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**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS  
MEETING MINUTES**

**Thursday, April 15, 2021, 3 p.m.**

The regularly scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was conducted via a virtual platform, due to COVID-19 public health concerns and in accordance with PHA’s By-Laws that provide for remote participation, while respecting the goals and requirements of the Sunshine Act. The protocols for public participation, including opportunities to submit written or verbal comments and questions, were posted on the PHA website as of April 8, 2020, with directions for real-time public audio access for this meeting provided thereafter, as well.

In the absence of the Chair, the Vice-Chair, Herbert Wetzel, brought the meeting to order at approximately 3:02 p.m. and proceeded to do a roll call of the Commissioners, to ensure that a quorum was present. The following Commissioners participated: Commissioners Callahan, Camarda, Mayo, Purnell, Shahid, and Wise. Also participating were President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican. The Chair, Lynette Brown-Sow, and Commissioner Coney were unable to participate; however, a quorum was present.

The Vice-Chair requested a moment of silence to prepare for the work to be done at the meeting, after which the CEO reviewed the public comment procedure in place for the virtual meeting and made the following announcements:

1. Our heartfelt condolences are extended to Commissioner Asia Coney on the passing of her son, Duane, who was a valued PHA employee with Resident Programs and Partnerships. In lieu of flowers, contributions may be made to the Colon Cancer Foundation. A moment of silence was observed.
2. The PHA Entrepreneurship Fellowship, a six (6) month training and development experience designed to equip start-up business owners with the tools needed for their businesses to thrive, kicked off last week with its first inaugural class of fourteen (14), from a PHA applicant pool of over one hundred twenty (120).
3. The U.S. Department of Housing and Urban Development (“HUD”) awarded PHA a Safety and Security grant in the amount of two hundred fifty thousand dollars (\$250,000.00), to purchase and install a security camera system at the Raymond Rosen development. The addition of CCTV at the development will help address the recent increase in criminal activity at that site.
4. PHA and Temple University’s College of Public Health have continued to bring vaccinations to PHA developments and garnered a great deal of positive media coverage for this valuable partnership. Appreciation was expressed for the PHA departments involved in this initiative, as well as resident leadership.

The Vice-Chair then asked whether there were any corrections or amendments to the minutes of the Board meeting of March 18, 2021, as submitted. Hearing none, the minutes were accepted as submitted.

Seven (7) resolutions were presented, discussed, and unanimously approved.

**Resolution No. 12145**, attached in Appendix 1, was presented by Janea Jordon, Executive Vice-President, Office of Audit and Compliance, to appoint C. Marie Patterson as an independent member of the PHA Audit Committee, for a two-year term, pursuant to the Audit Committee charter. Ms. Patterson was a participant in the meeting and expressed her appreciation. Commissioner Purnell, as Chair of the Audit Committee, moved for adoption of the motion to appoint Ms. Patterson. Following a second, Commissioner Purnell stated that the Audit Committee highly recommended Ms. Patterson for the appointment. There being no further discussion or public comment (for which an opportunity was provided, as it was for all the resolutions) the motion was unanimously approved, by roll call.

**Resolution No. 12146**, attached in Appendix 1, was presented by Nicholas Dema, Executive Vice President - Planning & Development, to authorize PHA, with relation to Harrison Tower, to: create a limited partnership ("Partnership") that will be the owner; form a Housing Development Corporation to serve as the General Partner of the Partnership; enter into a long term ground-lease with the Partnership; secure construction financing from Wells Fargo, funded by proceeds of tax-exempt bonds issued by the Pennsylvania Housing Finance Agency; provide a PHA mortgage loan to the Partnership in a principal amount not to exceed twenty-seven million five hundred thousand dollars (\$27,500,000.00); raise equity through the sale of Low Income Housing Tax Credits; provide customary financing and operating guaranties; obtain all necessary HUD and other funding approvals; and execute all HUD RAD documents in connection with the construction and operation. Commissioner Purnell, as a member of the Policy & Planning Committee to which the resolution was sent for review prior to being presented at the Board meeting, moved for its adoption. After a second, he stated that the committee had discussed the resolution and recommended its adoption. There being no further discussion or public comment, the motion was unanimously approved, by roll call.

**Resolution No. 12147** attached in Appendix 1, was presented by Jennifer Ragen, Director of Policy, for PHA to submit an amendment to HUD to the latest MTW Plan that is approved by HUD at the time of PHA's amendment submission (FY 2021 or FY 2022). The amendment is for approval to convert public housing operating and capital fund assistance from one (1) existing alternatively managed public housing site for Casa Indiana and also to transfer operating and capital fund assistance from fifty-eight (58) scattered sites units to support a new development as part of the Sharswood Transformation Plan. Commissioner Purnell, as a member of the Policy & Planning Committee to which the resolution was sent for review, moved for its adoption. Following a second, Commissioner Purnell noted that the committee met, reviewed, and recommended approval of the resolution. There being no further discussion or public comment, the motion was unanimously approved, by roll call.

**Resolution No. 12148**, attached in Appendix 1, was presented by Jennifer Ragen, Director of Policy, to approve PHA's Act 130 Report for Fiscal Year 2021, regarding PHA's "operations, administration, management, finances, legal affairs, housing production and development and other relevant activities," as required by the Pennsylvania Housing Authorities Law, after which it will be submitted to the appropriate elected officials, as also required under that law. Commissioner Purnell, as a member of the Policy & Planning Committee to which the resolution was sent for review, moved for its adoption. After a second, he stated that the committee had met, discussed the resolution, and recommended its approval. There being no further discussion or public comment the motion was unanimously approved, by roll call.

