



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES
Thursday, December 20, 2018, 3 p.m., at 1800 S. 32nd St., Philadelphia, PA 19145

The regularly-scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order at approximately 3:15 p.m. by the Chair, Lynette Brown-Sow. In attendance in person were Commissioners Camarda, Coney, Mayo, Purnell, Staten, Wetzel and Wise, as well as President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican.

The Chair noted that three birthdays were being celebrated and, it turned out, it was even four – as it was Commissioner Camarda’s two weeks earlier - as the CEO and Commissioners Callahan and Mayo recently had birthdays. The Chair also noted that it was also the birthday of one of the regular meeting attendees and cake was offered to all.

The Chair then congratulated and thanked the CEO for his exceptional stewardship and leadership over the past year, including his attention to seeking input and involvement from the community in PHA’s planning and other activities. The CEO was roundly applauded.

Before proceeding with the rest of the agenda, the Chair then asked for a moment of silence to help prepare for the work to be done, after which the CEO reviewed the commenting procedure and made the following two announcements: 1) the opening of the new headquarters has been slightly postponed due to elevator issues, but we look forward to it happening soon; and 2) on December 4th, PHA had a groundbreaking for the 83 new rental units that will be part of Blumberg Phase III.

CEO Jeremiah then recognized Dominique Lamar, a PHA resident selected for the monthly Resident Spotlight. She recently completed PHA’s EKG Program with high grades and perfect attendance, after having been a CNA for twelve years, and took her state boards on Monday. While Ms. Lamar was congratulated in absentia, she and her parents arrived later in the meeting and were roundly applauded and congratulated for her accomplishments.

The Excellence in Customer Service was awarded to Christopher Meeks, Regional Supervisor Specialty Crew, for outstanding work and the Employee of the Month Award went to Mary Parks, an Administrative Assistant II from the Executive Office. Both received checks and congratulations.

The Chair inquired whether there were any corrections or amendments to the minutes of the Board Meeting of November 15, 2018. Hearing none, the minutes were accepted as submitted.

Six resolutions were presented and unanimously approved by those participating in the discussion and vote.

Resolution 12025, attached in Appendix 1, was presented by Jennifer Ragen, Director of Policy, to authorize PHA’s submission to U.S. Department of Housing and Urban Development (“HUD”) of its Moving to Work Fiscal Year 2020 Annual Plan (“Plan”), which includes Rental Assistance Demonstration Significant Amendments for one transfer of assistance development and to

authorize PHA's President & CEO to take all necessary steps to secure HUD approval and to implement the Plan, subject to receipt of adequate funding from HUD. Commissioner Wetzel, as Chair of the Policy & Planning Committee to which the resolution was sent for review, moved for its adoption. Following a second, Committee Chair Wetzel stated that the committee had met, reviewed the Plan, and recommended it for approval by the Board. There being no further discussion, with an opportunity for public comment having been provided (as it was for all the resolutions), the motion was unanimously approved.

Resolution 12026, attached in Appendix 1, was presented by Nicholas Dema, Executive Vice President of Planning and Development, to authorize PHA to submit applications or amendment requests for the disposition of up to fifty-seven (57) properties to HUD, in order to create affordable housing and other community amenities and enable PHA to raise capital to address capital needs throughout its remaining portfolio. Commissioner Wetzel, as Chair of the Policy & Planning Committee to which the resolution was sent for review, moved for its adoption. Following a second, Committee Chair Wetzel stated that the committee had reviewed the resolution and recommended it for approval by the Board. There being no further discussion, the motion was unanimously approved.

Prior to any discussion or presentation regarding **Resolution 12027**, attached in Appendix 1, Commissioners Coney and Wise announced that they would recuse themselves due to a possible conflict, as Commissioner Coney is the President of the Resident Advisory Board ("RAB") and Commissioner Wise is a member, and they both left the room. The resolution was then presented by Lopa Kolluri, Senior Executive Vice-President & Chief Development and Operating Officer, to authorize PHA to enter into a Memorandum of Understanding with RAB. Commissioner Camarda, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second, Commissioner Camarda stated that the committee had reviewed the resolution and recommended its approval. There being no further discussion or public comment, the motion was unanimously approved and Commissioners Coney and Wise returned for the rest of the meeting.

Resolution 12028, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM") to authorize PHA to contract with RSM US, LLP for PHA Financial Audit Services in a total contract amount not to exceed one million six hundred seventy-nine thousand nine hundred dollars (\$1,679,900.00). Commissioner Camarda, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second, Commissioner Camarda stated that the committee had reviewed the resolution and recommended its approval. There being no further discussion or public comment, the motion was unanimously approved.

Resolution 12029, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Total Access & Mobility for the supply, installation and maintenance of PHA-wide stairglides, wheelchair lifts and residential elevators in a total contract amount not to exceed four million five hundred forty-seven thousand two hundred twenty-five dollars (\$4,547,225.00). Commissioner Camarda, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second, Commissioner Camarda stated that the committee had reviewed the resolution and recommended its approval. There being no further discussion or public comment, the motion was unanimously approved.

Resolution 12030, attached in Appendix 1, was presented by Celeste C. Fields, Senior Executive Vice President / Chief Administrative and Financial Officer, to revise Resolution No. 11982, PHA's FY 2019 Operating and Capital Budgets, adopted on February 15, 2018, to increase PHA's total Operating and Capital Revenues by thirty seven million three hundred sixty-seven thousand seven

hundred sixteen dollars (\$37,367,716.00) and increase PHA's total Operating and Capital Expenditures by twenty-two million, two hundred eighty-five thousand three hundred twenty six dollars (\$22,285,326.00). Commissioner Camarda, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second and there being no discussion, the motion was unanimously approved.

The meeting was opened for **public comment** at approximately 3:40 p.m., with those who signed up to speak and their topics being noted on Appendix 2.

The meeting was adjourned at approximately 3:50 p.m.

Respectfully submitted,



Laurence M. Redican
General Counsel
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
1800 S. 32nd St
PHILADELPHIA, PA 19145
THURSDAY, DECEMBER 20, 2018 at 3 p.m.
AGENDA

- A. **Call to Order** Lynette Brown-Sow, Chair of the Board of Commissioners
- B. **Remarks** Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held November 15, 2018, as distributed.
- D. **New Business**
1. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT ITS MOVING TO WORK ANNUAL PLAN ("PLAN") FOR FISCAL YEAR 2020, INCLUDING RENTAL ASSISTANCE DEMONSTRATION PROGRAM SIGNIFICANT AMENDMENTS, TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") AND TO UNDERTAKE ALL ACTIONS TO OBTAIN HUD APPROVAL AND IMPLEMENT THE PLAN**

Jennifer Ragen
 2. **RESOLUTION AUTHORIZING THE DISPOSITION OF UP TO FIFTY-SEVEN (57) PROPERTIES**

Nicholas Dema
 3. **RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE PHILADELPHIA HOUSING AUTHORITY AND THE RESIDENT ADVISORY BOARD FOR FISCAL YEAR 2019**

Lopa Kolluri
 4. **RESOLUTION AUTHORIZING A CONTRACT FOR FINANCIAL AUDIT SERVICES FOR THE PHILADELPHIA HOUSING AUTHORITY WITH RSM US, LLP**

Dave Walsh
 5. **RESOLUTION AUTHORIZING A CONTRACT WITH TOTAL ACCESS & MOBILITY FOR SUPPLY AND MAINTENANCE OF WIDE STAIRGLIDES, WHEELCHAIR LIFTS AND RESIDENTIAL ELEVATORS**

Dave Walsh
 6. **RESOLUTION APPROVING THE REVISED FISCAL YEAR 2019 OPERATING AND CAPITAL BUDGETS**

Celeste Fields
- E. **Public Comment Period**

RESOLUTION NO. 12025

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT ITS MOVING TO WORK ANNUAL PLAN ("PLAN") FOR FISCAL YEAR 2020, INCLUDING RENTAL ASSISTANCE DEMONSTRATION PROGRAM SIGNIFICANT AMENDMENTS, TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") AND TO UNDERTAKE ALL ACTIONS TO OBTAIN HUD APPROVAL AND IMPLEMENT THE PLAN

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") administers a Moving to Work ("MTW") Demonstration Program that is designed to provide the opportunity for selected housing authorities to explore and demonstrate more efficient ways to provide and administer low-income housing; and

