits, being developed by PHA partner Pathways to Housing; and

**WHEREAS**, disposition of these Properties will contribute to: 1) restructuring PHA's scattered site inventory to create a financially sound and sustainable occupied scattered site portfolio; 2) stabilizing communities with large numbers of vacant sites/lots; and 3) leveraging PHA's resources for future affordable housing development and community amenities; 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


**WHEREAS**, 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**, the President & CEO and/or his designee shall be authorized to submit the disposition applications or amend existing approvals with HUD for 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: 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.



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I hereby certify that this was  
APPROVED BY THE BOARD ON 8/19/2024  
  
ATTORNEY FOR PHA

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Attachment A to Resolution re: Disposition of up to 11 Properties

**PHASE I**

<b>Property</b>	<b>Unit Address</b>	<b>Zip Code</b>
1	1437 N 17TH STREET	19121
2	1414 N 17TH STREET	19121
3	1418 N 17TH STREET	19121
4	1433 N 17TH STREET	19121
5	1423 N 17TH STREET	19121
6	1425 N 17TH STREET	19121
7	1427 N 17TH STREET	19121

**PHASE II**

<b>Property</b>	<b>Unit Address</b>	<b>Zip Code</b>
8	1411 N 17TH STREET	19121
9	1422 N 17TH STREET	19121
10	1432 N 17TH STREET	19121
11	1443 N 17TH STREET	19121

**RESOLUTION NO. 12372**

**RESOLUTION AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE FAIRHILL PHASE I DEVELOPMENT**

**WHEREAS**, the existing Fairhill campus ("Campus"), located in North Central Philadelphia, contains sixty (60) low-rise units and two (2) 18-story high rise towers and was built in the 1950s for general occupancy, with units ranging in size from one to five bedrooms, but requires significant critical capital improvements and is no longer conducive to family occupancy; and

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has therefore determined to subdivide the Campus into three separate parcels, two of which will each contain one of the high rise towers to be rehabilitated into new affordable housing and, on the third, a street will be constructed and dedicated to the City of Philadelphia for public use; and

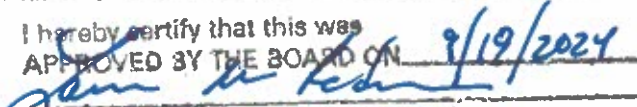
**WHEREAS**, Phase I of the redevelopment of the Campus will include the rehabilitation of the northern tower into one hundred one (101) senior preference units and the new construction of thirty (30) general occupancy townhome units (the "Development"), all of which will be under a twenty (20) year Project Based Voucher Housing Assistance Payment ("HAP") contract through the Rental Assistance Demonstration Program ("RAD") of the U.S. Department of Housing and Urban Development ("HUD") and is expected to receive an award of 4% low income housing tax credits from the Pennsylvania Housing and Finance Agency (the "Low Income Housing Tax Credits"); and

**WHEREAS**, all the units constructed in Phase I will be leased to tenants earning up to sixty percent (60%) of the Area Median Income of the City of Philadelphia ("AMI"); relocated tenants who elect to return after completion of the Development will have the right to return in accordance with the RAD program requirements; and PHA, through its affiliates, will develop and manage the Development once completed; and

**WHEREAS**, the total development costs for the Development will be approximately eighty million seven hundred thirty-two thousand eight hundred dollars (\$80,732,800), which will be funded with equity from the syndication of the Low Income Housing Tax Credits, a construction and permanent loan from Wells Fargo, and PHA funding in an amount not to exceed thirty million three hundred thousand dollars (\$30,300,000);

