



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES
Thursday, January 21, 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 3:10 p.m. by the Chair, Lynette Brown-Sow. In addition to the Chair, Vice-Chair Wetzel and Commissioners Callahan, Camarda, Coney, and Kurland 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 welcoming those present and asking for a moment of silence in preparation for the work to be done in the meeting and for two Commissioners with various serious personal concerns.

CEO Jeremiah reviewed the procedure for public comment at the Board meeting and made two announcements. First, the public comment period is underway for an amendment to the MTW FY17 Plan, regarding transfer of assistance under the Rental Assistance Demonstration program for 272 units, with a public hearing scheduled for February 4, 2016, and the hearing period is from January 18, 2016 to February 17, 2016. Second, thanks were extended for community participation in events that took place as part of commemorating Martin Luther King, Jr. Day.

As part of the monthly Resident Spotlight, CEO Jeremiah congratulated Indago Allen, from Richard Allen by way of Blumberg, who completed the required testing and received her GED, despite a number of challenges and is now continuing her education and pursuing a Certified Nursing Assistant degree. She was roundly applauded for her accomplishment.

The Chair inquired whether there were any corrections or amendments to the minutes of the Board Meeting of December 17, 2015. Hearing none, the minutes were accepted as submitted.

The Chair also commented on a photograph that was presented by Rose Bryant to Commissioner Coney at the Pre-Board Meeting on January 19, 2016, in honor of Commissioner Coney’s leadership, and the Chair observed that the presentation was very moving.

Five resolutions were presented, all of which were unanimously approved by those present at the time of voting (Commissioner Camarda was recused from discussion of or voting upon Resolution No. 11827).

Resolution 11826, attached in Appendix1, was presented by Janea Jordon, Executive Vice President – Office of Audit and Compliance, to have the Board of Commissioners re-appoint three (3) of the current independent members of the Audit Committee: Commissioner Murphy, Matthew Stitt and Kia Buckner, whose two (2) year terms have all expired. Commissioner Kurland, as a member of the Audit Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Kurland 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.

Prior to any discussion regarding **Resolution 11827**, attached in Appendix 1, Commissioner Camarda announced that she would recuse herself due to a possible conflict, as she is on the Board of Nueva Esperanza, and she left the room. The resolution was presented by Celeste Fields, Executive Vice President – Leased Housing, for Board authorization for actions related to effectuating the RAD transfer of assistance from one hundred sixty-three (163) long-term vacant scattered site units. The transferred assistance will go to three (3) developments: Project HOME, HELP Philadelphia V and Esperanza - Roberto Clemente Homes. 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 stated that the committee had met to discuss the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved by those Commissioners in attendance. Commissioner Camarda then returned for the remainder of the meeting.

Resolution 11828, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP – SCM”), to authorize PHA to contract with W&W Contractors, LLC and Superior Home Improvement Services, LLC for exterior bay repair services. The contracts are for a two (2) year base period with three (3) one-year option periods with the total aggregate amount to be expended under the two contracts not to exceed one million two hundred twenty-five thousand dollars (\$1,225,000.00). Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan commented that the committee had met to review the resolution and recommended its approval and also verified certain information. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

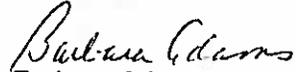
Resolution 11829, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Milestone Construction and Clark Roofing for roofing repair, replacement and maintenance-related services. The contract performance period is a two (2) year base period with three (3) one-year option periods and the total aggregate amount to be expended under the two contracts is not to exceed five million dollars (\$5,000,000.00). Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan stated that the committee had met to discuss the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11830, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Heaven Sent, Ltd for courier services for PHA. The contract performance period is a two (2) year base period with three (3) one-year option periods and the total amount of the contract is not to exceed one hundred fifty-eight thousand three hundred forty dollars (\$158,340.00). 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 committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

The public comment period began at approximately 3:27 p.m., after which the Chair adjourned the meeting at approximately 3:30 p.m.