WHEREAS, pursuant to the Philadelphia Housing Authority ("PHA") Board of Commissioners Resolution No. 10618, dated December 21, 2000, PHA submitted to HUD an MTW Application Plan and Agreement; and

WHEREAS, since 2001, when HUD accepted PHA's application for participation in the MTW Demonstration Program and HUD and PHA executed a MTW Demonstration Agreement ("MTW Agreement"), PHA has continuously participated in the MTW Demonstration Program, as detailed in Resolution 11577, adopted by the Board on January 11, 2013; and

WHEREAS, as a participant in the MTW Demonstration Program, PHA is required to develop an MTW Annual Plan for each fiscal year during the term of the MTW Agreement, which outlines the PHA budget and MTW activities, and to submit the Annual Plan for approval by its Board at least seventy-five (75) days prior to the beginning of each fiscal year; and

WHEREAS, PHA has developed and distributed to the Board the MTW Annual Plan for Fiscal Year 2020 ("Plan"), beginning on April 1, 2019, a summary of which is attached hereto as Attachment "A," which includes the Rental Assistance Demonstration Program Significant Amendments for One (1) transfer of assistance development, and a consolidated budget, in accordance with the current MTW Agreement, as PHA is a block grant agency; and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on the Plan, including scheduling at least one (1) public hearing and taking into consideration any comments received, by: 1) holding an introductory meeting with resident leadership and interested PHA residents on November 14, 2018; 2) holding a Public Hearing on November 27, 2018; 3) posting the draft Plan on PHA's website; 4) making copies of the draft Plan available at PHA site offices; and 5) accepting and considering public comments over a period extending from November 1, 2018 to December 3, 2018;

BE IT RESOLVED that the Board of Commissioners hereby approves the MTW Annual Plan for Fiscal Year 2020, including the Rental Assistance Demonstration Significant Amendment incorporated therein, in substantially the form distributed to the Board, and authorizes PHA's Chair and/or President & CEO or their authorized designee(s) to: 1) submit to HUD the PHA MTW Annual Plan for Fiscal Year 2020; 2) take all steps necessary to finalize and secure HUD approval and implement initiatives as described in the Plan, subject to receipt of adequate funding from HUD; 3) certify that the Public Hearing requirement has been met; and 4) execute the HUD Certifications of Compliance with MTW Plan Requirements and Related Regulations, in substantially the form attached hereto as Attachment "B."

I hereby certify that this was
APPROVED BY THE BOARD ON 12/20/18
[Signature]
ATTORNEY FOR PHA

ATTACHMENT "A" TO MTW ANNUAL PLAN RESOLUTION FOR MTW YEAR NINETEEN

**Philadelphia Housing Authority – Moving to Work (MTW) Program
FY 2020 Annual Plan Highlights**

Background

- The FY 2020 MTW Annual Plan covers the period from 04/01/19 through 03/31/20.
- It incorporates current HUD requirements for content, formatting, tables and standard metrics.
- As required by HUD, the Plan's focus is on "MTW activities," those that require MTW programmatic or budget flexibility to implement.
- Incorporates RAD Significant Amendment for one (1) transfer of assistance development as noted below.

Process

- The MTW Plan public comments are to be solicited from 11/01/18 – 12/03/18.
- PHA advertised the public comment period, and has posted the draft MTW Plan on its website. Copies were distributed to resident leadership and also made available at several PHA offices.
- A resident leadership meeting to review the Plan was held on for 11/14/18; an open public hearing was held on 11/27/18.

Funding

- Funding estimates are preliminary and subject to change based on Congressional appropriations.
- Total projected FY 2020 Public Housing and HCV HAP funding is approximately \$339.07 million. Capital Funds, including Replacement Housing Factor funds, are projected at \$56 million for FY 2020. See Tables 9 and 10.
- Non-MTW funding is not included in the MTW Plan.

Households Served Projections

- Public Housing - 13,099 households (Table 7)
- MTW Vouchers (including RAD vouchers)– 18,271 households (Table 7)
- Non-MTW Vouchers – 1,514 households (Table 7B)

MTW Activities

- Two new MTW activities (Local Family Self-Sufficiency Program Flexibility and Sponsor-Based Shared Housing Initiative) are proposed as summarized below.
- Ongoing MTW activities incorporate required HUD standard metrics and benchmarks.

FY 2020 Planned Activities

- The following table provides a summary of major activities and planned objectives, encompassing both MTW and Non-MTW initiatives.

Initiative	FY 2020 MTW Activities
<i>Sponsor-Based Shared Housing Pilot</i>	<ul style="list-style-type: none"> • Newly proposed pilot program involving up to 25 vacant and uninhabitable scattered site units. • Leverages City funds to rehab large-bedroom scattered site units. • PHA will enter into a master lease with City and/or designated providers (“Sponsor Agency”) to operate shared housing. • Sponsor Agency(s) will be responsible for subleasing to eligible individuals including formerly homeless, youth aging out of foster care and other hard to serve populations. • Sponsor Agency(s) will pay a flat rent for the unit to PHA. • PHA will provide routine and emergency maintenance services. • Sponsor Agency(s) will coordinate all other activities including eligibility determination, subleasing and lease enforcement, house rules, rent determination and rent collection. • Residents of shared housing will not be public housing residents, and will not be subject to the provisions of the PHA lease, ACOP or other public housing policies.
<i>Local Family Self-Sufficiency Program Flexibility</i>	<ul style="list-style-type: none"> • Newly proposed activity to support increased enrollment and enhance residents’ ability to build assets. • Eliminates requirement that an interim or regular recertification be conducted within 120 days before enrollment in FSS program. The last interim or regular recertification will be utilized, regardless of the date it was conducted.
<i>“6 in 5” Program</i>	<ul style="list-style-type: none"> • A total of 262 new public housing units are projected to be added to inventory at seven (7) newly constructed developments. Development partners include Liberty Resources, Project HOME, New Courtland, and Women’s Community Revitalization Project. Leverages \$102 million in non-PHA funding. (Table 1) Under the Unit Based program, a total of 1,387 new units are projected to be placed under contract. This includes planned RAD conversions. (Table 3)
<i>Other Redevelopment Activities</i>	<ul style="list-style-type: none"> • At Sharswood/Blumberg, completion of the Senior Tower rehab, the start of construction of a new 83-unit rental phase, the start of construction on Habitat’s 20-unit homeownership phase, and the completion of PHA Headquarters are all projected to be completed in FY 2019. In FY 2020, PHA projects that the 83-unit rental phase will be completed. • At North Central/Norris, the first 89-unit rental phase will be completed in FY 2019. In FY 2020, the second 50-unit rental phase is projected to be completed. Also, construction is scheduled to start on a third 128-unit mixed-income rental phase.

Initiative	FY 2020 MTW Activities
<i>Rental Assistance Demonstration (RAD)</i>	<ul style="list-style-type: none"> • A RAD Significant Amendment is included in the FY 2020 plan to transfer assistance from vacant and uninhabitable scattered site units to a proposed 78-unit new construction development at 27th & Susquehanna. Additional Significant Amendments for other planned RAD developments will be submitted in the future. • 1,117 units are projected for conversion to RAD in FY 2020. (Table 12) • An additional 1,433 units will have been converted by the end of FY 2019. (Table 13)
<i>Capital and Development Plan</i>	<ul style="list-style-type: none"> • \$160.6 million in capital expenditures are projected for FY 2020. (Table 6) • \$1.162 billion in additional capital and development projects are projected for future years including capital improvements, energy conservation measures, new development and RAD conversions.
<i>Opening Doors to Affordable Homeownerships</i>	<ul style="list-style-type: none"> • Consolidates, streamlines and enhances PHA's homeownership activities including 5h (scattered site sales), Housing Choice Voucher Homeownership Vouchers, new development and homeownership readiness and counseling support programs. • Program open to all existing public housing and HCV participants in good standing. A preference will be implemented for FSS participants in good standing. • Program components expanded to include options for: lease to purchase program for both scattered sites and private market rentals with portion of rent to be escrowed for eventual down payment; front-end down payment assistance up to \$15K per households; and, soft second assistance up to \$50K provided that no other homeownership assistance is received. Existing HCV monthly homeownership subsidy option will continue to be made available. • Annual budget of approximately \$1.5 million. • Participants must complete PHA-required homeownership counseling and financial literacy courses Must agree to participate in annual post-purchase follow-up review for three years (except for those who only receive HCV monthly subsidy).
<i>Workforce Develop't, EnVision Center, Self-Sufficiency and Youth Develop't Programs</i>	<ul style="list-style-type: none"> • Planned implementation of new Workforce Development Academy and EnVision Center at Vaux Community Building. • With community partners, provide education, job readiness, job training and job placement programs for adult residents. • Provide on-site programs for homework assistance, project based learning, community service, sports and other activities to 210 youth ages 6 to 13. • Award academic scholarships through PhillySEEDS. • Provide summer camp for 280 youth ages 6 to 13. • Provide computer technology labs for academic enrichment to approximately 300 residents. • Enroll 150 residents in Financial Literacy programs. • Provide extensive additional services to residents through direct services and partnership programs as summarized in Table 11.

