JCK LEGAL, PLLC

RESIDENT COMMISSIONERS ELECTION POLICIES AND PROCEDURES MANUAL

FOR THE 2014 RESIDENT COMMISSIONERS ELECTION

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CHAPTER 1 – GENERAL INFORMATION

Introduction

The purpose of this Manual is to provide you with the information you will need to run for a Resident Commissioner position on the PHA Board of Commissioners. The Philadelphia Housing Authority (PHA) is responsible for housing over 32,000 families in public housing units located throughout Philadelphia in sixty (60) developments and via the Section 8 Housing Choice Voucher Program. All eligible and qualifying residents receiving PHA assistance with housing have an opportunity to run for a position as Resident Commissioner in 2014 and then serve on the PHA Board of Commissioners.

PHA Board Duties and Responsibilities

As a PHA Commissioner, the Resident Board Member and his or her fellow board members are responsible for the preservation, direction and future of PHA. This requires that all PHA Board members demonstrate leadership, diligence, integrity, and flexibility in guiding PHA through many changes. Resident Commissioners have the same authority and perform the same Board duties as other PHA Commissioners; and are also subject to all of the legal provisions that govern the entire PHA Board. Some of the primary duties of the Board of Commissioners are:

(1) To approve rules, by-laws, and policies for the effective administration of PHA;
(2) To make policy decisions;
(3) To evaluate the President and Chief Executive Officer's job performance from time to time;
(4) To review and approve all contracts for goods or services worth more than $100,000.00;
(5) To perform such other functions as needed to ensure quality housing and services to the residents of the housing properties; and
(6) To engage regularly with members of resident councils, resident leaders and the Resident Advisory Board (RAB).

PHA Board Composition

The PHA Board is comprised of nine (9) members who are committed to improving the quality of life in and around the public housing community. All Commissioners must be residents of the City of Philadelphia at the time of their appointment or election and must continue to maintain such residence throughout the term of their office.

All nine (9) Commissioners are appointed by the Mayor and confirmed by a majority vote of the Philadelphia City Council. Two Commissioners are required to be residents of "housing owned or controlled" by the Authority and must be selected based upon a process agreed upon by the Mayor, the City Council President and PHA's President and Chief Executive Officer. The Mayor, City Council President and the President and Chief Executive Officer have agreed that the process for selecting Resident Commissioners shall be a free, fair and open election in which the two candidates receiving the highest number of votes shall be appointed by the Mayor and subject to confirmation by vote of a majority of the members of City Council.

PHA Commissioners serve terms concurrent with the term of the appointing Mayor and elections for Resident Commissioners will occur every four (4) years. In the event of a vacancy of a Resident Commissioner position with three (3) or more years remaining in the term, the Mayor shall appoint the candidate with the third highest vote count from the previous election subject to confirmation by vote of the majority of the members of City Council. In the event of a vacancy of a Resident Commissioner position with less than three (3) years remaining in the term, a special election will be conducted within ninety (90) days of the date of the vacancy.

Compensation

Service on the PHA Board is voluntary and unpaid.

PHA Board Meetings

The PHA's Board meetings are generally held in the Board Room located at 12 South 23rd Street, Philadelphia, PA 19103.

- Meetings can also be held at other locations, as designated by the Chair of the Board.
- The Board shall designate the date, time and place of the Annual Meeting.
- Regular meetings are typically held on the third Thursday of each month.
- Special meetings may be called by the Chair or upon written request of two Commissioners to transact urgent business.
- Board meetings are open to the public, except for executive sessions.

Initial and Continued Eligibility Requirements for Board Members

(1) Prior to their initial appointment, Commissioners shall not have any past due taxes, special assessments or other charges owed to the City of Philadelphia; nor shall Resident Commissioners be in violation or default of their lease obligations to the Authority. Failure to pay delinquent amounts in a reasonable time after demand for payment has been made may be cause for a Commissioner's removal from the Board. A Commissioner may be suspended during the pendency of any action against him or her.