A sign-up sheet with the name of the one person who signed up to speak in the general comment period (as none signed up to address resolutions), with a designation of the topic(s) addressed by the speaker, is attached as Appendix 2.

Respectfully submitted,



Barbara Adams

Secretary

Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
12 S. 23rd St.
PHILADELPHIA, PA 19103
THURSDAY, JANUARY 21, 2016, at 3 p.m.
AGENDA

- 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 December 17, 2015, as distributed.
- D. **New Business**
1. **RESOLUTION APPOINTING THREE INDEPENDENT MEMBERS TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE**
(Janea Jordon)
 2. **RESOLUTION AUTHORIZING TRANSFERS OF ASSISTANCE UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM FROM 163 VACANT SCATTERED SITE UNITS TO THREE PROPOSED DEVELOPMENTS**
(Celeste Fields)
 3. **RESOLUTION AUTHORIZING CONTRACTS FOR EXTERIOR BAY REPAIR SERVICES WITH W&W CONTRACTORS, LLC AND SUPERIOR HOME IMPROVEMENT SERVICES, LLC**
(Dave Walsh)
 4. **RESOLUTION AUTHORIZING CONTRACTS FOR ROOFING REPAIRS, REPLACEMENT AND MAINTENANCE-RELATED SERVICES WITH MILESTONE CONSTRUCTION AND CLARK ROOFING**
(Dave Walsh)
 5. **RESOLUTION AUTHORIZING A CONTRACT FOR COURIER SERVICES WITH HEAVEN SENT, LTD**
(Dave Walsh)
- E. **Public Comment Period**

RESOLUTION NO. 11826

RESOLUTION APPOINTING THREE INDEPENDENT MEMBERS TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE

WHEREAS, the Philadelphia Housing Authority ("PHA") created an Audit Committee, by Resolution No. 11571 ("Audit Resolution") on November 30, 2012, the charter of which was most recently amended by Resolution No. 11785 on May 21, 2015, which states as follows, with regard to membership:

Section II. Membership

The Committee shall consist of seven (7) members; five (5) voting members, and two (2) non-voting members, serving as advisors to the Committee. The Committee's voting members shall elect the Committee's Chair and Vice Chair. The Chair shall be a member of the Audit Committee who is also a member of PHA's Board of Commissioners. At least four (4) independent members shall be selected from outside of PHA (PHA employees are excluded from being an independent member). PHA's Executive Vice President ("EVP") of the Office of Audit and Compliance and PHA's Senior Executive Vice President of Finance - Chief Financial Officer shall comprise the remaining advisory members of the Committee.

Section III. Independent Members

The Board shall select the Independent Members, who shall serve for a two-year period that may be renewed by the Board from time to time. In the spirit of recent federal legislation (Sarbanes-Oxley Act of 2002) and the accompanying Securities and Exchange Commission's implementing rule that pertains to publicly traded companies, the Board will attempt to select as an Independent Member a person who meets the definition of an "audit committee financial expert" with the following attributes:

- An understanding of financial statements and generally accepted accounting principles.
- An ability to assess the general application of such principles in connection with the accounting for estimates, accruals and reserves.
- Experience in preparing, auditing, analyzing or evaluating financial statements that present a level of complexity of accounting issues generally comparable to what could be raised by PHA's financial statements or experience actively supervising one or more persons engaged in such activities.
- An understanding of internal controls and procedures for financial reporting.
- An understanding of audit committee functions.
- An understanding of public housing programs, including federal, state and local public housing rules, regulations, budget and finance.

WHEREAS, Commissioner Kenneth Murphy and Matthew Stitt were appointed to the Audit Committee by the Board of Commissioners as independent members by Resolution No. 11643, approved on September 19, 2013, and Kia Buckner was appointed by the Board as an independent member by Resolution No. 11659, approved on November 21, 2013; and

WHEREAS, as independent members, the two (2) year terms for Commissioner Murphy, Matthew Stitt and Kia Buckner have expired and the Audit Committee recommends their reappointment;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby approve and consent to the appointment of Commissioner Kenneth Murphy, Matthew Stitt and Kia Buckner as independent members of PHA's Audit Committee, pursuant to the terms and conditions of the Audit Charter.