Initiative	FY 2020 MTW Activities
<i>Youth Educational Enrichment</i>	<ul style="list-style-type: none"> • A component of the Sharswood/Blumberg Transformation Plan. • Provides \$500 per pupil annually to support enhanced educational programming for low-income high school students at the Big Picture Philadelphia School in the Vaux Community Building. • Goal is to support students in achieving higher educational outcomes and graduation rates.
<i>MTW Rent Simplification</i>	<ul style="list-style-type: none"> • No new rent simplification activities are anticipated in FY 2020; however, PHA has clarified that the existing MTW ceiling rent policy will continue to be available to public housing residents of all incomes. PHA will continue to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency.
<i>HCV Mobility</i>	<ul style="list-style-type: none"> • Continue to implement mobility program with MTW Block Grant funding to encourage moves to high opportunity areas.
<i>Second Chance Program</i>	<ul style="list-style-type: none"> • Continue to implement a time-limited, voucher pilot program to provide supportive services and housing subsidies to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and Mayor's Office of Reintegration Services (RISE) Program. Permanent, tenant-based vouchers are provided to successful program graduates. PHA also supports the re-entry of returning citizens to existing public housing households, subject to approval by the households, through a partnership with the Pennsylvania First Judicial Court ex-offender programs.
<i>Nursing Home Transition</i>	<ul style="list-style-type: none"> • Ongoing partnership with State to provide housing opportunities for 75 persons transitioning out of nursing homes into community-based settings.

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (DD/MM/YYYY), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part

87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.
- (21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

MTW PHA NAME

MTW PHA NUMBER/HA CODE

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

NAME OF AUTHORIZED OFFICIAL

TITLE

SIGNATURE

DATE

**** Must be signed by either the Chairman or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

RESOLUTION NO. 12026

RESOLUTION AUTHORIZING THE DISPOSITION OF UP TO FIFTY-SEVEN (57) PROPERTIES

WHEREAS, the Philadelphia Housing Authority ("PHA") wishes to dispose of up to fifty-seven (57) properties, as set forth on the Attachment to this resolution, that do not contribute to PHA's development strategy and require PHA resources to maintain; and

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

WHEREAS, disposition of these properties requires approval by the U.S. Department of Housing and Urban Development ("HUD") in accordance with Section 18 of the U.S. Housing Act of 1937 and its implementing regulations; and

WHEREAS, HUD approval for such dispositions requires PHA to take certain preliminary actions, including consulting with residents, securing the support of local government, and obtaining the approval of PHA's Board for the proposed dispositions, all of which shall be done prior to the submission of any requests to HUD for approvals; and

WHEREAS, the President & CEO and/or his designee shall be authorized to submit the disposition applications or requests to amend existing approvals to HUD for the properties listed in the Attachment to this resolution;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby authorize PHA's President & CEO and/or his authorized designee(s) to: 1) submit the appropriate disposition requests to HUD for up to fifty-seven (57) properties, as set forth in the Attachment to this resolution; 2) execute closing and other documents as necessary to close the transactions; and 3) take any and all necessary and appropriate actions to carry out the provisions of this resolution.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/20/18
Shirley M. Keenan
ATTORNEY FOR PHA

Attachment to Resolution re: Disposition of up to 57 Properties

#	Address	Zip Code	Acquiring Entity (if known)	HUD Action	Disposition Type	Consideration	Proposed Use (if known)
1	2212 JEFFERSON ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	Development of urban ecology campus providing land-based ecology and wellness programs to the underserved communities of the Sharswood and across Philadelphia. Installation of a pavilion to provide a S.T.E.A.M based program for youth, and expose the community to new sustainable technologies, design, and science and allow residents to receive cooking and nutritional classes
2	2214 JEFFERSON ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
3	2215 JEFFERSON ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
4	2218 JEFFERSON ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
5	2220 JEFFERSON ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
6	2222 JEFFERSON ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
7	2215 STEWART ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
8	2217 STEWART ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
9	2219 STEWART ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
10	2221 STEWART ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
11	2223 STEWART ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
12	2225 STEWART ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
13	2227 STEWART ST	19121	North Philly Peace Park of CultureTrust Greater Philadelphia	Disposition Application	Ground lease (25 yrs)	Nominal	
14	1327 N 08TH STREET	19122	Project HOME	Disposition Application	Fee simple	Nominal	Parking area associated with Gloria Casarez Residence affordable housing development
15	610 N 11TH STREET	19123	Phila. Chinatown CDC	Disposition Application	Fee simple	Nominal	New construction of 10 affordable housing units available to households below 80% of area median income (AMI)
16	649 N 11TH STREET	19123	Phila. Chinatown CDC	Disposition Application	Fee simple	Nominal	
17	636 N 11TH STREET	19123	Phila. Chinatown CDC	Disposition Application	Fee simple	Nominal	
18	860 N 11th St.	19123	Drexel Health Center	Disposition Application	Ground lease	Nominal	Ground lease of existing parking lot and open space associated with the 11th Street Family Health Services Center
19	1801 WALLACE ST	19130	City of Phila (Parks and Recs)	Disposition Application	Fee simple	Nominal	Disposition of parcels for the existing Spring Gardens Community Garden
20	1803 WALLACE ST	19130	City of Phila (Parks and Recs)	Disposition Application	Fee simple	Nominal	
21	1807 WALLACE ST	19130	City of Phila (Parks and Recs)	Disposition Application	Fee simple	Nominal	
22	1815 WALLACE ST	19130	City of Phila (Parks and Recs)	Disposition Application	Fee simple	Nominal	
23	1817 WALLACE ST	19130	City of Phila (Parks and Recs)	Disposition Application	Fee simple	Nominal	

#	Address	Zip Code	Acquiring Entity (if known)	HUD Action	Disposition Type	Consideration	Proposed Use (if known)
24	1825 WALLACE ST	19130	City of Phila (Parks and Recs)	Disposition Application	Fee simple	Nominal	
25	1831 WALLACE ST	19130	City of Phila (Parks and Recs)	Disposition Application	Fee simple	Nominal	
26	1248 S HANSON ST	19143	Philadelphia Land Bank	Disposition Application	Fee simple	Nominal	Community Garden
27	1239 S HANSON ST	19143	Philadelphia Land Bank	Disposition Application	Fee simple	Nominal	
28	1237 S HANSON ST	19143	Philadelphia Land Bank	Disposition Application	Fee simple	Nominal	
29	1236 S HANSON ST	19143	Philadelphia Land Bank	Disposition Application	Fee simple	Nominal	
30	1246 S HANSON ST	19143	Philadelphia Land Bank	Disposition Application	Fee simple	Nominal	
31	1250 S HANSON ST	19143	Philadelphia Land Bank	Disposition Application	Fee simple	Nominal	
32	2639 GERRITT ST	19146	Philadelphia Land Bank	Disposition Application	Fee simple	Nominal	Future affordable housing development
33	1403 W YORK ST	19132	Elbah, Inc	Disposition Application	Fee simple	Fair market value	Commercial Retail Mixed Use
34	4401 RIDGE AVE	19129	Unknown	Amendment to Disposition Application	Fee simple	Fair market value	Development of housing
35	813 N 40TH STREET	19104	German Yakubov	Disposition Application	Fee simple	Fair market value	Mixed income rental housing
36	3837 BRANDYWINE ST	19104	German Yakubov	Disposition Application	Fee simple	Fair market value	
37	614 UNION ST	19104	German Yakubov	Disposition Application	Fee simple	Fair market value	
38	3824 HAVERFORD AVE	19104	German Yakubov	Disposition Application	Fee simple	Fair market value	
39	3847 HAVERFORD AVE	19104	German Yakubov	Disposition Application	Fee simple	Fair market value	
40	2940 N SYDENHAM ST	19132	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
41	725 CORINTHIAN AVE	19130	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
42	2010 N 20TH STREET	19121	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
43	1112 NORTH ST	19123	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
44	721 N 10TH STREET	19123	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
45	2008 S COLLEGE AVE	19121	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
46	1946 W HILTON ST	19140	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
47	636 HOFFMAN ST	19148	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
48	920 N 30TH STREET	19130	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
49	1518 GREEN ST	19130	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
50	605 EMILY ST	19148	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
51	1750 BELFIELD AVE	19141	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
52	3041 W HARPER ST	19130	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
53	1915 CHRISTIAN ST	19146	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
54	3346 N 22ND STREET	19140	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
55	344 W PENN ST	19144	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
56	626 N 10TH STREET	19123	Unknown	Disposition Application	Fee simple	Fair market value	Unknown
57	622 N 10TH STREET	19123	Unknown	Disposition Application	Fee simple	Fair market value	Unknown