**BE IT RESOLVED**, that the PHA President & CEO or his authorized designee is hereby authorized to: create a limited partnership ("Partnership") that will be the owner of the Development; create a Housing Development Corporation (the "General Partner") to serve as the general partner of the Partnership; appoint directors and officers of the Partnership and the General Partner; open bank accounts for the Partnership and the General Partner; enter into a long term ground-lease with the Partnership; secure construction and permanent financing from Wells Fargo funded by the proceeds of tax-exempt bonds issued by the Pennsylvania Housing Finance Agency; provide PHA mortgage loans to the Partnership in an aggregate principal amount not to exceed thirty million three hundred thousand dollars (\$30,300,000); obtain all necessary HUD and other funding approvals; execute all HUD RAD documents in connection with the construction and operation of the Development; and negotiate, execute and enter into all related contracts and documents necessary or appropriate to develop, finance, construct, and operate the Development, subject to the availability of funds therefor; and, further, all appropriate actions previously taken and documents executed by the President & CEO, or his designee(s) on behalf of PHA, the Partnership and/or the General Partner, prior to the date hereof in connection with the Development or otherwise regarding the authorizations set forth in this Resolution, are hereby ratified by the Board of Commissioners.



I hereby certify that this was  
APPROVED BY THE BOARD ON 9/19/2024  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12373**

**RESOLUTION AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE FAIRHILL PHASE II DEVELOPMENT**

**WHEREAS**, the existing Fairhill campus ("Campus"), located in North Central Philadelphia, contains sixty (60) low-rise units and two (2) 18-story high rise towers and was built in the 1950s for general occupancy, with units ranging in size from one to five bedrooms, but requires significant critical capital improvements and is no longer conducive to family occupancy; and

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has therefore determined to subdivide the Campus into three separate parcels, two of which will each contain one of the high rise towers to be rehabilitated into new affordable housing and, on the third, a street will be constructed and dedicated to the City of Philadelphia for public use; and

**WHEREAS**, Phase II of the redevelopment of the Campus will include the rehabilitation of the southern tower into one hundred one (101) senior preference units and the new construction of thirty-five (35) general occupancy townhome units (the "Development"), one hundred thirty-three (133) of which will be under a twenty (20) year Project Based Voucher Housing Assistance Payment ("HAP") contract through the Rental Assistance Demonstration Program ("RAD") of the U.S. Department of Housing and Urban Development ("HUD") and is expected to receive an award of low income housing tax credits from the Pennsylvania Housing and Finance Agency (the "Low Income Housing Tax Credits"); and

**WHEREAS**, all the units constructed in Phase II will be leased to tenants earning up to sixty percent (60%) of the Area Median Income of the City of Philadelphia ("AMI"); relocated tenants who elect to return after completion of the Development will have that right in accordance with the RAD program requirements; and PHA, through its affiliates, will develop and manage the Development once completed; and

**WHEREAS**, the total development costs for the Development will be approximately eighty-seven million eight hundred eighty-five thousand seven hundred thirty-six dollars (\$87,885,736), which will be funded with equity from the syndication of the Low Income Housing Tax Credits, a construction and permanent loan from Wells Fargo, and PHA funding in an amount not to exceed thirty-seven million eight hundred thousand dollars (\$37,800,000); and

**BE IT RESOLVED**, that the PHA President & CEO or his authorized designee is hereby authorized to: create a limited partnership ("Partnership") that will be the owner of the Development; create a Housing Development Corporation (the "General Partner") to serve as the general partner of the Partnership; appoint directors and officers of the Partnership and the General Partner; open bank accounts for the Partnership and the General Partner; enter into a long term ground-lease with the Partnership; secure construction and permanent financing from Wells Fargo funded by the proceeds of tax-exempt bonds issued by the Pennsylvania Housing Finance Agency; provide PHA mortgage loans to the Partnership in an aggregate principal amount not to exceed thirty-seven million eight hundred thousand dollars (\$37,800,000); obtain all necessary HUD and other funding approvals; execute all HUD RAD documents in connection with the construction and operation of the Development; and negotiate, execute and enter into all related contracts and documents necessary or appropriate to develop, finance, construct, and operate the Development, subject to the availability of funds therefor; and, further, all appropriate actions previously taken and documents executed by the President & CEO, or his designee(s) on behalf of PHA, the Partnership and/or the General Partner, prior to the date hereof in connection with the Development or otherwise regarding the authorizations set forth in this Resolution are hereby ratified by the Board of Commissioners.