RESOLUTION NO. 11827

RESOLUTION AUTHORIZING TRANSFERS OF ASSISTANCE UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM FROM 163 VACANT SCATTERED SITE UNITS TO THREE PROPOSED DEVELOPMENTS

WHEREAS, on or about March 27, 2015, the Philadelphia Housing Authority ("PHA") received authorization from HUD to transfer assistance from nine hundred ninety-six (966) scattered site public housing units under the Rental Administration Demonstration ("RAD") program; and

WHEREAS, all the scattered site units for which authorization was obtained are long-term vacant units, severely distressed and obsolete; and

WHEREAS, two hundred three (203) of the nine hundred ninety-six (966) units approved for RAD transfer of assistance were included in the RAD Significant Amendment to the Moving to Work FY2016 Annual Plan that was approved by the Board of Commissioners in Resolution No. 11821 on November 19, 2015; and

WHEREAS, PHA wishes to effectuate RAD transfers of assistance from one hundred sixty-three (163) of the units approved for RAD transfer of assistance in Resolution No. 11821 to three (3) proposed housing developments, as noted on the attachment to this Resolution; and

WHEREAS, a summary of the three (3) projects submitted for approval and the transfer units are identified in the attachment to this Resolution; and

WHEREAS, upon completion and closing of the RAD transfer of assistance transaction, each of the developments will receive project based vouchers as a rental subsidy; and

WHEREAS, after closing each transaction, PHA, in accordance with HUD approval, may sell each of the scattered site units that provided the transfer of assistance funding and restrict the use for affordable housing, sell at fair market value and use the proceeds for affordable housing purposes, or otherwise use in accordance with approved RAD Program requirements;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, and/or his designee(s), to take all reasonable and necessary actions to: 1) negotiate the terms of each transaction with the project owner/developer; 2) complete the required documentation for submission to HUD; 3) correct and substitute transfer units as necessary; 4) execute all documents necessary to close the transaction; 5) complete the disposition of the scattered site transfer units in accordance with the HUD approval and/or other RAD requirements; and 6) take all other actions necessary to complete and close each transaction.

I hereby certify that this was
APPROVED BY THE BOARD ON 1/21/16

Barbara Adams General Counsel
ATTORNEY FOR PHA

Attachment to Resolution Authorizing RAD Transfers of Assistance

Project HOME

2415 N. Broad Street Project

Project Description

PHA proposes to transfer 88 units of assistance under RAD to a project sponsored by Project HOME. 2415 N. Broad St. will be a newly constructed, 5-story mixed-use development, to be constructed on an irregularly shaped .63 acre corner lot bounded by North Broad Street to the west, West Boston Street to the south, a commercial development to the north and residential housing to the east. This project received an allocation of 9% low income housing tax credits in the 2015 funding round from the Pennsylvania Housing Finance Agency. The proposed development will contain 88 efficiency units and house low-income homeless, formerly homeless, at risk of becoming homeless and special needs individuals, as well as low-income families.

The project will consist of 5 stories with 66 efficiency units for special-needs/homeless, formerly homeless and at risk of becoming homeless individuals and 22 efficiency units for families not exceeding 60% AMI. Of these units, ten (11%) will be accessible to individuals with mobility impairments and four (4.5%) will be accessible to individuals with sensory impairments.

The first floor includes commercial space with frontage along Broad Street as well as four residential units, a lobby area, an onsite management office, and space for resident amenities. Floors 2, 3, 4, and 5 will each contain 21 efficiency units. Project HOME will provide professional property management services and supportive services at both on-site and off-site locations.