**Resolution No. 12149**, attached in Appendix 1, was presented by Dave Walsh, Executive Vice-President, Supply Chain Management ("EVP-SCM"), to authorize PHA to contract with Aqua Treat, Inc., Tustin Water Solutions and Clarity Water Technologies, LLC for the provision of chemical water treatment services, in an amount not to exceed two million five hundred seventy-five thousand dollars (\$2,575,000.00). Commissioner Callahan, Chair of the Finance Committee to which the resolution had

been sent for review, moved for its adoption. Following a second, Commissioner Callahan noted that the committee had reviewed the resolution and recommended approval. There being no further discussion, including any public comment, the motion was approved by a unanimous vote, done by roll call.

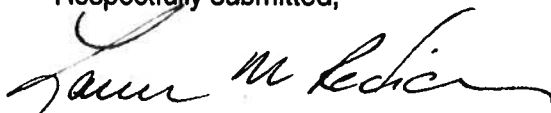
**Resolution No. 12150**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Philadelphia Towing and Transport; Pacifico Ford, Inc.; A/C Auto Repair; and DMDA Auto Repair for the provision of general vehicle repair services, in an amount not to exceed four million dollars (\$4,000,000.00). Commissioner Callahan, as Chair of the Finance Committee, moved for its adoption. Following a second, with there being no discussion or additional comment, including any public comment, the motion was approved by a unanimous vote, done by roll call.

**Resolution No. 12151**, attached in Appendix 2, was presented by Jennifer Ragen, Director of Policy, for PHA to approve amendments, described in the attachment summary to the resolution, to both the Admissions and Continued Occupancy Policy ("ACOP") for public housing and the Administrative Plan ("Admin Plan") for the Housing Choice Voucher Program. The proposed amendments to the ACOP and Admin Plan incorporate references to emergency waivers adopted by PHA, as allowed under the federal CARES Act, along with MTW policies previously approved by the Board and HUD, and PHA discretionary policy changes, including modifying policies to facilitate online transactions. Commissioner Purnell, as a member of the Policy & Planning Committee to which the resolution was sent for review, moved for its adoption. Following a second, Commissioner Purnell noted that the committee reviewed and recommended approval of the resolution. There being no further discussion or public comment, the motion was unanimously approved, by roll call.

For the **Public Comment period**, one email was read (attached in Appendix 2, from Rasheeda Belcher) and one voicemail was played, from Ms. Watson, regarding housing at PHA. It was noted that Ms. Watson's concern had been referred to the Admissions department and CEO Jeremiah addressed the relocation plans for West Park, further stating that a response would be made to Ms. Belcher.

There being no further business, the Vice-Chair announced that the next meeting will be the Annual Meeting, on May 20, 2021. The meeting ended after a unanimously approved motion to adjourn, at approximately 3:41 p.m.

Respectfully submitted,



Laurence M. Redican  
General Counsel  
Philadelphia Housing Authority

**APPENDIX 1**  
**THE PHILADELPHIA HOUSING AUTHORITY**  
**MEETING OF THE BOARD OF**  
**COMMISSIONERS**  
**2013 RIDGE AVE.<sup>1</sup>**  
**PHILADELPHIA, PA 19121**  
**THURSDAY, APRIL 15, 2021 at 3 p.m.**  
**AGENDA**

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- A. Call to Order** Lynette Brown-Sow, Chair
- B. Remarks** Kelvin A. Jeremiah, President & CEO
- C. Approval of the Minutes** of the Board Meeting held March 18, 2021, as distributed
- D. New Business**
- 1. RESOLUTION APPOINTING C. MARIE PATTERSON TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**  
  
Janea Jordon
  - 2. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF THE HARRISON SENIOR TOWER**  
  
Nicholas Dema
  - 3. RESOLUTION AUTHORIZING AN AMENDMENT TO THE PHILADELPHIA HOUSING AUTHORITY MOVING TO WORK PLAN APPROVED AT THE TIME OF SUBMISSION OF THE AMENDMENT**  
  
Jennifer Ragen
  - 4. RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130 REPORT FOR FISCAL YEAR 2021, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW**  
  
Jennifer Ragen
  - 5. RESOLUTION AUTHORIZING CONTRACTS FOR CHEMICAL WATER TREATMENT SERVICES WITH AQUA TREAT, INC.; TUSTIN WATER SOLUTIONS; AND CLARITY WATER TECHNOLOGIES, LLC**  
  
Dave Walsh

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<sup>1</sup> This meeting is being conducted virtually, pursuant to the procedures on the PHA website at [www.pha.phila.gov](http://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 GENERAL VEHICLE REPAIR SERVICES WITH PHILADELPHIA TOWING AND TRANSPORT; PACIFICO FORD, INC.; A/C AUTO REPAIRS; AND DMDA AUTO REPAIR**

Dave Walsh

- 7. RESOLUTION APPROVING AMENDMENTS TO THE PHILADELPHIA HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN**

Jennifer Ragen

**RESOLUTION NO. 12145**

**RESOLUTION APPOINTING C. MARIE PATTERSON TO THE AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

**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, and the charter 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**

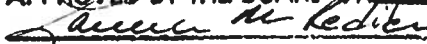
The Board shall select the Independent Members, who shall serve for a two-year period that may be renewed by the Board from time to time.... the Board will attempt to select as an Independent Member a person who meets the definition of an "audit committee financial expert" with the following attributes:

- 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**, the Audit Committee currently has one (1) unfilled position for a voting member; and

**WHEREAS**, the Audit Committee has reviewed the qualifications of C. Marie Patterson, which include twenty (20) years of experience as an accomplished business development leader, being CEO of Team Resource Associates since 2015, having served as Board Treasurer for Brewerytown CDC, and providing years of mentorship to new non-profits with a focus on youth programs, and finds her to be well-qualified as an independent member of the Audit Committee;

**BE IT RESOLVED**, that the PHA Board of Commissioners does hereby appoint C. Marie Patterson as an independent member of PHA's Audit Committee, pursuant to the terms and conditions of the Audit Charter.