RESOLUTION NO. 12027

**RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN
THE PHILADELPHIA HOUSING AUTHORITY AND THE RESIDENT ADVISORY
BOARD FOR FISCAL YEAR 2019**

WHEREAS, the Resident Advisory Board ("RAB") is the duly elected and recognized jurisdiction-wide resident council organization under 24 C.F.R § 964.105; and

WHEREAS, the Philadelphia Housing Authority ("PHA") and RAB, through its duly elected and jurisdiction-wide resident council members, would like to create a partnership that will support and encourage resident involvement in creating an enhanced living environment and the Moving to Work ("MTW") initiatives of PHA; and

WHEREAS, RAB is the representative body and advocates on behalf of the participating Resident Councils and residents of PHA; and

WHEREAS, under 24 C.F.R. § 964.150, funding to RAB for tenant participation activities for the current fiscal year, 2019, is contingent on there being a written agreement between RAB and PHA, with the terms and conditions that are required under 24 C.F.R. § 964.150(b)(3) and which are reflected in the attached MOU; and

WHEREAS, this MOU will provide the structure for the formal relationship between PHA and RAB;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves the attached MOU, in substantially the form attached hereto, and authorizes the President & CEO or his authorized designee to execute the MOU on behalf of PHA.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/20/18
Alicia M. Bedican
ATTORNEY FOR PHA

ATTACHMENT RESOLUTION APPROVING FY 2019 MOU WITH RAB

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE RESIDENT ADVISORY BOARD AND THE PHILADELPHIA HOUSING AUTHORITY**

This Memorandum of Understanding ("MOU"), effective upon the date of the last signature of the signatories designated at the end of the MOU, is made by and between the Philadelphia Housing Authority ("PHA") and the Resident Advisory Board ("RAB"), through its duly elected and jurisdiction-wide resident council members, to create a partnership that will support and encourage resident involvement in creating an enhanced living environment and the Moving to Work ("MTW") initiatives of PHA.

WHEREAS, RAB is a jurisdiction-wide resident council, formally recognized by the PHA, with its mission being to improve the living conditions of public housing residents in Philadelphia by coordinating the efforts of public housing resident councils and enabling these groups to take action on issues and problems affecting public housing residents, including self-sufficiency; and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") has determined that resident participation in the management and operation of public housing developments and self-sufficiency training programs, through a working partnership is necessary for the effective operation and viability of public housing and has prescribed, under 24 CFR § 964, that PHA create opportunities for meaningful resident input into plans, policies, procedures, actions and activities of PHA; and

WHEREAS, under the terms of this MOU, and in accordance with 24 CFR 24 § 964, RAB will coordinate efforts with PHA and take concerted action to resolve issues and problems to improve the quality of life of public housing residents by creating enhanced living environments; and

WHEREAS, HUD regulations require an executed MOU for RAB to be eligible to receive tenant participation funds, 24 CFR § 964.150(b) (3); and

WHEREAS, following the elections of the duly elected council members of RAB, which occur on a three (3) year cycle, RAB and PHA regularly update the elements of their partnership agreement, through an MOU; and

WHEREAS, on January 24, 2018, RAB held its election in accordance with the requirements of 24 CFR § 964; and

WHEREAS, funding provided by PHA to RAB may only be made under a written agreement, which includes a budget, reflecting that all resident council expenditures will not conflict with the provisions of law and will promote service, efficiency, economy and stability in the operation of the local development (24 CFR § 964.150); and

WHEREAS, under the terms of this MOU, and in accordance with 24 CFR § 964, RAB will coordinate efforts with PHA and take concerted action to resolve issues and problems to improve the quality of life of public housing residents by creating enhanced living environments; and

WHEREAS, PHA and RAB, in order to comply with the applicable federal law and further their common goals, have herein detailed the basic components of their partnering agreement.

NOW THEREFORE, PHA and RAB do hereby agree as follows:

1. RESPONSIBILITIES OF PHA

PHA agrees to:

- A. Officially recognize RAB as the sole jurisdiction-wide representative of the residents it purports to represent, with the exception of any resident council that has declared in writing that it does not wish to be represented by the RAB, as long as RAB remains in compliance with the requirements of 24 CFR 964;
- B. Support RAB's eligible tenant participation activities, as set forth in the *Tenant Participation Association Procedures*, section 16, which are incorporated herein by reference;
- C. Perform an audit of RAB's finances and the books and records related to its use of funds and its performance under this MOU (see 24 CFR § 964.150), including, without limitation, the financial arrangement with anyone to whom RAB may delegate the discharge of any part of its obligations under this MOU; collaborate with RAB on how tenant participation activity funds will be expended;
- D. Provide appropriate guidance and/or technical assistance to resident councils, when requested, to assist them in developing, maintaining, and improving the living conditions at their respective locations;
- E. Provide in-kind support for RAB operations, as encouraged by HUD under 24 CFR § 964, including rent-free office space, office phone, office furniture; as well as meeting facilities (free of charge) after considering the impact of such usage on PHA and other interested parties. Use of these items and locations is subject to HUD regulations and nothing provided by PHA may be sublet without the express written permission of PHA;
- F. Provide RAB with current information, through regularly scheduled meetings and PHA Board of Commissioners meetings, concerning PHA's MTW plans, housing policies, and protocols for tenant participation activities in housing operations, including community service and public housing family self-sufficiency;
- G. Use its best efforts to ensure open communications and regular meetings between PHA's management and RAB and to work on issues and planning;
- H. Comply with all applicable federal regulations, state, and local laws governing the conduct of PHA;
- I. Discuss and negotiate in good faith with RAB on any reasonably appropriate issues of mutual concern, including but not limited to, management and/or operation of public housing, training for residents of public housing, funding for tenant participation activities, organization and procedures of RAB, and any other matters or issues that arise that significantly affect the ability of PHA or RAB to perform their respective functions under applicable laws;
- J. Work with RAB to update the terms of this MOU every 3 years; and
- K. Compensate RAB a maximum of \$12.00 per occupied unit for duly elected resident councils represented by RAB (tenant participation funds). The obligation for PHA to pay is conditional on the RAB submitting its written budget for PHA's review and approval and on being in compliance with Section 2 subsections P, Q, S, and T of this MOU.

