

**THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.¹
PHILADELPHIA, PA 19121
THURSDAY, OCTOBER 15, 2020 at 3 p.m.
AGENDA**

- A. Call to Order** Herbert E. Wetzel, Vice Chair
- B. Remarks** Kelvin A. Jeremiah, President & CEO
- C. Approval of the Minutes** of the Board Meeting held September 17, 2020, as distributed
- D. New Business**

1. RESOLUTION ADOPTING THE COMPREHENSIVE ANNUAL FINANCIAL REPORT OF THE PHILADELPHIA HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2020

Celeste Fields

2. RESOLUTION AUTHORIZING CONTRACTS FOR FOOD AND BEVERAGE SERVICES, PRIMARILY FOR RESIDENT EVENTS, WITH VICTORIA'S KITCHEN, PANACHE CATERING, AND PHILADELPHIA CATERING COMPANY

Dave Walsh

3. RESOLUTION AUTHORIZING APPROVAL OF EIGHT (8) PROJECT BASED VOUCHERS FOR NUEVA ESPERANZA'S AMOR DEVELOPMENT PROJECT

Bret Holden

4. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO UNDERTAKE CERTAIN ACTIONS RELATING TO THE NEW CONSTRUCTION DEVELOPMENT OF AFFORDABLE SENIOR HOUSING AT SUSQUEHANNA APARTMENTS

Nicholas Dema

5. RESOLUTION AUTHORIZING CONTRACTS FOR CONCRETE REPAIR SERVICES WITH OCEAN CONSTRUCTION, LLC; MILESTONE CONSTRUCTION MANAGEMENT, INC.; MAYFIELD SITE CONTRACTORS, INC.; CREATIVESCAPE, INC.; DMPAG, INC., LLC; OLIVIERI & ASSOCIATES, INC.; G & B CONSTRUCTION GROUP, INC.; AND PREMIER BUILDING RESTORATION, INC.

Dave Walsh

¹ This meeting is being conducted virtually, pursuant to the procedures on the PHA website at www.pha.phila.gov, due to safety and health concerns for our residents, staff, the Board, and the public, raised by the COVID-19 pandemic.

6. RESOLUTION AUTHORIZING CONTRACTS FOR SNOW REMOVAL SERVICES AT VARIOUS PHA ADMINISTRATIVE OFFICES WITH CENOVA, INC.; CREATIVESCAPE, INC.; AND DMPAG LLC

Dave Walsh

7. RESOLUTION AUTHORIZING CONTRACTS FOR ENVIRONMENTAL CONSULTING SERVICES WITH BATA ENVIRONMENTAL ASSOCIATES, INC.; USA ENVIRONMENTAL MANAGEMENT, INC.; BRINKERHOFF ENVIRONMENTAL SERVICES; AND COMPLIANCE CONSULTANTS, INC.

Dave Walsh

8. RESOLUTION AUTHORIZING PHA TO LEASE THE FORMER NORRIS COMMUNITY CENTER TO TEMPLE UNIVERSITY FOR TRAINING AND WORKFORCE CENTER PROGRAMMING FOR THE NORRIS COMMUNITY

Lopa Kolluri

9. RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S LIMITED HOMELESS COVID-19 HOUSING INITIATIVE

Jennifer Ragen

E. Public Comment Period

RESOLUTION NO. 1

RESOLUTION ADOPTING THE COMPREHENSIVE ANNUAL FINANCIAL REPORT OF THE PHILADELPHIA HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2020

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 RSM US LLP (hereafter “RSM”), 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, 2020, pursuant to applicable procedures, which RSM has done; and

WHEREAS, the PHA Audit Committee has met with RSM, 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 report, as prepared by RSM, and the associated financial statement, as prepared by PHA management, for the period of April 1, 2019 through March 31, 2020, dated October 15, 2020, as reviewed by RSM, PHA management and the Audit Committee, and as distributed and presented to PHA’s Board of Commissioners; and

WHEREAS, following approval, after which the information therein is public, PHA shall make the report available on its website, as it has for previous reports;

BE IT RESOLVED, that PHA’s Board of Commissioners hereby adopts and approves the comprehensive annual financial report, dated October 15, 2020, and the associated financial statements for the period of April 1, 2019 through March 31, 2020.