I hereby certify that this was  
APPROVED BY THE BOARD ON 4/15/2021  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12146**

**RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF THE HARRISON SENIOR TOWER**

**WHEREAS**, the existing Harrison development, located in North Central Philadelphia, contains one hundred eighty-eight (188) townhome units and one hundred twelve (112) units in a 14-story tower (the "Tower"); and

**WHEREAS**, the Tower, which was built in the 1950s for general occupancy with mostly two and three-bedroom units, requires significant critical capital improvements and is no longer conducive to family occupancy; and

**WHEREAS**, PHA has therefore determined to subdivide the Tower from the Harrison site and completely renovate the Tower into one-hundred sixteen (116) modern one and two-bedroom senior preference apartments (the "Development") serving tenants earning up to sixty percent (60%) of the Area Median Income ("AMI"); and

**WHEREAS**, the original one hundred twelve (112) public housing units will be converted to project-based vouchers under the U.S. Department of Housing and Urban Development ("HUD") Rental Assistance Demonstration ("RAD") program and the four (4) additional units will be provided with project-based vouchers by PHA to the Partnership and both Housing Assistance Payments contracts will have an initial twenty (20) year term; and

**WHEREAS**, the total development costs for the Development will be approximately forty-eight million dollars (\$48,000,000.00), which will be funded with low-income housing tax credit equity, a construction loan, and PHA funding; and

**WHEREAS**, upon completion of the Development, relocated tenants who elect to return will have the right to return in accordance with the requirements of the RAD program; and

**WHEREAS**, PHA, through its affiliates, will develop and manage the Development once completed; and

**WHEREAS**, in furtherance of the Development, PHA will take the following actions: create a limited partnership ("Partnership") that will be the owner of the Development; form a Housing Development Corporation to serve as the General Partner of the Partnership; enter into a long term ground-lease with the Partnership; secure construction financing from Wells Fargo funded by proceeds of tax-exempt bonds issued by the Pennsylvania Housing Finance Agency; provide a PHA mortgage loan to the Partnership in a principal amount not to exceed twenty-seven million five hundred thousand dollars (\$27,500,000.00); raise equity through the sale of Low Income Housing Tax Credits; provide customary financing and operating guaranties; obtain all necessary HUD and other funding approvals; and execute all HUD RAD documents in connection with the construction and operation of the Development;

**BE IT RESOLVED**, that the PHA Board of Commissioners hereby authorizes the President & CEO, or his designee(s), to provide a capital expenditure, as set forth above, in an amount not to exceed twenty-seven million five hundred thousand dollars (\$27,500,000.00), and to negotiate, execute and enter into all related contracts and documents necessary or appropriate to develop, finance, construct, and operate the Development, ~~as further set forth above, and pursuant to~~ Control Policy & Procedure #10, as amended.

I hereby certify that this was

APPROVED BY THE BOARD ON 4/15/2021

*Thomas M. Redin*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12147**

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE PHILADELPHIA HOUSING AUTHORITY MOVING TO WORK PLAN APPROVED AT THE TIME OF SUBMISSION OF THE AMENDMENT**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") is a participant in the Moving to Work ("MTW") Demonstration Program pursuant to an agreement with the U.S. Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, under the terms of its participation in the MTW program, PHA must submit an MTW Annual Plan ("MTW Plan") for HUD approval each fiscal year that describes proposed MTW plans and activities; and the PHA Board of Commissioners approved the MTW Plan for Fiscal Year ("FY") 2021 on December 19, 2019, which was subsequently submitted to and approved by HUD on March 24, 2020; and

**WHEREAS**, on December 17, 2020, the PHA Board of Commissioners approved the MTW Plan for FY 2022; PHA submitted it to HUD and it is pending approval; and

**WHEREAS**, all proposed transfers of assistance and conversions of public housing units to long-term project based assistance under HUD's Rental Assistance Demonstration ("RAD") program, must be identified in the MTW Plan, either in the original Plan submission to HUD or by submission of a Board-approved Amendment, if identified after submission of the original MTW Plan; and

**WHEREAS**, PHA has identified one (1) additional RAD development for conversion and one (1) transfer of assistance to a new site, to add to the MTW Plan, which were not identified in PHA's FY 2021 HUD-approved MTW Plan or PHA's FY 2022 awaiting-HUD-approval MTW Plan; and

**WHEREAS**, the two additions, noted in the Amendment are: 1) conversion under RAD for the Casa Indiana development, which consists of fifty (50) total units, and 2) the transfer of assistance under RAD from fifty-eight (58) scattered sites to Sharswood 4a, a new development in Sharswood as described in the Plan Amendment; and

**WHEREAS**, the above-described Amendment would be submitted to amend whichever MTW Plan is the most recent one that is HUD-approved at the time of submission of the Amendment for HUD approval, whether FY 2021 or FY 2022; and

**WHEREAS**, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on the MTW Plan Amendment, including scheduling at least one (1) public hearing, by: 1) making available copies of the MTW Plan Amendment to the public and to residents as of March 1, 2021; 2) holding a public hearing on March 17, 2021; 3) posting the MTW Plan Amendment on PHA's website; 4) briefing Resident Leadership at the March 2021 Resident Roundtable meeting; 5) conducting a public comment period from March 1 through March 31, 2021; and 6) taking into consideration any comments received during the public comment period and public hearing;

**BE IT RESOLVED**, that the Board of Commissioners does hereby approve the Amendment to the MTW Plan for FY 2021 or 2022, as set forth above, as presented to the Board of Commissioners and referenced herein, and authorizes PHA's Chair and/or its President & CEO or his or her authorized designee(s) to take all steps necessary to finalize and secure HUD approval of and to implement the Amendment.