2. RESPONSIBILITIES OF THE RESIDENT ADVISORY BOARD

RAB agrees to:

- A. Submit a detailed written budget proposal for tenant participation funds for PHA's review and approval;
- B. Ensure that all RAB expenditures will be in accordance with applicable provisions of law and promote serviceability, efficiency, economy and stability in the operation of the local development (24 CFR §964.150(c));
- C. Hold frequent regularly scheduled meetings with the resident councils to ensure that residents have input and are aware and actively involved in related PHA management and MTW decisions, activities, and plans;
- D. Assist in designing a system to track and credit community service hours in compliance with HUD regulations (24 CFR § 960.603, General Requirements), including recommendations for monitoring volunteer activities to assure that compliant community service meets the various needs of the residents, including safety, welfare, education, and self-sufficiency, based on career attitudes, opportunities, and interests;
- E. Promote strategic initiatives, based on program design and evidence-based performance, and encourage participation in programs, activities, committees, policies, and planning that improve the quality of life for public housing residents; promote self-sufficiency initiatives for an enhanced living environment for families of public housing, including MTW, rent collection, resident council technical assistance, and the allocation of tenant participation activity funds;
- F. Support the development of resident owned businesses through economic development partnerships;
- G. Encourage resident council leaders of represented resident councils, which are 501(c)(3) organizations, to obtain accounting training;
- H. Collaborate with PHA to assure maximum opportunities for skills training for public housing residents in all demographic populations;
- I. Organize, and provide technical assistance to resident councils in properties owned and operated by PHA and provide representation in public housing communities, including where residents are underrepresented;
- J. Hold a minimum of one meeting per quarter with each of the active resident councils, to, among other things, encourage each resident council to both remain active, and to comply with three-year election requirements;
- K. Endeavor to form partnerships with outside organizations, provided such relationships are complementary to the goals of PHA and RAB to support resident empowerment through community service and self-sufficiency initiatives of the MTW plan, as well as quality of life and safe and decent housing;
- L. Increase the capacity of resident councils to manage tasks, assign roles, maintain schedules, track resources, record efforts, and to report results of site based initiatives and "Passion Projects;"

- M. Work with PHA to develop and promote a set of projects and goals for resident participation to improve quality of life. Themes include, but are not limited to, advocating resident use of electronic technology to increase participation in PHA communication; developing a social media information sharing strategy; utilizing the 5000 netbooks and neighborhood network centers; advocating healthy living and exploring implementation of smoke-free public housing; advocating energy conservation; and advocating resident empowerment and self-sufficiency initiatives;
- N. Assist PHA in areas of security, screening/occupancy, maintenance, operating budget, revitalization, relocation, community planning, and implementation of sustainability plans; discuss and negotiate in good faith with PHA on any issues that arise involving the management and/or operation of the public housing owned and operated by PHA that involves, inclusive of the tenant participation activity funding, the organization and procedures of RAB, and such other matters or issues that arise that affect the ability of the PHA or RAB to perform their respective functions under applicable laws; as per 24 CFR § 964.18 (a)(6);
- O. Monitor and encourage smooth resident council transitions post-election;
- P. Maintain financial records of all expenses associated with this agreement, and submit records to PHA for an annual audit by the 30th day of April for expenses incurred in the preceding fiscal year. The reports shall detail the funds disbursed and record the use of those funds in accordance with such practices and procedures as PHA deems to be adequate. The records shall, at a minimum, identify (i) each provider who delivers Tenant Participation Activity ("TPA") services, and (ii) state the date(s) and time(s) on which TPA services were delivered. The record shall also describe in detail all tangible items delivered, all instructions presented, and all services rendered by a TPA provider;
- Q. Provide, and cause each RAB subconsultant and/or subcontractor paid with PHA funds, if any, to provide access to PHA to any books, documents, papers, records and supporting documentation of RAB and such subconsultants and subcontractors that are directly pertinent to this MOU for the purpose of an audit. In order to permit the making of audit, RAB agrees to maintain all records and supporting materials for the use of the PHA funds for a period of three years following the later of (a) the end of the term of this MOU, or (b) such time as all other pending matters related to this MOU (including, without limitation, litigation, claims and appeals) are closed;
- R. Upon request, RAB shall provide a copy of its bylaws to PHA;
- S. RAB will prepare a semi-annual report and will draft a report to PHA, which will include expenditures, and activity reports. RAB will prepare an annual accomplishments report, which highlights the goals and achievements of the partnership between RAB and PHA as well as a final reconciliation of all financial transactions during the year. The TPA funding allocation per site will be set based on the number of occupied units at the site at the beginning of each contract for period; and
- T. RAB agrees to cooperate in any investigation or any inquiry by PHA or HUD in connection with this MOU, specifically the use of PHA funding by RAB and the RAB activities described in Section II (a) through Section II (v) above. The PHA Office of Audit and Compliance ("OAC") has the right to require any person dealing with PHA to answer questions concerning such dealings, provided that such person is first advised that such testimony will be kept confidential to the extent allowed by law.

PHA has the right to terminate the MOU or to take other appropriate action upon the refusal of any RAB Board Member to answer questions in relation to this MOU. In the event of a determination by OAC that PHA funding has intentionally or negligently been misappropriated by an Officer of RAB, PHA may suspend all or partial funding under this MOU until such time as the funds have been repaid. PHA may also require that the Officer be removed for cause as a condition of the continuation of funding.

3. In consideration for additional compensation, the RAB has agreed to provide the following additional services beyond the standard RAB services to PHA:

A. COMMUNITY OUTREACH, COMMUNITY EVENTS, AND ACTIVITIES

1. Community outreach for programs and activities available to residents, through meetings, mass mailings, flyers radio announcements, PHA's community TV channel, newspaper, phone calls, door-to-door surveys, drawings, parties, community days, award ceremonies and any type of media event that encourages participation and involvement by residents.
2. Act on behalf and interface with PHA's Community Operations and Resident Development department ("CORD") on all resident and community related activities. Copies of all documents will be maintained in a program booklet with copies provided to CORD.
3. In conjunction and with the approval of CORD, identify and initiate new community events and activities. Work collaboratively with resident councils and PHA Communications Department to assist in the development of events, plans and assist in the coordination of resources. Identify and develop partnerships to support events and event participation. Assist resident councils in the preparation and distribution of summary report to PHA.
4. Develop and establish a recruitment system to ensure that all eligible residents and program participants have access to all programs. Identify potential hires for Section 3 Program and report same to PHA/CORD.
5. Assist in the design of a system to track and credit community service hours in compliance with HUD regulations (CFR 24 960.603 General Requirements), including recommendations for monitoring volunteer activities that lead compliance of community service and that it meets the various needs of the residents, including safety, welfare, education, and self-sufficiency, based on career identification, opportunities, and interests.

B. LEADERSHIP TRAINING, CAPACITY BUILDING AND TECHNICAL ASSISTANCE

1. Develop and implement an annual planning process that includes public and assisted housing resident leadership and community representatives to identify service needs and gaps to establish service priorities. The planning process should include an evaluation system/process designed to measure accomplishments, achievement of overall and individual program goals and objectives. Provide recommendations for the retention, expansion or elimination of both specific programs and goals.
2. Sponsor a Resident Leadership training, which focuses on education, capacity building, and major regulatory housing changes. Assist resident councils with organizational development to include post-election training:

- a. Developing an organizational structure;
 - b. Define roles of officers;
 - c. Delegating responsibilities;
 - d. Creating and establishing committees;
 - e. Membership outreach;
 - f. Establishing goals;
 - g. Development of by-laws;
 - h. Writing minutes and maintaining records;
 - i. Interfacing with PHA and other organizations; and
 - j. Providing other assistance as required (i.e. Post-election training if requested).
3. RAB shall assist resident councils in developing partnerships with the housing authority and the signing of the Memorandum of Understanding following each resident election. RAB shall work with resident councils in the development of cooperative and supportive partnerships that assist and/or improve the conditions at the development.
 4. RAB will also work toward promotion of self-sufficiency activities by: establishing non-profit organizations that are incorporated under IRS 501 C-3 statutes; resident-owned businesses; site computer labs and other like programs.
 5. RAB will meet quarterly with resident councils to provide PHA updates on activities that impact resident's lives including, but not limited to: TPA, lease changes, community service, Section 3, community group presentations, town watch, after school programs, grant application information, etc.

4. TERM

This MOU and any amendments hereto, shall be in effect from January 1, 2019 until December 31, 2019, with two options for a one-year renewal upon the agreement of the parties. This MOU may be terminated if RAB does not remain a lawful and duly elected jurisdiction-wide resident council recognized by PHA.

5. FUNDING

- A. Consistent with HUD regulation 24 CFR §964.105, RAB will be eligible to receive prorated funding in an amount of up to a maximum of **\$12.00 (Twelve Dollars)** per occupied unit for duly-elected resident councils represented by RAB, for services it performs as set forth above.
- B. Additionally, in consideration for the services referenced in Section 3 above, PHA agrees to pay RAB **\$142,921.00 (One Hundred and Forty Two Thousand, Nine Hundred and Twenty One Dollars)**, in accordance with the budget attached to this agreement as Appendix 1, which shall be in addition to the TPA funding referenced in "A" in this section.