RESOLUTION NO. 2

RESOLUTION AUTHORIZING CONTRACTS FOR FOOD AND BEVERAGE SERVICES, PRIMARILY FOR RESIDENT EVENTS, WITH VICTORIA'S KITCHEN, PANACHE CATERING, AND PHILADELPHIA CATERING COMPANY

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for contracts for providing food and beverages, primarily for residents as part of PHA events (such as Jobs Plus, Resident Opportunities and Self Sufficiency/ROSS, Home Ownership, Resident Roundtables, etc.), but also for emergency back-up for children and families in exceptional circumstances, and a Request for Proposal was developed for the selection of companies to fulfill this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the proposed food service contracts are intended primarily to be used for resident events, as noted above, but they would also be available for unexpectedly required food services, and, in 2020 during the pandemic, such contracts were used to provide almost ninety thousand (90,000) meals in about four (4) months to PHA residents, including children; and

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

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

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a contracts be awarded to Victoria's Kitchen (a women-owned, Section 3 business), Panache Catering (will hire Section 3 employees and contract with a women-owned business), and Philadelphia Catering Company (will contribute to the Section 3 Fund); and

WHEREAS, work is to be assigned to each of the three (3) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of the contract at the discretion of the Contracting Officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the three (3) contracts, combined, shall not exceed six hundred twenty-five thousand dollars (\$625,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year year base period is two hundred fifty thousand dollars (\$250,000.00); and
- 2) The not-to-exceed aggregate amount for each of the three (3) one-year option periods is one hundred twenty-five thousand dollars (\$125,000.00);

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 Victoria's Kitchen, Panache Catering, and Philadelphia Catering Company, for a total aggregate amount not to exceed six hundred twenty-five thousand dollars (\$625,000.00), 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.

RESOLUTION NO. 3

RESOLUTION AUTHORIZING APPROVAL OF EIGHT (8) PROJECT BASED VOUCHERS FOR NUEVA ESPERANZA'S AMOR DEVELOPMENT PROJECT

WHEREAS, the Philadelphia Housing Authority ("PHA") administers a Project Based Voucher ("PBV") Program, in addition to its other programs for creating and maintaining public housing opportunities, under which PHA enters into Housing Assistance Payments ("HAP") contracts with agencies and property owners throughout Philadelphia to provide rental assistance to such eligible low-income households, through housing choice vouchers; and

WHEREAS, to provide greater stability, the HAP Contracts are generally for twenty (20) years, to preserve affordable housing in various Philadelphia neighborhoods on a long term basis; and

WHEREAS, PHA's Project Based Voucher ("PBV") portfolio includes three thousand seven hundred (3,700) units at one hundred forty-four (144) developments in Philadelphia, of which one thousand four hundred thirty-three (1,433) units are under the Rental Assistance Demonstration ("RAD") program, which converts former PHA Public Housing units into PBV units; and

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

WHEREAS, PHA's Administrative Plan allows PHA to select proposals from owners for PBVs when previously selected under a competitive process, including a community development or supportive services program that requires competitive selection of proposals, as long as the awards did not involve any consideration that the project would receive PBV assistance; and

WHEREAS, on June 11, 2020, Nueva Esperanza submitted a proposal to PHA under the required competitive method for eight (8) project-based vouchers for affordable rental housing, for two (2) new 3-bedroom apartments and six (6) new 2-bedroom units (100% of the units at the development), for its Amor Development Project at 4615-21 N. 5th St. in North Philadelphia, to also include approximately five thousand (5,000) square feet of ground floor commercial space, with the new construction replacing four (4) dilapidated, vacant buildings located at 4615-21 North 5th Street in North Philadelphia's Hunting Park neighborhood; and