I hereby certify that this was  
APPROVED BY THE BOARD ON 4/15/2021  
*Shirley M. Redick*  
ATTORNEY FOR PHA



**RESOLUTION NO. 12148**

**RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130  
REPORT FOR FISCAL YEAR 2021, TO BE SUBMITTED AS REQUIRED BY THE  
PENNSYLVANIA HOUSING AUTHORITIES LAW**

**WHEREAS**, the Pennsylvania General Assembly amended the Housing Authorities Law, Act of May 28, 1937, P.L. 955, on July 5, 2012, through P.L. 1093, No.130 ("Act 130") and required that the Philadelphia Housing Authority ("PHA") submit an annual report on its operations, administration, management, finances, legal affairs, housing production and development and other relevant activities (the "Act 130 Report"); and

**WHEREAS**, PHA's Executive Office has prepared the Act 130 Report for Fiscal Year 2021 ("FY 21"), which also incorporates documents that provide details on PHA's operations, administration, management, finances, legal affairs, housing production and development and other relevant activities; and

**WHEREAS**, PHA's Act 130 FY 21 Report must be provided, after approval by PHA's President & CEO and the PHA Board of Commissioners, to the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor and the President of Council (collectively, the "Elected Officials"), within thirty (30) days after the end of PHA's fiscal year, which ends on March 31; and

**WHEREAS**, PHA's President & CEO and the Board of Commissioners have been provided with the Act 130 FY 21 Report, as developed by PHA's Executive Office, a short summary of which is attached to this resolution;

**BE IT RESOLVED**, that the Board of Commissioners hereby approves the Act 130 FY 21 Report as referenced herein and authorizes the President & CEO and/or his authorized designee(s) to submit such report to the Elected Officials, as referenced above and as required by Act 130.

I hereby certify that this was  
APPROVED BY THE BOARD ON 4/15/2021  
Shirley M. Kelle  
ATTORNEY FOR PHA

**ATTACHMENT TO RESOLUTION ON ACT 130**

**SUMMARY OF PHA's ACT 130 REPORT FOR FY 2021**

Pursuant to the Pa. Housing Authorities Law, PHA is required to file a written annual report regarding its operations, administration, management, finances, legal affairs, housing production and development, and other related activities, after approval by the President & CEO and the Board of Commissioners. The Report is to be submitted to: the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor, and the President of Council.

As a designated Moving to Work ("MTW") agency, PHA has substantial budget flexibility and regulatory relief. This allows PHA to make program changes that increase efficiency, help residents become self-sufficient and provide housing options, as detailed in the Report.

As more fully set forth in the full Act 130 Fiscal Year 2021 ("FY21") Report, the areas reported upon include:

- 1) PHA's mission and vision statement, the current organizational structure, and profiles of the executive management team and the PHA Board of Commissioners;
- 2) Progress made on major activities undertaken in FY 2021 in operations, administration, management, housing production, development and related activities, including PHA's response to the COVID-19 pandemic;
- 3) PHA's planned activities for the next fiscal year across all areas of the agency, as detailed in the MTW Annual Plan;
- 4) Agency finances, including the most recent audit report of PHA financial statements (Fiscal Year 2020), which was completed by independent, licensed certified public accountants; and
- 5) PHA legal matters for FY 2021.

PHA's FY 2021 Act 130 Report details its forward-looking and innovative activities and programs, including RAD, HCV and MTW strategies and housing and neighborhood development initiatives, even in the face of a pandemic. These activities effectively and dynamically support housing and the approximately 80,000 residents that PHA serves. Key to PHA's success are: leveraging its limited capital resources to preserve and revitalize its housing inventory and provide new housing opportunities; its commitment to constructive, respectful, resident engagement; and its dedicated Board, staff, and resident leadership.

This report fulfills the requirements of Act 130 - Section 24.1 by summarizing and providing complete copies of PHA's annual reports on operations, management, administration, finances, legal affairs, housing production and development and other relevant activities.

**RESOLUTION NO. 12149**

**RESOLUTION AUTHORIZING CONTRACTS FOR CHEMICAL WATER TREATMENT SERVICES WITH AQUA TREAT, INC.; TUSTIN WATER SOLUTIONS; AND CLARITY WATER TECHNOLOGIES, LLC**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for chemical water treatment 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 Aqua Treat, Inc.; Tustin Water Solutions; and Clarity Water Technologies, LLC; 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 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 three (3) contracts, combined, shall not exceed two million five hundred seventy-five thousand dollars (\$2,575,000.00) 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 one million thirty thousand dollars (\$1,030,000.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is five hundred fifteen thousand dollars (\$515,000.00);
- 3) The aggregate not-to-exceed amount for the second one-year option period is five hundred fifteen thousand dollars (\$515,000.00); and
- 4) The aggregate not-to-exceed amount for the third one-year option period is five hundred fifteen thousand dollars (\$515,000.00);