(2) Commissioners shall file Annual Financial Disclosure Statements with the Pennsylvania State Ethics Commission on or before May 1st of each year. Failure to comply with this requirement may be grounds for removal or termination.

(3) Commissioners shall be subject to PHA's Standards of Ethical Conduct policy.

a. Commissioners may not participate in a matter or decision in which the Commissioner has a conflict of interest.

b. Commissioners may not solicit or accept gifts, gratuities or favors of more than a nominal monetary amount from any party or potential party to an Authority contract or subcontract.

(4) Commissioners are required to attend Board orientations and trainings.

Candidates are urged to familiarize themselves with all legal and regulatory requirements that apply to the position of a Resident Commissioner. Greater detail concerning the Board of Commissioners is contained in PHA's By-Laws. For general information regarding Resident Board representation, please see HUD regulations under 24 CFR §964.

CHAPTER 2 - PROCEDURES

Independent Third Party Monitoring

In order to ensure the fairness and neutrality of the election process, PHA has procured the services of an Independent Third Party Monitor (ITPM). The ITPM for the 2014 Resident Commissioner Election is JCK Legal, PLLC. PHA will ensure that every resident receives a minimum 30-day notice of the upcoming Election and candidate procedures. The ITPM is responsible for educating residents about the Election process. The ITPM will also explain how it will observe the Election with regard to fairness and for compliance with the required HUD and PHA procedures.

Informational Meetings to Learn about Candidacy and the Elections

The ITPM will distribute application materials and conduct community-based information meetings at seven (7) citywide information meetings, which shall be held at least sixty (60) days before the election and make the information available at each property. Meeting attendees will receive information and handouts regarding the timetable for nominations, campaigning, candidate forums, becoming a poll site monitor and the election.

Process to Become a Certified Candidate

To be a Candidate for Resident Commissioner, a Candidate must properly complete a Candidate Application, Nomination Petition, Witness Affidavit and:

- Be a public housing resident in Conventional, Tax Credit or AME site or a Housing Choice Voucher ("Section 8") recipient in the City of Philadelphia;
- Be named on the lease;
- Be eighteen (18) years of age or older;
- Be a resident in full compliance with the lease and have no rental payment delinquency; and
- Not have any past due taxes, special assessments or other charges owed to the City of Philadelphia.

Nomination Process

Any resident who wishes to be a candidate for Resident Commissioner and run for office must comply with the following process:

A. Nominating Petition

Every nominee must submit a nominating petition with signatures from **at least** one hundred (100) eligible resident voters (see definition on page 12), sixty (60) days prior to the Election. Nominating Petitions for Resident Commissioners will be accepted by the ITPM upon verification by the Authority that all signatures on the nominating petition are from eligible residents. Each Nominating Petition shall identify the person nominated and each signer of the Petition by name, address and apartment number (if applicable). An eligible resident may sign more than one petition for each election.

Candidates are strongly encouraged to get 150-200 signatures to ensure that all signatures are from eligible voters. Additionally, candidates are encouraged to submit their Candidate Application, Nomination Petition and Witness Affidavit well before March 3, 2014 so that any problems with a candidate's application can be corrected before the application deadline.

B. Eligible Candidates Name on Ballot

Each nominee who presents to the Authority a duly executed Candidate Agreement, Witness Affidavit and Petition containing signatures of **at least** one hundred (100) **eligible residents** will have his or her name placed on the printed ballot, provided, however, that no name shall appear on the ballot unless the person nominated submits to the Authority, within ten (10) days after request by the Authority, a signed statement indicating his or her eligibility for the office, willingness to have his or her name on the ballot and willingness to serve, if elected.

Candidates who are deemed eligible to run will be certified by the ITPM and will be given a Certificate of Eligibility at the Mandatory Meeting for Candidates described below. Potential Candidates who are deemed ineligible will be notified by letter or email (if provided) on or before the Mandatory Meeting for Candidates.