6. OTHER DOCUMENTS AND AGREEMENTS

This MOU sets forth the understanding upon which the parties hereto may execute other more specific documents and agreements necessary to implement the goal of increasing the participation of public housing residents in the management and operation of the facilities, worthy community service, and MTW plans.

7. ACKNOWLEDGEMENT BY HUD

This MOU shall be timely presented by PHA to HUD, to be acknowledged: (1) to demonstrate that HUD has been formally advised of the existence of an agreement between PHA and RAB; (2) to evidence that the MOU complies with the requirements set forth in 24 CFR § 964.18(10); and (3) to advise HUD that, effective as of the date of the last signature on the signature page, HUD is obligated to monitor the activities of the PHA and RAB to ensure that both parties operate within the requirements of the applicable federal regulations and that the partnership that this MOU seeks to establish operates effectively and efficiently to establish comprehensive family self-sufficiency programs in public housing consistent with PHA's MTW plan.

8. APPROVALS AND COMPLIANCE WITH APPLICABLE LAW

This MOU is subject to PHA and RAB, respectively, obtaining all necessary approvals for the execution of the MOU. Further, the ongoing viability of this MOU is subject to both parties' complying with all applicable laws in the implementation of this MOU.

9. NOTICES

Any notice or other communication, including a change of address or of the person to be notified, given under this MOU to a party will be in writing and will be sent to the attention of the Parties at the respective addresses set forth below:

To PHA: Philadelphia Housing Authority
2013 Ridge Avenue
Philadelphia, PA 19121
Attn: President and CEO

With a copy to: Philadelphia Housing Authority
Office of General Counsel
2013 Ridge Avenue
Philadelphia, PA 19121
Attn: General Counsel

To RAB: RAB Office
5632 Walnut Street
Philadelphia, PA 19139
Attn: President

10. RESOLUTION OF DISPUTES

If disputes regarding funding decisions, including but not limited to the permissible uses of TPA funds under the 24 CFP § 964, arise between the parties, the parties shall attempt to resolve the matter. If the dispute cannot be resolved amicably, the parties agree that, in accordance with 24 CFR § 964.150(a) (3), the matter in dispute shall be referred to the HUD Field Office for intervention. The HUD Field Office may require the parties to undertake further negotiations to resolve the dispute. If no resolution is achieved within 90 days after the date of the HUD Field Office intervention, the HUD Field Office is required to refer the matter to HUD Headquarters for final resolution.

11. TERMINATION

This MOU shall terminate immediately upon written notification from PHA to the RAB that PHA has withdrawn recognition of the RAB, consistent with 24 CFR §964. After such termination, all obligations of the RAB to PHA under this MOU shall survive any such termination. If PHA withdraws recognition of the RAB for failing to comply with the regulations set forth at 24 CFR § 964, the RAB hereby grants PHA an unconditional power of attorney over the bank account into which any PHA funds have been deposited.

12. OTHER MOUs

This MOU supersedes any other MOUs between the parties relating to the subject matter of this MOU that conflict with the terms of this MOU.

PHILADELPHIA HOUSING AUTHORITY

By: _____
Kelvin A. Jeremiah
Its: **President and CEO**

Date: _____

RESIDENT ADVISORY BOARD

By: _____
Asia Coney
Its: **President**

Date: _____

By: _____
Jacqueline McDowell
Its: **Vice President**

Date: _____

By: _____
Willie Wells
Its: **Treasurer**

Date: _____

By: _____
Marguerite Harris
Its: **Correspondence Secretary**

Date: _____

By: _____
Gladys Davis
Its: **Recording Secretary**

Date: _____

APPENDIX 1
YEARLY BUDGET

OPERATIONAL

Administrative Fee/Misc. Expenses -10%	10,000.00	
Salaries:		
Program Manager	30,600.00	
Clerk Typist	25,500.00	
Fringes – 30%	16,830.00	
Program Manager @ 9,180.00 & Clerk-Typist @		
Stipends:		
Coordinator (3) Stipend \$200 month)	7,200.00	
Youth Ambassadors (12) -Stipends @ \$100 month	14,400.00	
Youth Ambassadors -Team Leaders (3) Stipends @ \$150.00 month	5,400.00	
	Operational Subtotal	<u>\$109,930.00</u>

PROGRAMMING

Transportation – Septa Key Cards (Reload – weekly/monthly)	22,491.00	
Program Support/Activities	10,500.00	
	Programming Subtotal	<u>\$32,991.00</u>
	TOTAL	\$142,921.00

RESOLUTION NO. 12028

RESOLUTION AUTHORIZING A CONTRACT FOR FINANCIAL AUDIT SERVICES FOR THE PHILADELPHIA HOUSING AUTHORITY WITH RSM US, LLP

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for auditing 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 a contract be awarded to RSM US, LLP.; and

WHEREAS, work is to be assigned to the awardee 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 this contract; and

WHEREAS, it is recommended that the amount to be expended under this contract shall not exceed one million six hundred seventy-nine thousand nine hundred dollars (\$1,679,900.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year base period is six hundred forty-seven thousand four hundred twenty dollars (\$647,420.00);
- 2) The not-to exceed amount for the first one-year option period is three hundred thirty-four thousand three hundred thirty dollars (\$334,330.00);
- 3) The not-to exceed amount for the second one-year option period is three hundred forty-four thousand one hundred sixty dollars (\$344,160.00); and
- 4) The not-to exceed amount for the third one-year option period is three hundred fifty-three thousand nine hundred ninety dollars (\$353,990.00);

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 RSM US, LLP for a total amount not to exceed one million six hundred seventy-nine thousand nine hundred dollars (\$1,679,900.00), 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 12/20/18
Shirley M. Kedian
ATTORNEY FOR PHA

RESOLUTION NO. 12029

**RESOLUTION AUTHORIZING A CONTRACT WITH TOTAL ACCESS & MOBILITY FOR
SUPPLY AND MAINTENANCE OF WIDE STAIRGLIDES, WHEELCHAIR LIFTS AND
RESIDENTIAL ELEVATORS**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for the supply, installation and maintenance of PHA-wide stairglides, wheelchair lifts and residential elevators, 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 a contract be awarded to Total Access & Mobility; and

WHEREAS, work is to be assigned to the awardee 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; and

WHEREAS, it is recommended that the amount to be expended under the contract shall not exceed four million five hundred forty-seven thousand two hundred twenty-five dollars (\$4,547,225.00) with a two (2) year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two (2) year base period is one million seven hundred three thousand six hundred twenty-five dollars (\$1,703,625.00);
- 2) The not-to exceed amount for the first one-year option period is nine hundred thirty-nine thousand eight hundred dollars (\$939,800.00);
- 3) The not-to exceed amount for the second one-year option period is nine hundred twenty-eight thousand dollars (\$928,000.00); and
- 4) The not-to exceed amount for the third one-year option period is nine hundred seventy-five thousand eight hundred dollars (\$975,800.00);

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 Total Access & Mobility, subject to the availability of funds therefor, as set forth above, in a total contract amount not to exceed four million five hundred forty-seven thousand two hundred twenty-five dollars (\$4,547,225.00) 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 12/20/18

ATTORNEY FOR PHA

RESOLUTION NO. 12030

**RESOLUTION APPROVING THE REVISED FISCAL YEAR
2019 OPERATING AND CAPITAL BUDGETS**

WHEREAS, the Philadelphia Housing Authority (“PHA”) Board of Commissioners approved and adopted Resolution No.11982, dated February 15, 2018, which adopted the Fiscal Year (FY) 2019 Operating and Capital Budget; and

WHEREAS, the PHA Budget Policies and Procedures Manual outlines the policies, procedures and practices required to produce the PHA’s Annual Operating and Capital Budgets and to assure consistency, accuracy, and tracking of PHA’s allocation of resources, to include a Mid-Year Review process; and

WHEREAS, as part of the Mid-Year Review process, it has been determined that the FY 2019 should be revised, in accordance with the attachment to this resolution, the Revised FY 2019 Operating and Capital Budgets; and

WHEREAS, the Finance Committee has reviewed and approved the attached Revised FY 2019 Operating and Capital Budgets, in substantially the form presented at the Board meeting of December 20, 2018, and recommends that the Board approve the same; and

WHEREAS, PHA certifies that all statutory and regulatory requirements have been met; and the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents;