**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 Aqua Treat, Inc.; Tustin Water Solutions; and Clarity Water Technologies, LLC for a total aggregate amount not to exceed two million five hundred seventy-five thousand dollars (\$2,575,000.00), 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 4/15/2021

  
ATTORNEY FOR PHA

**RESOLUTION NO. 12150**

**RESOLUTION AUTHORIZING CONTRACTS FOR GENERAL VEHICLE REPAIR SERVICES WITH PHILADELPHIA TOWING AND TRANSPORT; PACIFICO FORD, INC.; A/C AUTO REPAIRS; AND DMDA AUTO REPAIR**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for general vehicle repair services (to include State Inspections and emission testing, preventive maintenance services, general repairs, diagnostic work, body work, electrical and transmission diagnostics and repairs, and towing and road 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 Philadelphia Towing and Transport; Pacifico Ford, Inc.; A/C Auto Repair; and DMDA Auto Repair; 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 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 four (4) contracts, combined, shall not exceed four million dollars (\$4,000,000.00) 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 one million six hundred thousand dollars (\$1,600,000.00); and
- 2) The aggregate not-to-exceed amount for the first one-year option period is eight hundred thousand dollars (\$800,000.00);
- 3) The aggregate not-to-exceed amount for the second one-year option period is eight hundred thousand dollars (\$800,000.00);
- 4) The aggregate not-to-exceed amount for the third one-year option period is eight hundred thousand dollars (\$800,000.00);

**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 Philadelphia Towing and Transport; Pacifico Ford, Inc.; A/C Auto Repairs; and DMDA Auto Repair for a total aggregate amount not to exceed four million dollars (\$4,000,000.00), 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 4/15/2021  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12151**

**RESOLUTION APPROVING AMENDMENTS TO THE PHILADELPHIA HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has adopted the Admissions and Continued Occupancy Policy ("ACOP") applicable to the Public Housing program, amended October 2019, that provides for PHA to update the ACOP to reflect changes in law or regulations, MTW initiatives, PHA operations, or when needed to ensure staff consistency in operation; and

**WHEREAS**, PHA has an Administrative Plan applicable to the Housing Choice Voucher Program ("Admin Plan"), amended October 2019, that provides for PHA to update the Admin Plan to reflect changes in law or regulations, MTW initiatives, PHA operations, or when needed to ensure staff consistency in operation; and

**WHEREAS**, PHA has determined that the proposed amendments to the ACOP and the Admin Plan, as substantially reflected on the Summary Sheet attached to this Resolution, are necessary and appropriate, to promote efficient program administration, conform to legislative and regulatory requirements and the necessity for staff consistency in operation; and

**WHEREAS**, PHA provided opportunities for public comment on the proposed amendments, including publishing a notice, posting the changes on PHA's website and soliciting public comments, from March 1, 2021 through March 31, 2021, as well as holding a public hearing on the proposed amendments on March 17, 2021, and making a presentation to resident leadership on March 10, 2021;

**BE IT RESOLVED**, that the PHA Board of Commissioners hereby approves the changes to the ACOP and Admin Plan, as substantially reflected on the Summary Sheet attached to this Resolution, and as made available to the Board, to be effective as of 12:01 a.m. on May 1, 2021.

I hereby certify that this was  
APPROVED BY THE BOARD ON 4/15/2021  
*James H. Redier*  
ATTORNEY FOR PHA

**ATTACHMENT TO RESOLUTION FOR ACOP AND ADMIN PLAN CHANGES**

**Summary of Proposed Changes to the HCV Administrative Plan**

No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
1.	Regulatory & Statutory Waivers During Emergencies 1.6	PHA and PIH Notice 2020-33	<ul style="list-style-type: none"> <li>Not currently included in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Added language allowing PHA to adopt regulatory and/or statutory waivers to respond to declared states of emergencies without formal Board approval, but consistent with required timelines and fair housing and equal opportunity statutes and regulations.</li> <li>Added language to allow PHA to follow PHA-requested and HUD-approved MTW Emergency Waivers.</li> </ul>
2.	Family Consent to Release of Information 4.11	MTW 24 CFR 5.230 and 5.232	<ul style="list-style-type: none"> <li>HUD requires each adult family member including the head of household, spouse, or co-head, regardless of age, to sign form HUD-9886, Authorization for the Release of Information/Privacy Act Notice or comparable form authorized by HUD. Additionally, family members are required to sign other PHA consent forms as needed to collect information relevant to the family's eligibility and level of assistance. PHA will deny admission to the program if any member of the applicant family fails to sign and submit the consent forms which allow PHA to obtain information that PHA has determined necessary in the administration of the HCV program.</li> </ul>	<ul style="list-style-type: none"> <li>HUD requires each adult family members to sign required release/consent forms. PHA will deny admission to the program if any member of the applicant family fails to sign and submit the consent forms, which allow PHA to obtain information that PHA has determined necessary in the administration of the HCV program.</li> </ul>
3.	Eligibility Interview 4.14 & 4.15	PHA	<ul style="list-style-type: none"> <li>Revised policy language to reflect different methods used for eligibility interviews including US Mail, Online and in person interviews</li> </ul>	<ul style="list-style-type: none"> <li>Families selected from a waiting list(s) are required to participate in an eligibility interview which includes the completion of a full application. PHA may also conduct eligibility screening via mail or on-line.</li> </ul>