Scattered Site Transfer Units

Pre-Conversion Development Name Oxford Jefferson Scattered Sites

PIC Development ID # PA002000910

Total Units: 88

Bedroom Size:

4 - 1 Bdrm

24 - 2 Bdrm

60 - 3 Bdrm

HELP Development Corporation

HELP Philadelphia V

Project Description

PHA proposes to transfer 37 units of assistance under RAD to HELP Philadelphia V a 37-unit development for senior veterans. This project received an allocation of 9% low income housing tax credits in the 2015 funding round from the Pennsylvania Housing Finance Agency. The property is a 4-story historic building located at 843-847 North 12th Street, the former Spring Garden School, in the City's Poplar/West Poplar neighborhood. The building is located on a block bounded by Parrish Street to the south, North 11th Street to the east, Poplar Street to the north and North 12th Street to the west.

The property is being developed by HELP Development Corp. (HELP), whose mission is to provide a diversity of affordable housing options for the homeless, those at risk of homelessness, and veterans. The development will consist of the substantial rehabilitation of the existing school building into affordable housing consisting of twenty-seven 1BR/1BA and ten 2BR/1BA. Units will be available for veterans 55+ years of age with twelve of the apartments set-aside for homeless and/or special needs veterans.

The development will serve a range of low and moderate income veterans, with incomes not to exceed 60% of AMI. Due to the physical and mental challenges of being a military veteran, the site will also make special accommodations to ensure accessibility and provide supportive services. HELP will share community facilities with the directly adjacent John F. Street Community Center and has developed a close relationship with the neighboring 11th Street Family Health Care Services.

Scattered Site Transfer Units

Pre-Conversion Development Name: Kinsessing Scattered Sites

PIC Development ID # PA002000903

Total Units: 37

0 BR 0

1 BR 1

7 - Bdrm

11 - Bdrm

18 - Bdrm

Esperanza

Roberto Clemente Homes

Project Description

PHA proposes to transfer 38 units of assistance under RAD to a project sponsored by Esperanza Housing and Community Development (Esperanza). This project received an allocation of 9% low income housing tax credits in the 2015 funding round from the Pennsylvania Housing Finance Agency. The project is located on a 1.7 acre site at 3921-61 N. 5th Street in the Hunting Park neighborhood of the City. The development will involve the adaptive reuse of the former Roberto Clemente Middle School as a mixed-use building including 38 apartments for low-income households and 5,500 square feet of retail space.

The Roberto Clemente Homes site contains an existing outbuilding, which will be demolished, and a multi-story former industrial building (subsequently used as a school) that will undergo partial demolition to transform it into a three-story structure with first floor retail. The site plan includes 62 parking spaces for residents and retail patrons. In addition to the retail space, the first floor of the building will include a lobby, community room with kitchen, mail room and rental office. A secure lot for residents' use will be provided adjacent to the parking lot.

The project will include 28 two-bedroom units (averaging 900 square feet) and ten three bedroom units (averaging 1,200 square feet). The units will be leased to residents with incomes in three income bands: below 20 percent Area Median Income (AMI), below 50 percent AMI and below 60 percent AMI.

Scattered Site Transfer Units

Pre-Conversion Development Name: Germantown Scattered Sites

PIC Development ID # PA002000904

Total Units: 38

7 - 2 Bdrm

31 - 3 Bdrm

Site Transfer Units – List of Addresses

Project	Unit Address	Bdrm Size
Project Home	2440 W OXFORD ST	1
Project Home	2907 W THOMPSON ST	1
Project Home	2430 W OXFORD ST	1
Project Home	2221 W THOMPSON ST	1
Project Home	3040 W HARPER ST	2
Project Home	2434 W OXFORD ST	2
Project Home	2441 W OXFORD ST	2
Project Home	2408 W OXFORD ST	2
Project Home	1452 N ETTING ST	2
Project Home	1455 N DOVER ST	2
Project Home	1435 N DOVER ST	2
Project Home	1418 N NEWKIRK ST	2
Project Home	2403 INGERSOLL ST	2
Project Home	1448 N NEWKIRK ST	2
Project Home	1419 N MARSTON ST	2
Project Home	1420 N MARSTON ST	2
Project Home	1263 N DOVER ST	2
Project Home	3015 CABOT ST	2
Project Home	1266 N NEWKIRK ST	2
Project Home	1447 N DOVER ST	2
Project Home	3132 CECIL B MOORE AVE	2
Project Home	2515 CECIL B MOORE AVE	2
Project Home	1242 N NEWKIRK ST	2
Project Home	1326 N MYRTLEWOOD ST	2
Project Home	1543 N MARSTON ST	2
Project Home	1338 N MYRTLEWOOD ST	2
Project Home	1336 N MYRTLEWOOD ST	2
Project Home	1334 N MYRTLEWOOD ST	2