In the event that there are fewer than three eligible candidates, the Election shall be postponed and a thirty (30) day extension from the original due date for Nominating Petitions shall be granted by the Executive Vice President for Community Operations and Resident Development (CORD). Notice of the extension shall be provided to all eligible residents in PHA.

After an extension has been executed and the number of eligible candidates is still fewer than three, the Authority shall recommend to the Mayor and City Council a process for moving the Election process forward.

C. Witness Affidavit

Each person who secures names on a Nominating Petition shall attach to the Petition an Affidavit as to the method of obtaining the signatures, and confirming that each person who signed the Petition affirmed that he or she was an eligible voter pursuant to the terms of these policies this Manual. A Witness Affidavit shall be attached to each Nominating Petition.

D. Applications, Petitions and Affidavit Forms

Candidate Applications, Nominating Petitions and Witness Affidavits will be distributed at city-wide informational meetings, available online at www.pha.phila.gov, at all PHA management offices, Resident Council offices and in the Office of CORD located at 712 North 16th Street during normal business hours, from 9:00 a.m. to 5:00 p.m. These materials are due NO LATER THAN March 3, 2014 to the ITPM. If a candidate wishes to mail his or her application, the application must be RECEIVED by March 3, 2014.

E. Minimum Number of Certified Candidates

There shall be at least three (3) certified candidates on the ballot in order to hold an election for Resident Commissioners.

F. Mandatory Meeting for Candidates Seeking Nomination

All candidates shall be informed of their eligibility status no later than March 7, 2014. The ITPM will provide a Mandatory Meeting where eligible candidates will be trained on how to run in the 2014 Resident Commissioner Election on March 10, 2014 at 6:30 pm at the PHA office located at 12 S. 23rd St, Philadelphia, PA 19103. During the meeting, the ITPM will provide guidance on running a campaign, important dates, campaign etiquette, the Candidate Forum, election policies, procedures, ethics, and balloting instructions. This meeting is mandatory for all eligible candidates and **no campaigning is allowed prior to this meeting**. All attendees will have their campaign photographs taken at this time and the ITPM will also draw the ballot order of the candidates at this meeting. This training is open to the public, but non-candidate participants must hold their questions until the end of the training.

G. Order of Candidates on the Ballot

The order of candidates on the ballot shall be determined by a random selection process administered by the ITPM. The order of candidates on the ballot resulting from the random selection process shall be final. The ITPM shall administer the random selection process and set the order of candidates on the ballot during the Mandatory Meeting. The selection process shall be done in a public forum at 12 S. 23rd St, Philadelphia, PA 19103.

A certified candidate shall not challenge the order of candidates on the ballot without substantial evidence that the random selection process was flawed and that the flaw(s) favored one or more candidates. A certified candidate shall submit in writing to the Executive Vice President for CORD a request for and supporting evidence to review the random selection process and to set aside the order of candidates on the ballot. The written challenge shall be submitted within twenty-four (24) hours from the time the order of candidates is announced by the ITPM. The Office of CORD shall render a final decision on the request within forty-eight (48) hours from the receipt of the request.

In the event that the decision sets aside the order of candidates on the ballot, the Executive Vice President for CORD shall require the ITPM to use an alternative random selection process. A second random selection shall be administered in a public forum within forty-eight (48) hours from the release of the decision.

H. Candidate Forum/Debate

The Candidate Forum will be held seven (7) days before the Election Day in which certified nominated candidates will answer questions, exchange views, present campaign literature, meet residents, and seek voter support. The ITPM will monitor the Candidate Forum to ensure that each candidate is given equal time to answer questions, and to make opening and closing statements. The ITPM may apply rules and use tools necessary to ensure equity in time for candidate speeches.