WHEREAS, Nueva Esperanza was awarded a grant in the amount of three hundred fifty thousand dollars (\$350,000.00) from the City of Philadelphia Department of Commerce on April 26, 2019 and received a ReCLAIM loan in the amount of seven hundred thousand dollars (\$700,000.00) from the Pennsylvania Housing Finance Agency on November 26, 2019, which satisfies the prior competitive process and other requirements for award; and

WHEREAS, the project will provide much needed long term affordable housing in the Hunting Park neighborhood, maintaining rents at an affordable range for local residents in the neighborhood, as well as providing for commercial services for the neighborhood;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to award eight (8) project-based vouchers to Nueva Esperanza and take all necessary and appropriate actions related to the award of the vouchers, as set forth above and subject to the availability of funds therefor.

RESOLUTION NO. 4

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO UNDERTAKE CERTAIN ACTIONS RELATING TO THE NEW CONSTRUCTION DEVELOPMENT OF AFFORDABLE SENIOR HOUSING AT SUSQUEHANNA APARTMENTS

WHEREAS, to support the mission of the Philadelphia Housing Authority (“PHA”) to maintain and create affordable housing in the City of Philadelphia, PHA issued a Request for Qualifications to select a development partner to develop seventy-eight (78) units of new affordable senior housing and a community center on vacant public property located at 27th and Susquehanna Streets; and

WHEREAS, working with development partners enables PHA to leverage resources to create additional housing units to complement PHA’s housing development capabilities; and

WHEREAS, PHA selected Susquehanna Net Zero Housing, LP (“Developer”) as its development partner for this site, to develop the Susquehanna Apartments (“Development”), to consist of the new construction of seventy-eight (78) affordable rental units for seniors, along with a community center; and

WHEREAS, the vacant land for the Development is owned by PHA and the Philadelphia Land Bank and, to facilitate the development, PHA will acquire the Land Bank parcels, consolidate them with the PHA owned properties, then ground lease the consolidated parcels to the Developer for the Development; and

WHEREAS, to ensure the units are affordable to residents below 60% of the Area Median Income, PHA will provide a 20-year Project Based Voucher Housing Assistance Payment contract for all seventy-eight (78) units through the Rental Assistance Demonstration Program (“RAD”) of the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, in furtherance of the Development, PHA will enter into a development agreement with the Developer and/or its affiliate and provide financing in an amount not to exceed six million five hundred thousand dollars (\$6,500,000.00) in the form of a deferred loan and obtain all necessary HUD and other approvals in connection with the acquisition, construction, RAD conversion and operation of the Development;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, or his designee(s), as set forth above, including the negotiation and execution of a development agreement with the Developer and/or its affiliate; to acquire parcels from the Philadelphia Land Bank; to negotiate, execute and enter into all related contracts and documents necessary or appropriate in order to develop, finance, construct, and operate the Development, as detailed in the resolution, to include the RAD conversion; and to provide a financing commitment up to an amount of six million five hundred thousand dollars (\$6,500,000.00), as further set forth above, and pursuant to Control Policy & Procedure #10, as amended, subject to the availability of funds therefor.

RESOLUTION NO. 5

RESOLUTION AUTHORIZING CONTRACTS FOR CONCRETE REPAIR SERVICES WITH OCEAN CONSTRUCTION, LLC; MILESTONE CONSTRUCTION MANAGEMENT, INC.; MAYFIELD SITE CONTRACTORS, INC.; CREATIVESCAPE, INC.; DMPAG, INC., LLC; OLIVIERI & ASSOCIATES, INC.; G & B CONSTRUCTION GROUP, INC.; AND PREMIER BUILDING RESTORATION, INC.