I hereby certify that this was  
APPROVED BY THE BOARD ON 9/19/2021  
*Alison M. Kelly*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12374**

**RESOLUTION AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE BARTRAM VILLAGE PHASE I DEVELOPMENT**

**WHEREAS**, in February of 2018, the Philadelphia Housing Authority ("PHA") was awarded a Choice Neighborhood Planning Grant for the development of a transformation plan (the "Plan") for the Bartram Village neighborhood; and

**WHEREAS**, the Plan involves the development of approximately six hundred (600) housing units, including five hundred (500) replacement units from the demolition of the Bartram Village campus; and

**WHEREAS**, on July 26, 2023, PHA was awarded a fifty million dollar (\$50,000,000) Choice Neighborhood Implementation Grant for Plan initiatives; and

**WHEREAS**, PHA issued a Request for Qualifications to select a development partner and has selected Pennrose, LLC ("Developer") to develop the first phase of the redevelopment, known as Bartram Village Phase I ("Development"), which will be located at 2639 S. 58<sup>th</sup> Street in Philadelphia, PA, 19143 (the "Property"); and

**WHEREAS**, the Development will include the new construction of sixty-four (64) general occupancy units, of which fifty-two (52) of the sixty-four (64) will be affordable units designated as Bartram Village replacement units and twelve (12) units will be designated market rate units; and


**WHEREAS**, for the fifty-two (52) affordable new construction units, PHA will transfer assistance from other public housing units to the Development for the purpose of converting those units under the Rental Assistance Demonstration ("RAD") program and the fifty-two (52) RAD units will be supported through a twenty (20) year RAD Project Based Voucher Housing Assistance Payment Contract ("RAD HAP Contract"); and

**WHEREAS**, PHA will provide financing in an amount not to exceed ten million dollars (\$10,000,000), of which approximately one million dollars (\$1,000,000) will be Choice Neighborhoods Implementation Grant funds and nine million dollars (\$9,000,000) will be Moving to Work funds; and

**WHEREAS**, the Property is currently owned by the Pennsylvania Authority for Industrial Development ("PAID") and will be conveyed to PHA and then to a limited liability company formed by the Developer ("Owner") through a long-term ground lease;

**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: (1) acquire the Property from the current owner, PAID; (2) ground lease the Property to the Owner for nominal value; (3) provide PHA financing in an amount not to exceed ten million dollars (\$10,000,000); (4) transfer assistance from other public housing units to the Development; (5) provide a twenty (20) year RAD HAP contract for the fifty-two (52) affordable new construction units; (6) obtain all necessary U.S. Department of Housing and Urban Development ("HUD") and other required approvals in connection with the conveyance of the Property and the construction and operation of the Development; and (7) negotiate and execute all related agreements, contracts and documents necessary or appropriate to develop, finance, construct and operate the Development, subject to the availability of funds therefor.



I hereby certify that this was  
APPROVED BY THE BOARD ON 9/19/2024  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12375**

**RESOLUTION AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE STRAWBERRY MANSION GORDON II DEVELOPMENT**

**WHEREAS**, in 2014, the Philadelphia Housing Authority ("PHA") developed Gordon Street Apartments, which consisted of twenty-one (21) affordable townhomes located at 30<sup>th</sup> and Gordon Streets in Strawberry Mansion; and

**WHEREAS**, PHA intends to build off the success of the Gordon Street Apartments development and spur future private investment in the area by constructing additional affordable units in the neighborhood; and