No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
				<p><b>Mail-In/Online Screening</b></p> <ul style="list-style-type: none"> <li>When mail-in or online screening is conducted, notification of screening requirements will be sent by first-class mail. PHA will provide alternate screening procedures as a reasonable accommodation for individuals with disabilities.</li> <li>If the household is unable to provide the required information within the required timeframe, the household should contact PHA in advance of the required deadline to set a new timeframe for provision of required screening information. If a household does not respond to the first screening request PHA will send a second screening packet with a new required timeframe.</li> <li>If a household fails to complete the screening process after two requests, without PHA extension approval, the household will be withdrawn from the waiting list for failure to complete eligibility screening.</li> </ul>
4.	Self-Certification 10.14	PHA	<ul style="list-style-type: none"> <li>Revised language regarding self-cert requirement to reflect change</li> </ul>	<ul style="list-style-type: none"> <li>The self-certification must be made in a format acceptable to PHA. PHA may require that family self-certifications be signed in the presence of a PHA representative or Notary Public.</li> </ul>
5.	Verification of Disability 10.26	Handbook 4350.3	<ul style="list-style-type: none"> <li>Includes reference to using Veteran's Admin Disability to verify Disability</li> </ul>	<ul style="list-style-type: none"> <li>Revised language to remove Veteran's Admin Disability compensation as verification of disability</li> </ul>
6.	Required Reasonable Rent Re-Determination 12.2	PHA	<ul style="list-style-type: none"> <li>Not currently included in the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Added language to reflect approved MTW policy to allow PHA to implement across-the-board rent increases or rent freezes, and specifies when rent reasonableness will be conducted for across-the-board rent increases.</li> </ul>
7.	Lease and Tenancy Addendum 13.12	PHA	<ul style="list-style-type: none"> <li>Not currently included in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Revised language to allow owners to use their own leases, provided they include required items; use of PHA's standard lease agreement is no longer required.</li> </ul>
8.	Term of Assisted Tenancy	PHA	<ul style="list-style-type: none"> <li>Revised the successive least term from two year</li> </ul>	<ul style="list-style-type: none"> <li>The lease between the household and owner is renewed automatically for successive twelve month periods,</li> </ul>

No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
	13.13		to twelve months	unless terminated by the tenant or owner.
9.	Other Owner Requirements 14.4.4.5	PHA	<ul style="list-style-type: none"> <li>Not currently included in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Added language specifying that owners are required to use direct deposit to receive payments from PHA and that owners are required to use the PHA Owner Portal for all communications with PHA, including submission/notification concerning RFTAs.</li> </ul>
10.	Non-Discrimination 14.10	PHA	<ul style="list-style-type: none"> <li>Not currently included in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Added language on prohibition of sexual discrimination by owners and related outcomes for sexual discrimination.</li> </ul>
11.	Changes in Payment Standards 15.4	PHA	<ul style="list-style-type: none"> <li>Not currently included in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Added language specifying how the SAFMR will be applied upon initial implementation and how PHA will handle households that move from SAFMR-protected units.</li> </ul>
12.	Alternate Utility Allowance Program 15.11	PHA	<ul style="list-style-type: none"> <li>Updated MTW policy concerning the Philadelphia Water Department</li> </ul>	<ul style="list-style-type: none"> <li>Revised language on the MTW policy concerning use of the Philadelphia Water Department's Tiered Assistance Program to indicate that it has not yet been implemented, but may occur in the future.</li> </ul>
13.	Notification of and Participation in the Regular Recertification Process 16.5	PHA	<ul style="list-style-type: none"> <li>Updated requirements concerning regular recertifications</li> </ul>	<ul style="list-style-type: none"> <li>Revised language to indicate that recertifications may be completed online, in person or via U.S. mail (unless other arrangements are needed for reasonable accommodation purposes). Added policy guidelines for mail-in and online recertifications.</li> <li>For mail-in and on-line recertifications, after -21 days, if recertification documents have not been returned to PHA or the online recertification has not been opened and started by the tenant, PHA will send a Recertification Reminder Notice. If the household fails to mail in the recertification packet or begin the online recertification process within 7 business days from the date of the reminder notice, PHA will send the tenant and owner a Pending Termination Letter.</li> <li>For in-person recertifications, if a household fails to attend two scheduled interviews, without PHA</li> </ul>



No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
				<p>approval, the household will be in violation of HCV program policies and may be terminated in accordance with the continued occupancy policies.</p> <ul style="list-style-type: none"> <li>Removed language indicating mail-in recertifications are only for certain targeted households.</li> <li>Removed redundant language about information families are required to report at their regular recertification.</li> </ul>
14.	Household Member Turning 18 between Processing of Recertification & Recertification Effective Date 16.8	PHA	<ul style="list-style-type: none"> <li>Updated language to reflect changes to the regular recertification process</li> </ul>	<ul style="list-style-type: none"> <li>Revised language to reflect that all regular recertifications are completed online or via U.S. mail, and updates the timeframe for which special action is required when a household member turns 18 prior to the effective date of their recertification.</li> </ul>
15.	Effective dates of Rent Changes 16.9	PHA	<ul style="list-style-type: none"> <li>Updated language to reflect changes to the regular recertification process</li> </ul>	<ul style="list-style-type: none"> <li>Revised language on a household's failure to complete a regular recertification to reflect that all regular recertifications are completed online or via U.S. mail.</li> </ul>
16.	Interim Recertification 16.13	PHA	<ul style="list-style-type: none"> <li>Updated requirements concerning interim recertifications</li> </ul>	<ul style="list-style-type: none"> <li>Revised language to indicate that all interim recertifications must now be completed online or via U.S. mail (unless other arrangements are needed for reasonable accommodation purposes), instead of in person.</li> </ul>
17.	Household No Longer Requires Assistance 20.4	PHA	<ul style="list-style-type: none"> <li>Removed MTW policy about automatic termination</li> </ul>	<ul style="list-style-type: none"> <li>Removed MTW policy about automatic termination of tenant-based households with a HAP of \$50 or less for 180 calendar days.</li> </ul>
18.	Filling Vacancies 23.46	PHA	<ul style="list-style-type: none"> <li>Not currently included in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Added language that owners must manage their waiting list and make unit offers consistent with their approved tenant selection plans.</li> </ul>
19.	Hierarchy of Transfers 23.63	PHA	<ul style="list-style-type: none"> <li>Updated language about occupancy standard and accessible unit transfers</li> </ul>	<ul style="list-style-type: none"> <li>Revised language that for occupancy standard and accessible unit transfers, a transfer request must be submitted to PHA if there are no appropriate units available in the owner's UBV portfolio (rather than in the same development).</li> </ul>