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for concrete repair 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 and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Ocean Construction, LLC; Milestone Construction Management, Inc.; Mayfield Site Contractors, Inc.; Creativescape, Inc.; DMPAG, Inc., LLC; Olivieri & Associates, Inc.; G & B Construction Group, Inc.; and Premier Building Restoration, Inc.; and

WHEREAS, work is to be assigned to each of the eight (8) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contracts at any time during the course of these contracts at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the eight (8) contracts, combined, shall not exceed ten million dollars (\$10,000,000.00) 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 million dollars (\$4,000,000.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is two million dollars (\$2,000,000.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is two million dollars (\$2,000,000.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is two million dollars (\$2,000,000.00);

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 Ocean Construction, LLC; Milestone Construction Management, Inc.; Mayfield Site Contractors, Inc.; Creativescape, Inc.; DMPAG, Inc., LLC; Olivieri & Associates, Inc.; G & B Construction Group, Inc.; and Premier Building Restoration, Inc. for a total aggregate amount not to exceed ten million dollars (\$10,000,000.00), 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.

RESOLUTION NO. 6

RESOLUTION AUTHORIZING CONTRACTS FOR SNOW REMOVAL SERVICES AT VARIOUS PHA ADMINISTRATIVE OFFICES WITH CENOVA INC.; CREATIVESCAPE INC.; AND DMPAG LLC

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for snow removal 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 and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Cenova Inc.; Creativescape Inc.; and DMPAG LLC.; and

WHEREAS, work is to be assigned to each of the three (#) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of the contract at the discretion of the Contracting Officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the three (3) contracts, combined, shall not exceed two million eight hundred forty-seven thousand nine hundred fifty-three dollars (\$2,847,953.00), with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year year base period is one million eighty-eight thousand nine hundred forty-three dollars (\$1,088,943.00);
- 2) The not-to exceed amount for the first one-year option period is five hundred sixty-nine thousand ninety-three dollars (\$569,093.00);
- 3) The not-to exceed amount for the second one-year option period is five hundred eighty-six thousand one hundred sixty-six dollars (\$586,166.00); and
- 4) The not-to exceed amount for the third one-year option period is six hundred three thousand seven hundred fifty-one dollars (\$603,751.00);

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 Cenova, Inc.; Creativescape, Inc.; and DMPAG LLC for a total aggregate amount not to exceed two million eight hundred forty-seven thousand nine hundred fifty-three dollars (\$2,847,953.00), 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.

RESOLUTION NO. 7

RESOLUTION AUTHORIZING CONTRACTS FOR ENVIRONMENTAL CONSULTING SERVICES WITH BATA ENVIRONMENTAL ASSOCIATES, INC.; USA ENVIRONMENTAL MANAGEMENT, INC.; BRINKERHOFF ENVIRONMENTAL SERVICES; AND COMPLIANCE CONSULTANTS, INC.

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for environmental consulting services for asbestos and indoor air quality monitoring and soil testing, for the health and safety of its residents, its employees, and the public, and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

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

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

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Batta Environmental Associates, Inc.; USA Environmental Management, Inc.; Brinkerhoff Environmental Services; and Compliance Consultants, Inc.; and

WHEREAS, work is to be assigned to each of the four (4) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of the contract at the discretion of the Contracting Officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the four (4) contracts, combined, shall not exceed seven hundred eighteen thousand eight hundred ninety-two dollars (\$718,892.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year year base period is two hundred seventy-nine thousand one hundred sixty-four dollars (\$279,164.00);
- 2) The not-to exceed amount for the first one-year option period is one hundred forty-three thousand seven hundred sixty dollars (\$143,760.00);
- 3) The not-to exceed amount for the second one-year option period is one hundred forty-six thousand six hundred one dollars (\$146,601.00); and
- 4) The not-to exceed amount for the third one-year option period is one hundred forty-nine thousand three hundred sixty-seven dollars (\$149,367.00);

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 Batta Environmental Associates, Inc.; USA Environmental Management, Inc.; Brinkerhoff Environmental Services; and Compliance Consultants, Inc. for a total aggregate amount not to exceed seven hundred eighteen thousand eight hundred ninety-two dollars (\$718,892.00), 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.