**WHEREAS**, in February 2019, PHA issued a Request for Qualifications to select a development partner and has selected Pennrose, LLC ("Developer") to develop Strawberry Mansion Gordon II (the "Development"), which will be located at 3230-38 Diamond Street, 3200-3206, 3214, 3222 York Street, 2401 N. 32<sup>nd</sup> Street, 2500 N. 31<sup>st</sup> Street, 2338-2340 N. 31<sup>st</sup> Street, 3010-3014 York Street, 3108-3112 York Street, 2408-2412 31<sup>st</sup> Street, and 3013-3015 York Street (the "Properties"); and

**WHEREAS**, the Development will include the construction of fifty-seven (57) new affordable housing units; and

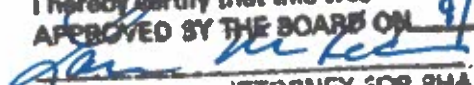
**WHEREAS**, PHA will provide project based vouchers through an Agreement to Enter into a Housing Assistance Payment Contract and a twenty (20) year Housing Assistance Payments Contract (collectively the "HAP Contract") for thirty-five (35) of the fifty-seven (57) units; and

**WHEREAS**, PHA will provide a loan in an amount not to exceed twelve million here hundred thousand dollars (\$12,300,000); and

**WHEREAS**, the Properties are currently owned by the City of Philadelphia or the Philadelphia Redevelopment Authority and will be conveyed to PHA through the Philadelphia Land Bank and then to a limited liability company formed by the Developer ("Owner") through a long-term ground lease;

**BE IT RESOLVED**, that the PHA President & CEO, or his authorized designee, is hereby authorized to: (1) acquire the Properties from the current owners; (2) ground lease the Properties to the Owner for nominal value; (3) provide PHA financing in an amount not to exceed twelve million three hundred thousand dollars (\$12,300,000); (4) enter into a HAP Contract for thirty-five (35) of the fifty-seven (57) affordable new construction units; (5) obtain all necessary U.S. Department of Housing and Urban Development ("HUD") and other required approvals in connection with the conveyance of the Properties and the construction and operation of the Development; and (6) execute all related agreements, contracts and documents necessary or appropriate to develop, finance, construct, and operate the Development, including a right of first refusal, subject to the availability of funds therefor.



I hereby certify that this was  
APPROVED BY THE BOARD ON 9/19/2024  
  
ATTORNEY FOR PHA

RESOLUTION NO. 12376

RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTEREST OF THE LIMITED PARTNER INVESTOR IN WARNOCK PHASE II, L.P.

**WHEREAS**, Warnock Phase II ("Warnock Phase II") is a forty-five (45) unit development located at 2862 Germantown Avenue in Philadelphia, Pennsylvania; and

**WHEREAS**, the Warnock Phase II development was partially financed by equity generated from the sale of low-income housing tax credits ("LIHTC") to PNC MultiFamily Capital Institutional Fund XL Limited Partnership and Columbia Housing SLP Corporation ( collectively, the "Warnock II Tax Credit Investor"), which contributed equity to Warnock Phase II, L.P. (the "Warnock II Partnership") in exchange for a 99.99% limited partnership interest in the Warnock II Partnership for a minimum term of fifteen (15) years (the "Warnock II Compliance Period") pursuant to a transaction that closed on October 16, 2008; and

**WHEREAS**, Warnock Phase II, HDC, a wholly-owned affiliate of the Philadelphia Housing Authority ("PHA"), is currently the general partner of the Warnock Phase II, L.P., and owns a .01% interest therein; and

**WHEREAS**, the Warnock II Tax Credit Investor agreed, pursuant to a Purchase Option and Right of First Refusal Agreement entered into with PHA, to sell its 99.99% limited partner interest (the "Warnock II Partnership Interest") in the Warnock II Partnership to PHA, or its designee, at the end of the Warnock II Compliance Period, which period will end on December 31, 2024; and

**WHEREAS**, PHA wishes to acquire the Warnock II Partnership Interest in the Warnock II Partnership; and

**WHEREAS**, pursuant to the terms negotiated with the Warnock II Tax Credit Investor, the Warnock II Partnership Interest will be purchased by PHA or its affiliate for a not-to-exceed price of thirteen thousand dollars (\$13,000) (the "Warnock II Acquisition Price") plus any transfer taxes and transaction and legal costs in connection with the transfer of the Warnock II Partnership Interest (the "Transaction Costs");