The ground rules for the Forum are laid forth below:

- At the Forum, The ITPM will explain the role of the Resident Commissioners to the residents.
- Candidates will be introduced and given three (3) minutes to speak on why they should be elected.
- When the candidate has ONE (1) minute remaining, the ITPM shall hold up a sign indicating that the candidate's time is almost up.
- After the candidates give their initial presentations, voters may ask the candidates questions by raising their hand and being called upon by the ITPM.
- Candidates will conduct themselves and treat others in a respectful manner.
- Candidates are advised to respond directly to questions that are asked of them and not go off topic.
- The ITPM will acknowledge candidates and residents to speak, in turn, during the Forum, so that voters and candidates will respect the floor when candidates are speaking and voters are asking questions.
- If more than one candidate is referenced in a question both candidates may respond with equal time.

CHAPTER 3 - ELECTION

Election Day

- On the Election Day, one voting area with a ballot box will be conveniently set up at each of the eleven (11) polling places, where eligible residents may vote.

- Voting hours will be from 7:00 a.m. to 7:00 p.m. on April 29, 2014.

- Voting shall be by secret ballot provided by the ITPM. At least three (3) duly nominated candidates will be placed on the ballot, which will be posted at each polling place at least fifteen (15) days prior to the day of election.

- Voting procedure and ballot count will be supervised continuously during the election hours by the ITPM. The ITPM shall also serve as the PHA Board of Elections and this will not include any Commissioner or any person whose name appears on the ballot.

- The Authority shall assign to each polling place a PHA employee who shall check the register for each voter on the list, only for the purpose of certifying eligibility of the voter.

- The Candidates on the ballots shall have the right to observe voting at each polling location.

- The Candidates and their volunteers shall not engage in any campaign related activities in or within 20 feet from the polling location. The ITPM Polling Monitors have the authority to remove any person engaged in prohibited activities from the polling location.

- The two candidates receiving the highest number of votes shall be declared the winners and shall be elected as the Resident Commissioners.

- Any person whose name appeared on the ballot may ask for a recount of the ballots, by 5:00 p.m. on the third (3) calendar day after the election, if the winners are elected by a margin of one (1) percent or less or for good cause. A request for a recount based on a margin of victory of one (1) percent or less shall be granted and the recount shall be completed within forty-eight (48) hours from the date of request. The ITPM shall determine the validity of a request for a recount based on good cause and shall render a decision within twenty-four (24) hours. A recount that is based upon good cause shall be completed within twenty-four (24) hours from the date of the decision by the ITPM.

- The duly elected Resident Commissioners shall be certified by the Corporate Secretary of the Authority's Board of Commissioners within seven (7) business days from Election Day unless a written protest is filed under Chapter 4. The duly elected Resident Commissioners shall not be submitted to the Mayor until they are certified by the Corporate Secretary.

Election Day Procedures

- All residents desiring to vote must go to one of the designated polling sites and receive an official ballot from the ITPM, unless a request has previously been made for special accommodations.

- Voters will be verified as eligible resident voters and cross referenced at the polling sites to ensure that there are no attempts to vote more than once.

- Voters must provide a piece of identification in order to vote.

- A resident may submit only one ballot.

- Absentee ballots will not be permitted, with the exception of voters listed for special accommodations (see below).

- Persons unable to come to the polling place because of disability should contact the ITPM for assistance. The ITPM will arrange for special accommodations to ensure that those with disabilities or translation needs are able to vote. **Persons making use of this provision must notify the ITPM of their special circumstance by 5:00 p.m. Monday, April 23, 2014, either through:**

  - Fax or phone: (301) 637-3635;
  - E-mail: phaelections@gmail.com; or
  - Ground mail: requests for special accommodations must be mailed no later than Friday, April 18, 2013 to 9 Ardsley Rd, Upper Darby, PA 19082.

- Additionally, if limited English proficient eligible voters need help in translation from an appropriately bilingual Polling Site Monitor on Election Day, they must notify the ITPM, so that such assistance may be made available. Persons making use of this provision must notify the ITPM of their special circumstance by 5:00 p.m., on April 1, 2014, as detailed above.