Project	Unit Address	Bdrm Size
Project Home	1423 N HOLLYWOOD ST	3
Project Home	1327 N 30TH STREET	3
Project Home	1723 N BAMBREY ST	3
Project Home	1728 N HOLLYWOOD ST	3
Project Home	2709 W EYRE ST	3
Project Home	2707 W JEFFERSON ST	3
Project Home	3035 W HARPER ST	3
Project Home	2531 W OXFORD ST	3
Project Home	2434 W OXFORD ST	3
Project Home	2907 W THOMPSON ST	3
Project Home	2430 W OXFORD ST	3
Project Home	1710 N DOVER ST	3
Project Home	2614 W OXFORD ST	3
Project Home	2408 W OXFORD ST	3
Project Home	1310 N NEWKIRK ST	3
Project Home	1306 N NEWKIRK ST	3
Project Home	1343 N HOLLYWOOD ST	3
Project Home	1449 N HOLLYWOOD ST	3
Project Home	1428 N CORLIES ST	3
Project Home	1444 N HOLLYWOOD ST	3
Project Home	1347 N DOVER ST	3
Project Home	1454 N HOLLYWOOD ST	3
Project Home	3023 W HARPER ST	3
Project Home	1451 N HOLLYWOOD ST	3
Project Home	2534 CECIL B MOORE	3
Project Home	1748 N BAILEY ST	3
Project Home	1420 N HOLLYWOOD ST	3
Project Home	1259 N 29TH STREET	3
Project Home	2945 W FLORA ST	3

Project	Unit Address	Bdrm Size
Project Home	3041 W STILES ST	3
Project Home	3033 W STILES ST	3
Project Home	1415 N HOLLYWOOD ST	3
Project Home	1426 N HOLLYWOOD ST	3
Project Home	1234 N HOLLYWOOD ST	3
Project Home	1427 N HOLLYWOOD ST	3
Project Home	1342 N DOVER ST	3
Project Home	1252 N DOVER ST	3
Project Home	1424 N HOLLYWOOD ST	3
Project Home	2933 W MASTER ST	3
Project Home	1525 N HOLLYWOOD ST	3
Project Home	1640 N DOVER ST	3
Project Home	1517 N MYRTLEWOOD	3
Project Home	1430 N HOLLYWOOD ST	3
Project Home	1440 N HOLLYWOOD ST	3
Project Home	2918 W THOMPSON ST	3
Project Home	2917 W THOMPSON ST	3
Project Home	1230 N DOVER ST	3
Project Home	2635 W JEFFERSON ST	3
Project Home	1258 N DOVER ST	3
Project Home	1757 N STILLMAN ST	3
Project Home	1639 N MARSTON ST	3
Project Home	1348 N NEWKIRK ST	3
Project Home	3015 W HARPER ST	3
Project Home	2308 SEYBERT ST	3
Project Home	1402 N 21ST STREET	3
Project Home	3043 W HARPER ST	3
Project Home	1332 N DOVER ST	3
Project Home	1255 N 23RD STREET	3
Project Home	1346 N NEWKIRK ST	3
Project Home	3026 W HARPER ST	3
Help v	5628 MALCOLM ST	3
Help v	1521 S PATTON ST	3
Help v	1533 S PATTON ST	3
Help v	5722 WINDSOR AVE	3
Help v	2124 S SHIELDS ST	3
Help v	1422 S VODGES ST	3
Help v	2123 S SHIELDS ST	3
Help v	2425 S 06TH STREET	3