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the PHA President & CEO and/or his authorized designee to negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate(s) to acquire the Warnock II Partnership Interest in the Warnock II Partnership (the "Documents"); pay the not-to exceed Warnock II Acquisition Price of thirteen thousand dollars (\$13,000) as well as Transaction Costs, as set forth above; obtain any necessary third-party approvals; create any required PHA affiliated entities to acquire the Warnock II Partnership Interest; and to take such other steps as necessary to effectuate this resolution including to execute, deliver and perform the obligations under such Documents, once finalized, subject to the availability of funds therefor.



I hereby certify that this was  
APPROVED BY THE BOARD ON 9/17/2024  
*[Signature]*  
ATTORNEY FOR PHA

**APPENDIX 2 – PPT Presentation re: Audit Resolution, from CliftonLarsenAllen LLP**





# Philadelphia Housing Authority

Audit Committee Exit Presentation

Year ended March 31, 2024

WEALTH ADVISORY | OUTSOURCING | AUDIT, TAX, AND CONSULTING

Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor



# Agenda

- Audit scope and process
- Audit opinions and communications
- Financial statement highlights
- Engagement finalization
- Audit highlights
- Upcoming GASB Pronouncements



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# Audit Scope



Report on the Authority's financial statements



Required governance communications letter



Report on internal control over compliance with major program requirements (federal awards)



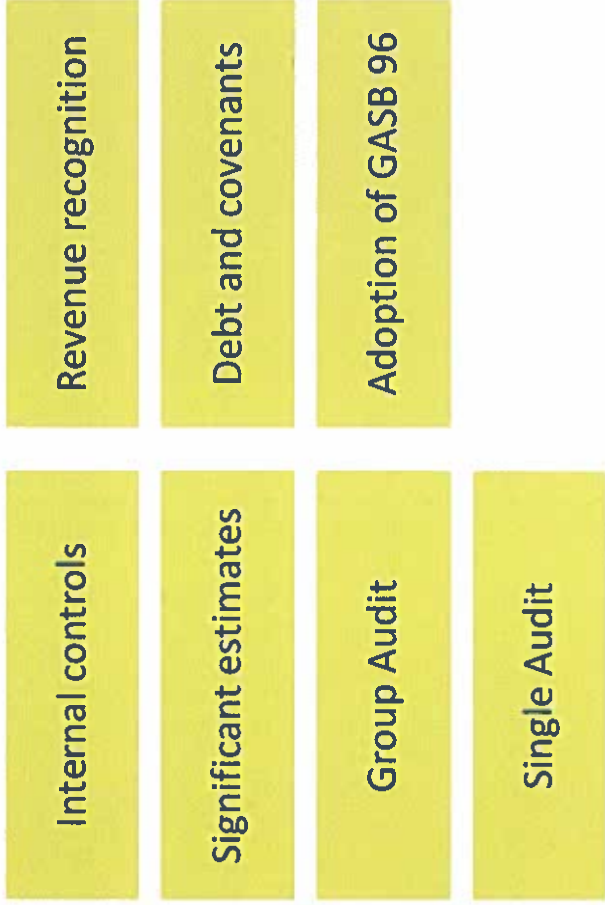
Submission to REAC & Federal Audit Clearinghouse (DCF)



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# Audit Process

## RISK-BASED APPROACH





## AUDIT OPINIONS

### **Financial statement**

Financial statement audit opinion is **unmodified**.

### **Federal awards**

Federal awards audit opinion is **unmodified**.