No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
20.	FSS Contract of Participation 27.6	PHA	<ul style="list-style-type: none"> <li>Not currently included in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Added MTW policy eliminating the requirements that FSS participants must have an interim or regular recertification within 120 days prior to enrollment in the FSS program.</li> <li>Added MTW policy to redefine the employment obligations for FSS families where the head of household is elderly/disabled; the policy allows any adult in the household other than the head to seek/maintain suitable employment during the term of the FSS contract.</li> </ul>
21.	Federally Mandated Income Exclusions	77 FR 43347	<ul style="list-style-type: none"> <li>Not currently included in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Added missing income exclusion (distributions from an ABLE account, and any actual or imputed interest on the ABLE account balance).</li> </ul>
22.	Personal Safety: VAWA	VAWA	<ul style="list-style-type: none"> <li>Updated language for VAWA-related emergency moves</li> </ul>	<ul style="list-style-type: none"> <li>Revised the criteria for a VAWA-related emergency transfer to conform to federal regulations. Updated the verification requirements to reflect the current HUD forms used.</li> </ul>
23.	Personal Safety: Other	PHA	<ul style="list-style-type: none"> <li>Updated language for personal safety related emergency moves not covered under VAWA</li> </ul>	<ul style="list-style-type: none"> <li>Revised language to reflect more expansive verification requirements than allowed under VAWA</li> </ul>
24.	Personal Safety: VAWA	VAWA	<ul style="list-style-type: none"> <li>Updated language for VAWA-related MTW port-outs</li> </ul>	<ul style="list-style-type: none"> <li>Revised the criteria for a VAWA-related MTW port-outs to conform with federal regulations. Updated the verification requirements to reflect the current HUD forms used.</li> </ul>
25.	Personal Safety: Other	PHA	<ul style="list-style-type: none"> <li>Updated language for personal safety related MTW port-outs not covered under VAWA</li> </ul>	<ul style="list-style-type: none"> <li>Revised language to reflect more expansive verification requirements than allowed under VAWA.</li> </ul>
26.	Hardship Exemption	PHA	<ul style="list-style-type: none"> <li>Not currently included in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Added previously approved language allowing hardship waivers from the MTW port-out criteria if the cost of living in PHA's jurisdiction is at least 5% greater than the FMR in the jurisdiction to which the family wishes to port and the family share of rent is greater than 40% of their monthly adjusted income.</li> </ul>
27.	Emergency Waivers	CARES Act	<ul style="list-style-type: none"> <li>Not currently included in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Added appendix to list any adopted waivers and alternative requirements to policies as a result of declared states of emergencies.</li> </ul>

No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
28.	Summary of Admin Plan Changes	PHA	<ul style="list-style-type: none"> <li>• Currently Includes only prior approved changes</li> </ul>	<ul style="list-style-type: none"> <li>• Will be updated to reflect Board approved changes</li> </ul>

## Summary of Proposed Changes to the Public Housing Admissions & Continued Occupancy Policy

No	Chapter Name Subject Area	Source	Existing ACOP	Proposed ACOP
29.	Regulatory & Statutory Waivers During Emergencies 1.7	PHA and PIH Notice 2020-33	<ul style="list-style-type: none"> <li>• Not currently included in the ACOP</li> </ul>	<ul style="list-style-type: none"> <li>• Added language allowing PHA to adopt regulatory and/or statutory waivers to respond to declared states of emergencies without formal Board approval, but consistent with required timelines and fair housing and equal opportunity statutes and regulations.</li> <li>• Added language to allow PHA to follow PHA-requested and HUD-approved MTW Emergency Waivers.</li> </ul>
30.	Criminal Background Screening	PHA	<ul style="list-style-type: none"> <li>• Current ACOP does not include a requirement for criminal background screening at recertification.</li> <li>• Current ACOP requires criminal background screening when a household member turns 18.</li> </ul>	<ul style="list-style-type: none"> <li>• PHA will conduct criminal background checks for all adult household members at admission and regular recertification and when an adult is proposed to be added to the household. Additionally, PHA reserves the right to conduct criminal background checks at other times to ensure that clients are not engaging in or have engaged in certain criminal activities.</li> <li>• Revision removed requirement to conduct criminal background check on household members when they turn 18 and instead conducts the check at the next regular recertification after the household member turns 18.</li> </ul>
31.	Total Tenant Payment: Over-Income Families	PIH 2019-11	<ul style="list-style-type: none"> <li>• Correction to existing language</li> </ul>	<ul style="list-style-type: none"> <li>• Corrected the Over-Income references to reflect adjusted income.</li> <li>• Also made corrections to Chapter 12.3 Over-Income Families</li> </ul>
32.	Self-Certification 10.13	PHA	<ul style="list-style-type: none"> <li>• Revised language regarding self-cert requirement to reflect change and self-cert requirements</li> </ul>	<ul style="list-style-type: none"> <li>• The self-certification must be made in a format acceptable to PHA. PHA may require that family self-certifications be signed in the presence of a PHA representative or Notary Public.</li> </ul>
33.	Verification of Disability 10.23	Handbook 4350.3	<ul style="list-style-type: none"> <li>• Includes reference to using Veteran's Admin Disability to verify Disability</li> </ul>	<ul style="list-style-type: none"> <li>• Revised language to remove Veteran's Admin Disability compensation as verification of disability</li> </ul>