BE IT RESOLVED that the PHA Board of Commissioners hereby approves the Revised FY 2019 Operating and Capital Budgets, in substantially the form presented at the Board meeting of December 20, 2018 and attached to this Resolution.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/20/18
Laura M. Redden
ATTORNEY FOR PHA

SUMMARY FY 2019 BUDGET

Sources	Low Income Public Housing - MTW - 30%	Housing Choice Voucher Program - MTW - 59%	Capital Funding - MTW	Total MTW	Non MTW	Community Outreach & Development (COND)	APPROVED Budget FY 2019	REVISED Budget FY 2019	Approved Budget FY 2018	REVISED FY 2019 Over (Under) APPROVED FY 2019 Budget	REVISED FY 2019 % Over (Under) APPROVED FY 2019 Budget	REVISED FY 2019 Over (Under) APPROVED FY 2018 Budget	REVISED FY 2019 % Over (Under) APPROVED FY 2018 Budget
Current Year Revenues													
HUD PI - Operating Subsidies	\$ 133,491,101	\$ -	\$ -	\$ 133,491,101	\$ -	\$ -	\$ 112,150,573	\$ 133,491,101	\$ 112,150,573	\$ 20,108,666	17.74%	\$ 21,340,528	15.99%
Tenant Revenues	\$ 26,667,612	\$ -	\$ -	\$ 26,667,612	\$ -	\$ -	\$ 26,197,536	\$ 26,667,612	\$ 26,197,536	\$ 15,736,044	8.35%	\$ 470,076	1.76%
HUD HCY Subsidies	\$ -	\$ 192,055,971	\$ -	\$ 192,055,971	\$ 3,600,000	\$ 8,427,859	\$ 181,856,554	\$ 204,083,890	\$ 181,856,554	\$ 15,736,044	0.00%	\$ 22,227,276	10.89%
HUD RAD Subsidies	\$ -	\$ 4,293,288	\$ -	\$ 4,293,288	\$ -	\$ -	\$ 4,293,288	\$ 4,293,288	\$ 4,293,288	\$ -	0.00%	\$ (657,815)	-15.32%
Capital Funds	\$ -	\$ -	\$ 41,007,017	\$ 41,007,017	\$ -	\$ -	\$ 41,007,017	\$ 41,007,017	\$ 40,090,811	\$ 1,533,006	0.00%	\$ 916,206	2.23%
Administrative Fees	\$ -	\$ 16,723,906	\$ -	\$ 16,723,906	\$ 872,312	\$ -	\$ 17,447,794	\$ 200,000	\$ 17,447,794	\$ 1,533,006	9.54%	\$ 148,424	0.84%
Interest	\$ 100,000	\$ 100,000	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	0.00%	\$ -	0.00%
Fraud Recovery	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	0.00%	\$ -	0.00%
Miscellaneous Income	\$ 4,000,000	\$ 100,000	\$ -	\$ 4,100,000	\$ -	\$ 131,914	\$ 4,231,914	\$ 4,231,914	\$ 4,050,000	\$ 181,914	0.00%	\$ (400,000)	-10.00%
Total Current Year Revenues	\$ 164,458,713	\$ 213,473,165	\$ 41,007,017	\$ 418,938,895	\$ 4,472,312	\$ 8,559,773	\$ 394,603,264	\$ 431,970,980	\$ 392,744,370	\$ 37,367,716	9.47%	\$ 39,226,610	9.08%
Sources - Prior Year Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
HUD Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,064,919	\$ -	0.00%	\$ (49,064,919)	0.00%
Total Prior Year Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,064,919	\$ -	0.00%	\$ (49,064,919)	0.00%
Total Combined Revenues	\$ 164,458,713	\$ 213,473,165	\$ 41,007,017	\$ 418,938,895	\$ 4,472,312	\$ 8,559,773	\$ 394,603,264	\$ 431,970,980	\$ 441,809,289	\$ 37,367,716	9.47%	\$ (9,838,309)	-2.28%