Project	Unit Address	Bdrm Size
Help v	1823 S CONESTOGA ST	3
Help v	2125 S SHIELDS ST	3
Help v	2026 S CECIL ST	3
Help v	5630 LITCHFIELD ST	3
Help v	714 MCKEAN ST	3
Help v	2045 S ALDEN ST	3
Help v	2053 S CECIL ST	3
Help v	1930 S ALDEN ST	3
Help v	1841 S ALDEN ST	3
Help v	2105 S ALDEN ST	3
Help v	1321 S 54TH STREET	3
Help v	1925 S REDFIELD ST	3
Help v	1715 S 58TH STREET	3
Help v	5834 BELMAR TERRACE	3
Help v	5417 BELMAR TERRACE	3
Help v	5417 SPRINGFIELD AVE	3
Help v	1430 S 56TH STREET	3
Help v	1936 S 56TH STREET	3
Help v	5511 LITCHFIELD ST	3
Help v	5702 KINGSESSING AVE	3
Help v	1621 S TAYLOR ST	3
Help v	1836 S YEWDALE ST	2
Help v	1213 S RUBY ST	2
Help v	5531 UPLAND ST	2
Help v	644 EMILY ST	2
Help v	642 EMILY ST	2
Help v	1243 S HANSON ST	2
Help v	1247 S HANSON ST	2
Help v	1507 S 48TH STREET	2
Roberto Cl.	5215 N 10TH STREET	3
Roberto Cl.	3047 N LEE ST	2
Roberto Cl.	6324 E WISTER ST	3
Roberto Cl.	2851 N STILLMAN ST	3
Roberto Cl.	2812 N HOPE ST	2
Roberto Cl.	6561 N WOODSTOCK ST	3
Roberto Cl.	1115 W SILVER ST	3
Roberto Cl.	3132 N 25TH STREET	3
Roberto Cl.	3109 N TAYLOR ST	3
Roberto Cl.	1115 W WESTMORELAND	3
Roberto Cl.	6422 WISTER ST	3

Project	Unit Address	Bdrm Size
Roberto Cl.	648 W RUSSELL ST	3
Roberto Cl.	709 W ONTARIO ST	3
Roberto Cl.	3353 N GOODMAN ST	2
Roberto Cl.	1133 W TIOGA ST	3
Roberto Cl.	2114 W TORONTO ST	3
Roberto Cl.	3105 W PENNOCK ST	2
Roberto Cl.	2835 N NEWKIRK ST	3
Roberto Cl.	500 E PENN ST	3
Roberto Cl.	4210 N HICKS ST	3
Roberto Cl.	4416 N 15TH STREET	3
Roberto Cl.	3635 N CAMAC ST	3
Roberto Cl.	5542 JANE ST	3
Roberto Cl.	4426 N CLEVELAND ST	3
Roberto Cl.	3023 N MARVINE ST	3
Roberto Cl.	1941 W WILLARD ST	3
Roberto Cl.	95 E SEYMOUR ST	2
Roberto Cl.	77 E SEYMOUR ST	3
Roberto Cl.	4649 N MARVINE ST	3
Roberto Cl.	4610 N MARVINE ST	2
Roberto Cl.	65 E SEYMOUR ST	3
Roberto Cl.	3910 N 13TH STREET	3
Roberto Cl.	3228 N WOODSTOCK ST	3
Roberto Cl.	4509 N BOUVIER ST	3
Roberto Cl.	3047 N CARLISLE ST	3
Roberto Cl.	2657 DEACON ST	2
Roberto Cl.	3024 N 05TH STREET	3
Roberto Cl.	215 E HAINES ST	3