No	Chapter Name Subject Area	Source	Existing ACOP	Proposed ACOP
34.	Criminal Background Checks	PHA	<ul style="list-style-type: none"> <li>Not currently included in the ACOP</li> </ul>	<ul style="list-style-type: none"> <li>Each household member aged 18 years and older will be required to execute a consent form for a criminal background check as part of the Recertification process.</li> <li>A criminal background check will be required for all household members 18 years of age or older and will generally be performed at each regular recertification. PHA will use the Criminal Background Screening Table attached as <b>Error! Reference source not found. Error! Reference source not found.</b> to the ACOP as a guide to determine if any convictions may necessitate lease termination. All tenants determined not suitable and/or ineligible have a right to review the record and the opportunity to request a hearing in accordance with PHA's grievance procedures prior to program termination.</li> <li>If the criminal background check identifies a pending criminal investigation, PHA will defer a termination decision for existing participants until the case is decided.</li> <li>PHA reserves the right to conduct additional criminal background checks to maintain the integrity of the program</li> </ul>
35.	Change in Household Composition 12.22.1	PHA	<ul style="list-style-type: none"> <li>Not currently included in the ACOP</li> </ul>	<ul style="list-style-type: none"> <li>PHA will not approve any additions to the family composition after a head of household leaves the unit or is deceased unless they are the legal guardian of an existing family member.</li> <li>PHA will not approve the addition of any individual who is considered to be an unauthorized occupant residing in the property before the request for addition.</li> <li>Individuals with a legitimate claim of right to the unit may be given a grievance hearing upon request.</li> </ul>
36.	Remaining Members of the Tenant Family 12.27	PHA	<ul style="list-style-type: none"> <li>Added clarification that the remaining member must have been included on the Lease.</li> </ul>	<ul style="list-style-type: none"> <li>In the event that the head of household moves out of the unit or dies, a remaining adult family member (with or without children in the unit) may apply to become HOH of the unit if that adult has been part of the family for at least one year, is listed on the Lease, is in compliance with all program rules and regulations and meets</li> </ul>

No	Chapter Name Subject Area	Source	Existing ACOP	Proposed ACOP
				<p>all other program eligibility and continued occupancy requirements.</p> <ul style="list-style-type: none"> <li>Individuals who are not listed on the Lease are not considered Tenants and are not eligible to apply to become the HOH when and if the head of household or co-head moves out of the unit, is evicted or is deceased, unless otherwise described in this section.</li> <li>Individuals with a legitimate claim of right to the unit may be given a grievance hearing upon request.</li> </ul>
37.	FSS Contract of Participation 22.6	PHA MTW Plan	<ul style="list-style-type: none"> <li>Not currently included in the ACOP</li> </ul>	<ul style="list-style-type: none"> <li>Added MTW policy eliminating the requirements that FSS participants must have an interim or regular recertification within 120 days prior to enrollment in the FSS program.</li> </ul>
38.	Completion of Contract	PHA MTW Plan	<ul style="list-style-type: none"> <li>Not currently included in the ACOP</li> </ul>	<ul style="list-style-type: none"> <li>Added MTW policy to redefine the employment obligations for FSS families where the head of household is elderly/disabled; the policy allows any adult in the household other than the head to seek/maintain suitable employment during the term of the FSS contract.</li> </ul>
39.	Federally Mandated Income Exclusions	77 FR 43347	<ul style="list-style-type: none"> <li>Not currently included in the ACOP</li> </ul>	<ul style="list-style-type: none"> <li>Added missing income exclusion (distributions from an ABL account, and any actual or imputed interest on the ABL account balance).</li> </ul>
40.	Emergency Waivers	CARES Act	<ul style="list-style-type: none"> <li>Not currently included in the ACOP</li> </ul>	<ul style="list-style-type: none"> <li>Added appendix to list any adopted waivers and alternative requirements to policies as a result of declared states of emergencies.</li> <li>Will update with MTW emergency waivers upon approval from HUD.</li> </ul>
41.	Summary of ACOP Changes	PHA	<ul style="list-style-type: none"> <li>Currently Includes only prior approved changes</li> </ul>	<ul style="list-style-type: none"> <li>Will be updated to reflect Board approved changes</li> </ul>

## **APPENDIX 2**

### **GENERAL PUBLIC COMMENT RECEIVED VIA EMAIL**

For Board meeting of April 15, 2021

Hello ! My name is Rasheeda Belcher & I'm

A tenant at west park Apartments In the 300 Busti building. I'm so glad the public is able to have a voice and be heard at this time. My concern is when exactly will residents start being relocated ? To be completely honest with you, the building is deteriorating , the people are ignorant and sneaky , Mangement doesn't keep us informed on the next steps etc. I've experienced so many different traumatic things within the last 3years residing there has been nothing but pure hell. I don't know nor socialize with anyone there.I've constantly made complaints on majority of my situations and no good has come from it expect knowing these buildings are coming down sooner or later. Please make west park one of your biggest concern this year and begin relocating as soon as possible.  
Thank you for your time