- Non-voters **MAY NOT** be inside the voting area or within 20 feet of the entrance of the voting area. Candidates and their supporters must not harass, threaten, coerce, prevent or otherwise interfere with the voter's right to vote for the candidate of their choice. Candidates MAY enter polling sites to observe resident voting, but candidates MAY NOT campaign inside the voting area or within 20 feet of the entrance to the voting area.

- The ITPM will provide polling monitors at each voting site to oversee and monitor the election process, certify the preliminary count and deliver ballots to PHA headquarters located at 12 South 23rd Street - 6th Floor, by 8 p.m. on April 29, 2014.

- The ITPM may issue a Provisional Ballot in the event that a resident at a designated polling place is not on the eligible voter tenant roster, provided by PHA. All

Provisional Ballots shall be verified and then counted within twenty-four (24) hours from the closing of the polls.

Voter Qualifications

To qualify as an eligible voter, a person must:

- Be a public housing resident (including tax credit developments and alternatively managed sites) or a Housing Choice Voucher ("Section 8") recipient in the City of Philadelphia;
- Be named on the lease; and
- Be eighteen (18) years of age or older.

Publicizing the Outcome of the Election

- Upon completion of the Election on the proposed date of April 29, 2014, the ballot boxes will be sealed by the Polling Site Monitors and delivered to the PHA headquarters at 12 South 23rd Street – 6th Floor.
- The ITPM will conduct a preliminary vote count in an open forum where all candidates and residents may witness the count. At 8:00 p.m. on the April 29, 2014, the ballot boxes will be opened by the ITPM at the PHA Board Room at 12 S. 23rd Street. All ballots, other than Provisional Ballots, shall be counted by the ITPM on the Election Day.
- A preliminary outcome will be posted on PHA's website and in the common areas and/or at property management offices on or around April 30, 2014.
- Notices of the official results will be posted on PHA's website and at property management offices at designated public housing developments by 5:01 p.m. on May 1, 2014.
- The top two candidates receiving the most votes will be referred to the Mayor, the City Council President and the PHA President and CEO for appointment and approval upon certification by the Authority's Corporate Secretary. The referral must contain a certified copy of the Election results signed by the ITPM and the Corporate Secretary.

CHAPTER 4: GRIEVANCE, CANDIDATE ETHICS, AND CAMPAIGN FUNDING

Grievance Process – Post Election

- A resident or candidate may make a written protest of the election process with a statement and any supporting evidence of good cause for the protest.

- The protester must fax, mail or email a formal letter of protest to the ITPM by 5:00 p.m. on the fourth (4) calendar day after the election. The letter must include all evidence of the violation(s) and describe the issue(s) or concern(s) and explain which Election procedure(s) were violated and how those violations relate to the issue(s) or concern(s) raised.

- The ITPM has two (2) calendar days from the date and time the formal letter was received to respond in writing to the formal letter of protest and submit its decision to the protester, the Executive Vice President of CORD and PHA's Corporate Secretary.

- If the protester is dissatisfied with the response of the ITPM, the protester may appeal in writing to the Corporate Secretary at 12 South 23rd Street, Philadelphia, PA 19103. The written appeal must be filed with the Corporate Secretary, with a copy to the ITPM, by 5:00 p.m. on the second (2) calendar day from the date of the ITPM decision. The ITPM will have one (1) calendar day from the date and time of the receipt of the written appeal to provide a recommendation to the Corporate Secretary. The Corporate Secretary will review the protest and the recommendation of the ITPM, and then render a final decision within two (2) business days from the date of the receipt of the appeal, which will be sent to the protester and the ITPM. The decision by the Corporate Secretary is final. If the protest is denied, the Corporate Sectary shall then certify the election.

- In the event that the protest is deemed valid and the decision of the Corporate Secretary nullifies the Election, the Executive Vice President for CORD shall, in consultation with the ITPM, issue instructions for re-administering the Election. The subsequent Election shall be held in thirty (30) days from the date of the decision.