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## AUDIT RESULTS

### **Financial statement**

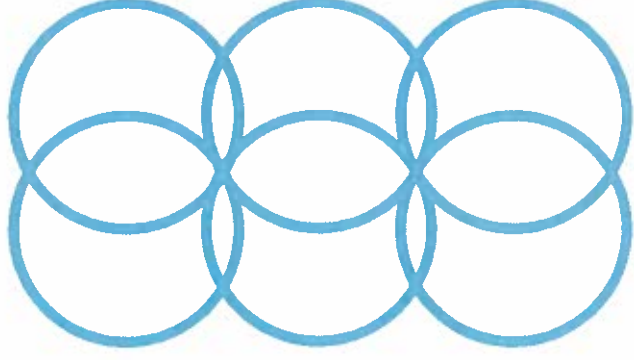
No material weaknesses noted.  
No significant deficiencies noted.

### **Federal awards**

No material weaknesses noted.  
No significant deficiencies

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# Governance Communications



## Overall

- Auditors Responsibility under general accepted audit standards
- No changes from planned scope
- Adoption of GASB 96

## Difficulties

- No significant difficulties
- No disagreements with management
- No management consultations with other accounting firms

## Estimates

- We evaluated significant estimates and are comfortable with them
- Allowances on Receivables, Depreciation, Pension

## Other

- No audit adjustments
- Two uncorrected misstatements
  - CIP write-off of items that should have been expensed in the prior year
  - HUD-held reserves variance to supporting documentation.

*Approval*  
from finance  
committee

*Internal QC*  
review

*Signed*  
representation  
letter

# Audit Highlights

- Addition of \$1.3M in subscription assets and \$1.2M in a related subscription lease liability as a result of the adoption of GASB Statement No. 96, *Subscription-Based Income Technology Arrangements (SBITA)*.
- Restatement – during FY24, PHA solely owned entities purchased the 99.99% investor limited partner interest of Germantown House, LP and Uni-Penn Housing Partnership IV. With the purchase of the additional interest, these entities are now considered Blended Component Units of PHA. These entities were previously considered Discretely Presented Component Units. See Note 24 of the audited financial statements for a breakdown of the restatement amount.



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## SIGNIFICANT AUDIT CHANGES

### What changed

Auditing standards (SAS 143-145) were modernized for evolving business environment

Effective for the 3/31/2024 year-end audit

### New requirements

Enhanced risk assessment and understanding of estimates

Deeper IT understanding; more inquiries; data requests and testing

### Audit impact

More time evaluating controls; more use of IT specialists

Potential for additional recommendations

Greater impact on complex IT systems

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# Upcoming GASB Standards

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AUDIT, TAX, AND CONSULTING

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Wealth Advisors, LLC, an SEC-registered investment advisor

# GASB 100 Accounting for Changes and Error Corrections



Effective date  
**March 31, 2025**



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## New requirements:

Updated disclosure guidance for:

- Accounting principles
- Accounting estimates
- Correction of errors

Required to disclose line items impacted by the change even if beginning balances remain the same



**CLA can help by**  
assisting with or evaluating  
financial statement  
disclosure updates



# GASB 101 Compensated Absences



Effective date  
**March 31, 2025**



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## Updated framework

- Reevaluate leave policies
- Liability must include any accumulated leave that is unused or used but unpaid
- Footnote disclosures will be enhanced



## Examples include

- Sick leave not paid at termination
- Parental leave
- Military leave and jury duty that has commenced



**CLA can help by**  
evaluating the standard related to compensated absences and assisting with or evaluating in financial statement disclosures



# *Insights*

Stay informed and  
prepare for what's next.





## *Questions and Feedback*

We appreciate the opportunity to serve you and welcome any feedback relative to our performance and to the engagement.



Justin Measley, CPA  
Principal

Justin.Measley@claconnect.com |  
410-308-8071

Liz Richardson  
Senior

Elizabeth.Richardson@claconnect.com |  
410-308-8182

Kia Buckner

Horsey, Buckner & Heffler, LLP  
kbuckner@hbheffler.com |  
267-765-7476



CLAconnect.com



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