RESOLUTION NO. 11828

RESOLUTION AUTHORIZING CONTRACTS FOR EXTERIOR BAY REPAIR SERVICES WITH W&W CONTRACTORS, LLC AND SUPERIOR HOME IMPROVEMENT SERVICES, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for exterior bay repair services on numerous scattered sites units and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation, it is recommended that contracts be awarded to W&W Contractors, LLC and Superior Home Improvement Services, LLC; and

WHEREAS, work is to be assigned to each of the two (2) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered at any time during the course of this contract; and

WHEREAS, it is recommended that the aggregate amount to be expended under the two (2) contracts, combined, shall not exceed one million two hundred twenty-five thousand dollars (\$1,225,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is four hundred ninety thousand dollars (\$490,000.00); and
- 2) The not-to-exceed amount for the first one-year option period is two hundred forty-five thousand dollars (\$245,000.00);
- 3) The not-to-exceed amount for the second one-year option period is two hundred forty-five thousand dollars (\$245,000.00); and
- 4) The not-to-exceed amount for the third one-year option period is two hundred forty-five thousand dollars (\$245,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with W&W Contractors, LLC and Superior Home Improvement Services, LLC for a total aggregate amount not to exceed one million two hundred twenty-five thousand dollars (\$1,225,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 1/21/16
Barbara Adams, General Counsel
ATTORNEY FOR PHA

RESOLUTION NO. 11829

RESOLUTION AUTHORIZING CONTRACTS FOR ROOFING REPAIRS, REPLACEMENT AND MAINTENANCE-RELATED SERVICES WITH MILESTONE CONSTRUCTION AND CLARK ROOFING

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for roofing repairs, replacement and maintenance related services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation, it is recommended that contracts be awarded to Milestone Construction and Clark Roofing; and

WHEREAS, work is to be assigned to each of the two (2) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered at any time during the course of this contract; and

WHEREAS, it is recommended that the aggregate amount to be expended under the two (2) contracts, combined, shall not exceed five million dollars (\$5,000,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 5) The aggregate not-to-exceed amount for the two-year base period is two million dollars (\$2,000,000.00); and
- 6) The aggregate not-to-exceed amount for the first one-year option period is one million dollars (\$1,000,000.00); and
- 7) The aggregate not-to-exceed amount for the second one-year option period is one million dollars (\$1,000,000.00); and
- 8) The aggregate not-to-exceed amount for the third one-year option period is one million dollars (\$1,000,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Milestone Construction and Clark Roofing for a total aggregate amount not to exceed (\$5,000,000.00) subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 1/21/16
Robert G. Davis General Counsel
ATTORNEY FOR PHA

RESOLUTION NO. 11830

**RESOLUTION AUTHORIZING A CONTRACT FOR COURIER SERVICES
WITH HEAVEN SENT, LTD**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for courier services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation, it is recommended that a contract be awarded to Heaven Sent, Ltd; and

WHEREAS, it is further recommended that the contract be for a total amount not to exceed one hundred fifty-eight thousand three hundred forty dollars (\$158,340.00), with a two-year base period and three (3) one-year option periods, as follows:

- 9) The not-to-exceed amount for the two-year base period is sixty-three thousand three hundred thirty-six dollars (\$63,336.00);
- 10) The not-to-exceed amount for the first one-year option period is thirty-one thousand six hundred sixty-eight dollars (\$31,668.00);
- 11) The not-to-exceed amount for the second one-year option period is thirty-one thousand six hundred sixty-eight dollars (\$31,668.00); and
- 12) The not-to-exceed amount for the third one-year option period is thirty-one thousand six hundred sixty-eight dollars (\$31,668.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Heaven Sent, Ltd for a total amount not to exceed one hundred fifty-eight thousand three hundred forty dollars (\$158,340.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract, including determining whether the options available under the contract shall be exercised.

I hereby certify that this was

APPROVED BY THE BOARD ON 11/21/16

Barbara Adams General Counsel
ATTORNEY FOR PHA

APPENDIX 2