Candidate Ethics, Integrity & Professional Behavior

- Once a candidate is informed of their eligibility and has attended the March 10, 2014 mandatory candidate meeting, s/he can begin campaigning. NO CAMPAIGNING IS ALLOWED PRIOR TO ATTENDING THE MEETING.
- Candidates are allowed to form a committee to help get the word out during their candidacy. Candidates should remain cautious at all times of their actions and those of their supporters. Any damage to public or personal property is a lease violation and will result in candidate disqualification by the ITPM at any time prior to or after the Election.
- Candidates should be sensitive to the fact that people from a variety of racial, ethnic

and religious backgrounds reside in public housing and that all residents have the opportunity to participate fully in the Election process.

- The Candidate Forum will be held to provide residents the opportunity to meet and hear from those who are running for office. Candidates should participate fully in this forum as it will provide candidates with the opportunity to distinguish him or herself from the other candidates.

Candidate Decertification (Disqualification)

Any certified Candidate who is found to violate any requirement of this election process including but not limited to the following activities or omissions will be decertified (no longer qualified as a Candidate) and removed from the election ballot. Decertification as determined by the ITPM can occur at any time, including after the election on the basis of:

- Submitting false statements during the application process;
- Bribery, stuffing the ballot box, having ineligible persons vote;
- Threatening or interfering with potential voters or Candidates, defacing or destroying posters or campaign literature of other Candidates, engaging in slander or libel, impeding voter access to polling places; and/or
- Failing to file the proper materials and reports in a timely manner.

Any act of electoral fraud by a candidate or their agents may result in a candidate's decertification. Electoral fraud is an improper interference with the process of an election that intends to bring about an election result, whether by increasing the vote share of the favored candidate, depressing the vote share of the rival candidates or both. Some examples of electoral fraud include voter intimidation, vote buying and intentionally misinforming voters by distributing false or misleading information. Even the perception of fraud can be damaging as it makes all parties involved less inclined to accept election results. Any candidates found to have engaged in electoral fraud may be subject to decertification at any time prior to or after the Election.

Libel and slander are strictly prohibited and all allegations of such behavior by candidates will be investigated.

To ensure that candidates do not engage in such behavior, the ITPM is willing to review all candidate campaign materials prior to dissemination by the candidates to ensure that the materials comply with Election Policies and Procedures. This includes posters, flyers and social media posts. Social media plays an important role in a candidate's campaign and all social media posts must be overseen by the ITPM. Candidates must inform the ITPM of all social media outlets they will be using. This includes, but is not limited to, Facebook Pages, Facebook Groups, Twitter Handles, Instagram accounts and MySpace accounts. Failure to provide this information may be grounds for decertification.

Campaign Funding & Accountability

- The use of restricted funds for campaign purposes or campaigning at events that are substantially supported by tenant participation funds is strictly prohibited. Restricted funds include, but are not limited to, tenant participation funds awarded by PHA to a

Resident Council.

- Campaign funds cannot be combined with other funds.

- A Resident Council, by majority board vote, may allocate campaign support to one or more official Candidates from unrestricted funds and/or may engage in campaign fundraising without using restricted funds.

- A financial report shall be filed by any Candidate for Resident Commissioner who raises funds to cover campaign expenses, which may appropriately include, but are not limited to: posters, flyers, t-shirts, hats, or coffee mugs for campaign staff. No Candidate for Resident Commissioner shall raise or spend more than $2,500.00 to cover proper campaign expenses.

- The financial report shall detail the amount raised, sources of all funds raised, associated expenses, and the balance remaining of unspent campaign funds. All written financial reports shall be accompanied by an affidavit that affirms the truth and accuracy of all statements in the report. The financial report and affidavits shall be submitted to the ITPM and PHA's Corporate Secretary by 5:00 p.m. on the fifth (5) day following the release of the official Resident Commissioner Election results. The ITPM and the Corporate Sectary shall review and certify the compliance of the financial reports and affidavits of all candidates and the Commissioner-Elects within forty-eight (48) hours from the time of receipt.