RESOLUTION NO. 8

RESOLUTION AUTHORIZING PHA TO LEASE THE FORMER NORRIS COMMUNITY CENTER TO TEMPLE UNIVERSITY FOR TRAINING AND WORKFORCE CENTER PROGRAMMING FOR THE NORRIS COMMUNITY

WHEREAS, the Philadelphia Housing Authority (“PHA”) wishes to lease the former Norris Community Center, at 1915 N. 11th Street, Philadelphia, PA 19122, to Temple University for community based programming, to be provided in conjunction the Temple University’s Lenfest North Philadelphia Workforce Initiative coalition of fifteen (15) community-based organizations serving North Philadelphia, with a focus on the Norris Community and to include workforce and training programs for PHA residents and the community; and

WHEREAS, 1915 N. 11th Street, the former Norris Community Center, is now a vacant building, since there is now a new community center, created as part of PHA’s recent, comprehensive Norris redevelopment; and

WHEREAS, the rental will involve approximately three thousand (3000) square feet of space, to be leased at nine dollars (\$9.00) per square foot, per year, totaling twenty-seven thousand dollars (\$27,000.00) in annual rent, for a term of up to five (5) years; and

WHEREAS, the lease would be for up to five (5) years, contingent on PHA’s yearly approval of each additional year after the initial one-year period; and

WHEREAS, leasing of this property will contribute to: 1) additional resources for adults who are interested in participating in training and education programs facilitated by Temple and surrounding community partners ; 2) constructively utilizing a vacant building; and 3) raising capital and leveraging PHA’s resources for future affordable housing development and community amenities; and

WHEREAS, the leasing of this property does not require approval by the U.S. Department of Housing and Urban Development (“HUD”) in accordance with the exceptions set forth in 24 CFR 970.3; and

WHEREAS, approval for such agreements requires PHA to take certain actions, including consulting with residents, which has been done, and obtaining the approval of PHA’s Board for the proposed lease agreement;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby authorize PHA’s President & CEO and/or his authorized designee(s), to execute a lease with Temple University, as set forth above, and take any and all necessary and appropriate actions to carry out the provisions of this resolution.

RESOLUTION NO. 9

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S LIMITED HOMELESS COVID-19 HOUSING INITIATIVE

WHEREAS, the Centers for Disease Control ("CDC") has stated that people experiencing unsheltered homelessness (such as those sleeping outside or in places not meant for human habitation) may be at risk for infection when there is community spread of COVID-19 and that a lack of housing contributes to poor physical and mental health outcomes, and linkages to permanent housing for people experiencing homelessness should continue to be a priority; and

WHEREAS, to assist the City of Philadelphia in the COVID-19 crisis, the Philadelphia Housing Authority ("PHA") will adopt a limited preference for twenty-five (25) housing opportunities for families who are homeless, as defined in the attachment to this resolution, and who are referred to PHA by qualified service providers per the terms of an Memorandum of Understanding ("MOU") by and between PHA and the service provider, with the preference to be restricted to referrals from the service provider; and

WHEREAS, this is a one-time preference, which will expire when the first of either of the following occur: 1) the twenty-five (25) housing opportunities, public housing units or housing choice vouchers, are used; or 2) it becomes 11:59 p.m. on December 31, 2020.

WHEREAS, the selected service provider(s) will be responsible for requesting and reviewing documentation to verify and ensure that individuals/families qualify for the preference;

BE IT RESOLVED, that PHA's President & CEO and/or his authorized designee(s) are hereby authorized to enter into one or more MOUs under the terms contained herein with qualified partner organizations for a limited special admissions program for a combination of twenty-five (25) voucher or public housing opportunities to be provided to homeless individuals, due to considerations related to the COVID-19 crisis, and to be placed in housing between October 1, 2020 and December 31, 2020.

ATTACHMENT TO RESOLUTION RE: LIMITED DURATION COVID-19 HOMELESS INITIATIVE

The following is the definition of “Homeless,” for the purpose of the resolution:

- An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; or
 - An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low- income individuals); or
 - An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution; or
- Any individual or family who:
 - Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual’s or family’s primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence; and
 - Has no other residence; and
 - Lacks the resources or support networks, e.g., family, friends, and faith- based or other social networks, to obtain other permanent housing