Special Information for Resident Council Leaders

Important Role of Resident Councils

Resident Councils and their members can play an important and helpful role in the Resident Commissioner Election process. Resident Councils are empowered to:

- Encourage and motivate resident households to exercise their voting rights;
- Educate candidates concerning resident needs & property issues;
- Help recruit volunteers to serve as election monitors;
- Distribute Candidate Application Forms;
- Distribute Poll Monitor Applications;
- Post and distribute flyers regarding the Candidate Forums;
- Post a schedule of candidate and election-related activities;
- Identify and facilitate special accommodation arrangements for disabled voters;
- Help assure the integrity of the Candidate Resident Commissioner election process; and
- Hold elected Resident Commissioners accountable for representation of residents.

SCHEDULE OF EVENTS

Dates	Activity
Thursday, January 16, 2014	Mailer Sent to all Household Regarding 3 City Wide Meetings for Resident Commissioner Election
Monday, January 27, 2014 **6:30pm Warnock Village**	First - City Wide Information Meeting on Resident Commissioner Election
Tuesday, January 28, 2014 **12:00pm Mt. Olivet**	Second - City Wide Informational Meeting on Resident Commissioner Election
Tuesday, January 28, 2014 **6:30pm Abbottsford**	Third - City Wide Information Meeting on Resident Commissioner Election
Wednesday, January 29, 2014 **12:00pm Oxford Village**	Fourth - City Wide Information Meeting on Resident Commissioner Election
Wednesday, January 29, 2014 **6:30pm John F Street Center**	Fifth - City Wide Informational Meeting on Resident Commissioner Election
Thursday, January 30, 2014 **6:30pm Wilson Park**	Sixth - City Wide Informational Meeting on Resident Commissioner Election
Friday, January 31, 2014 **6:30pm 12 S. 23rd Street**	Seventh - City Wide Informational Meeting on Resident Commissioner Election
Monday, March 03, 2014	**DUE DATE - Nominating Petitions**
Tuesday, March 04, 2014	JCK will submit all candidate applications to PHA that have been properly received
Monday, March 10, 2014	**All candidates will be notified of their eligibility status.**
Monday, March 10, 2014	PHA will post all eligible candidates on their website, property management offices and/or resident council offices.
Thursday, March 13, 2014	**Eligible Candidates Mandatory Training**
Thursday, March 13, 2014	Candidates may begin campaigning
Thursday, March 13, 2014	**Candidate Ballot Order Determined by Random Selection**
Friday, March 14, 2014	Challenges to Order of Ballot Due - 5pm
Monday, March 17, 2014	CORD Response to Challenges - Due by 9am
Wednesday, March 19, 2014	IF REQUIRED: Second Random Selection for Candidate Ballot Order
Tuesday, April 22, 2014	**Candidates Forum**
Tuesday, April 29, 2014	**Election Day**

Monday, April 29, 2013	**Votes Tallied**
Wednesday, April 30, 2014	**Review, Certify and Count Provisional Ballots**
Wednesday, April 30, 2014	Post Preliminary Results on PHA website and at property management offices
Thursday, May 01, 2014	Post Final Results on PHA's website and at property management offices
Saturday, May 03, 2014	Last Day for Request Due to ITPM
Monday, May 05, 2014	Last Day for Recount to be Completed
Tuesday, May 06, 2014	Campaign financial reports are due
Tuesday, May 06, 2014	**Certification of Electees by Corporate Secretary**
Wednesday, May 07, 2014	Corporate Secretary submits the names of the Commissioner-Elects to the President and CEO of PHA to be submitted to Mayor and City Council President
Friday, June 13, 2014	Approval/Disapproval by Mayor and Council
Thursday, July 31, 2014	Complete Training of Elected Resident Commissioners
August, 2014	**Installation of Elected Resident Commissioners**