This schedule is continued on the following page

ATTACHMENT TO RESOLUTION
RE: REVISED FY 2019
OPERATING AND CAPITAL BUDGETS

USES	Low Income Public Housing - MTW - 90%	Housing Choice Voucher Program MTW - 95%	Capital Funding MTW	Total MTW	Non MTW	Community Outreach & Development (CORO)	APPROVED Budget FY 2019	REVISED Budget FY 2019	Approved Budget FY 2018	REVISED FY 2019 Over (Under) APPROVED FY 2019 Budget	REVISED FY 2019 % Over (Under) APPROVED FY 2019 Budget	REVISED FY 2019 Over (Under) APPROVED FY 2018 Budget	REVISED FY 2019 % Over (Under) APPROVED FY 2018 Budget
Operating Expenses													
Salaries & Benefits	\$ 8,637,886	\$ 9,889,109	\$ -	\$ 18,526,994	\$ 7,183	\$ 1,161,702	\$ 15,793,614	\$ 19,695,890	\$ 15,599,485	\$ 3,992,266	24.71%	\$ 4,096,394	20.80%
Property Management/Program Administration	\$ 53,789,946	\$ -	\$ -	\$ 53,789,946	\$ -	\$ -	\$ 44,271,755	\$ 53,789,946	\$ 49,888,692	\$ 9,516,191	21.50%	\$ 3,911,254	7.31%
Maintenance	\$ 8,118,180	\$ 9,074,191	\$ 3,639,519	\$ 20,781,890	\$ -	\$ -	\$ 17,670,062	\$ 20,781,890	\$ 20,563,567	\$ 3,111,878	17.61%	\$ 218,323	1.05%
Central Office/Indirect Services	\$ 8,638,991	\$ -	\$ -	\$ 8,638,991	\$ -	\$ -	\$ 6,957,706	\$ 8,638,991	\$ 7,308,946	\$ 1,680,885	24.15%	\$ 1,329,645	15.39%
Protective Services	\$ 79,184,602	\$ 18,913,299	\$ 3,639,519	\$ 101,737,421	\$ 7,183	\$ 1,161,702	\$ 84,653,137	\$ 102,906,306	\$ 93,330,690	\$ 18,213,169	21.50%	\$ 9,575,616	9.31%
Total Salaries & Benefits	\$ 182,279,138	\$ 71,000	\$ -	\$ 183,500,138	\$ -	\$ -	\$ 150,044,649	\$ 174,200,100	\$ 150,044,649	\$ 24,155,451	16.10%	\$ 24,155,451	16.10%
Administrative Expenses													
Administrative & Office Expenses	\$ 807,500	\$ 1,446,693	\$ 2,000,000	\$ 4,254,193	\$ -	\$ -	\$ 3,032,500	\$ 4,254,193	\$ 4,254,193	\$ -	0.00%	\$ -	0.00%
Legal	\$ 2,907,547	\$ 4,238,454	\$ -	\$ 7,142,001	\$ -	\$ -	\$ 7,142,001	\$ 7,142,001	\$ 8,467,652	\$ 1,325,651	18.56%	\$ -	-
Professional Services/Contracts	\$ 12,414,900	\$ 5,906,147	\$ 2,000,000	\$ 20,321,047	\$ -	\$ -	\$ 20,219,150	\$ 20,321,047	\$ 16,913,578	\$ 101,897	0.50%	\$ 3,407,469	16.77%
Total Administrative Expenses	\$ 13,129,547	\$ 7,589,294	\$ 4,000,000	\$ 24,718,841	\$ -	\$ -	\$ 20,219,150	\$ 20,321,047	\$ 18,367,450	\$ 2,453,597	12.13%	\$ 2,453,597	13.36%
Utility Expenses													
Water	\$ 9,277,414	\$ 15,000	\$ -	\$ 9,292,414	\$ -	\$ -	\$ 9,292,414	\$ 9,292,414	\$ 10,732,000	\$ 1,439,586	15.49%	\$ -	-
Electricity	\$ 4,068,413	\$ 56,000	\$ -	\$ 4,124,413	\$ -	\$ -	\$ 4,124,413	\$ 4,124,413	\$ 4,576,000	\$ 451,587	10.95%	\$ -	-
Gas	\$ 4,879,111	\$ -	\$ -	\$ 4,879,111	\$ -	\$ -	\$ 4,879,111	\$ 4,879,111	\$ 3,000,000	\$ 1,879,111	38.51%	\$ -	-
Fuel	\$ 54,200	\$ -	\$ -	\$ 54,200	\$ -	\$ -	\$ 54,200	\$ 54,200	\$ 59,550	\$ 5,350	9.89%	\$ -	-
Total Utility Expenses	\$ 18,279,138	\$ 71,000	\$ -	\$ 18,350,138	\$ -	\$ -	\$ 18,350,138	\$ 18,350,138	\$ 18,367,450	\$ 17,312	-0.09%	\$ -	-
Insurance Expenses													
Workers Compensation	\$ 3,975,262	\$ 137,727	\$ 64,707	\$ 4,177,696	\$ 49	\$ 7,386	\$ 4,185,131	\$ 4,185,131	\$ 4,289,509	\$ 104,368	2.50%	\$ -	-
Property Insurance	\$ 2,481,437	\$ -	\$ -	\$ 2,481,437	\$ -	\$ -	\$ 2,481,437	\$ 2,481,437	\$ 3,602,885	\$ 1,121,448	45.18%	\$ -	-
Liability Insurance	\$ 4,800,000	\$ 25,000	\$ -	\$ 4,800,000	\$ -	\$ -	\$ 4,800,000	\$ 4,800,000	\$ 5,138,303	\$ 338,303	7.05%	\$ -	-
Other Insurance	\$ 781,999	\$ -	\$ -	\$ 781,999	\$ -	\$ -	\$ 806,999	\$ 806,999	\$ 1,811,373	\$ 1,004,374	124.47%	\$ -	-
Total Insurance Expenses	\$ 12,038,698	\$ 162,727	\$ 64,707	\$ 12,266,132	\$ 49	\$ 7,386	\$ 12,273,567	\$ 12,273,567	\$ 11,528,971	\$ 744,596	6.08%	\$ -	-
Tenant Services													
Tenant Services - Salaries/Benefits	\$ 58,999	\$ -	\$ -	\$ 58,999	\$ -	\$ 1,677,391	\$ 1,736,390	\$ 1,736,390	\$ 3,280,529	\$ 1,544,139	88.33%	\$ -	-
Tenant Services - Programs	\$ 324,530	\$ -	\$ -	\$ 324,530	\$ -	\$ 4,624,828	\$ 4,949,368	\$ 4,949,368	\$ 5,511,200	\$ 561,832	11.35%	\$ -	-
Central Office/Indirect Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,227	\$ 355,227	\$ 355,227	\$ 288,183	\$ 67,044	16.06%	\$ -	-
Administrative & Office Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,000	\$ 93,000	\$ 93,000	\$ 93,000	\$ -	0.00%	\$ -	-
Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,315	\$ 15,315	\$ 15,315	\$ 7,325	\$ 7,990	52.17%	\$ -	-
Workers Compensation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 575,000	\$ 575,000	\$ 575,000	\$ 874,876	\$ 2,700	0.03%	\$ -	-
Professional Services/Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,721,599	\$ 7,721,599	\$ 7,721,599	\$ 8,874,876	\$ 1,150,577	14.90%	\$ -	-
Total Tenant Services	\$ 383,528	\$ -	\$ -	\$ 383,528	\$ -	\$ 7,340,771	\$ 7,721,599	\$ 7,721,599	\$ 8,874,876	\$ 1,150,577	14.90%	\$ -	-
Other Program Expenses													
Subsidy Payments - Limited Partnerships	\$ 17,071,967	\$ -	\$ -	\$ 17,071,967	\$ -	\$ -	\$ 17,071,967	\$ 17,071,967	\$ 16,296,092	\$ 776,875	4.55%	\$ -	-
Housing Assistance Payments (HAP)	\$ -	\$ 166,100,000	\$ -	\$ 166,100,000	\$ -	\$ -	\$ 170,566,427	\$ 170,566,427	\$ 165,510,810	\$ 5,055,617	2.98%	\$ -	-
Rental Assistance Demonstration (RAD)	\$ -	\$ 3,038,021	\$ -	\$ 3,038,021	\$ -	\$ -	\$ 3,038,021	\$ 3,038,021	\$ 4,113,347	\$ 1,077,326	35.48%	\$ -	-
Maintenance - Materials / Contracts	\$ 12,628,100	\$ 227,500	\$ -	\$ 12,855,600	\$ -	\$ -	\$ 11,427,681	\$ 12,855,600	\$ 13,785,907	\$ 1,427,919	12.50%	\$ (930,307)	-7.24%
Protective Services Contracts	\$ 1,876,938	\$ 80,000	\$ -	\$ 1,956,938	\$ -	\$ -	\$ 1,956,938	\$ 1,956,938	\$ 1,937,522	\$ 19,416	1.00%	\$ (19,584)	-1.00%
Defined Benefit Pension Contribution	\$ 4,837,259	\$ 5,912,199	\$ -	\$ 10,749,452	\$ -	\$ -	\$ 10,749,452	\$ 10,749,452	\$ 7,239,165	\$ 3,510,287	33.66%	\$ -	-
Allowance for Bad Debt	\$ 556,266	\$ -	\$ -	\$ 556,266	\$ -	\$ -	\$ 556,266	\$ 556,266	\$ 458,890	\$ 97,376	17.52%	\$ -	-
Other General Expenses	\$ 200,000	\$ 100,000	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	0.00%	\$ -	-
Total Other Program Expenses	\$ 37,170,923	\$ 175,455,720	\$ -	\$ 212,626,643	\$ 4,465,080	\$ -	\$ 214,414,196	\$ 217,091,323	\$ 209,679,673	\$ 2,677,128	1.25%	\$ 7,411,650	3.41%
Total Operating Expenses	\$ 159,471,390	\$ 200,508,893	\$ 5,704,226	\$ 365,684,509	\$ 4,472,312	\$ 8,509,859	\$ 357,671,787	\$ 378,666,681	\$ 358,693,238	\$ 20,994,894	5.87%	\$ 19,973,443	5.27%
Capital/Non-Operating Expenses													
Non-Routine / Equipment	\$ 1,057,429	\$ -	\$ 775,000	\$ 1,832,429	\$ -	\$ 49,914	\$ 1,882,343	\$ 1,882,343	\$ 802,634	\$ 1,079,709	57.36%	\$ -	-
Debt Service Payment	\$ 815,299	\$ 996,476	\$ 9,426,475	\$ 11,238,250	\$ -	\$ -	\$ 9,426,475	\$ 11,238,250	\$ 7,428,212	\$ 3,810,038	33.90%	\$ -	-
Capital Funds	\$ -	\$ -	\$ 25,101,316	\$ 25,101,316	\$ -	\$ -	\$ 25,622,659	\$ 25,101,316	\$ 25,101,316	\$ (521,343)	-2.07%	\$ (49,783,990)	-198.33%
Total Capital/Non-Operating Expenses	\$ 1,872,728	\$ 996,476	\$ 35,302,791	\$ 38,171,995	\$ -	\$ 49,914	\$ 36,931,477	\$ 38,221,909	\$ 33,116,052	\$ 1,290,432	3.49%	\$ (44,984,343)	-117.46%
Total Operating & Capital Expenses	\$ 161,344,118	\$ 201,505,369	\$ 41,007,017	\$ 403,856,504	\$ 4,472,312	\$ 8,559,773	\$ 394,603,264	\$ 416,888,590	\$ 441,809,290	\$ 22,285,326	5.65%	\$ (24,920,700)	-5.98%
Net Operating Gain/(Loss)	\$ 3,114,595	\$ 11,967,796	\$ 0	\$ 15,082,391	\$ (0)	\$ 0	\$ 15,082,391	\$ 15,082,391	\$ 49,064,919	\$ 15,082,390	0.00%	\$ (1)	0.00%

Summary - Changes to FY 2019 Operating & Capital Budget

	Low Income Public Housing (PH) Program - MTW - 90%	Housing Choice Voucher (HCV) Program - MTW - 99%	Capital Funding - MTW	Non-MTW	Community Outreach & Development Department (CORD)	Total FY 2019 Budget Revision
SOURCES						
HUD PH Operating Subsidies	\$ 20,108,666	\$ -	\$ -	\$ -	\$ -	\$ 20,108,666
HUD HCV Subsidies	\$ -	\$ 15,457,102	\$ -	\$ -	\$ 268,942	\$ 15,726,044
Administrative Fees	\$ -	\$ 1,533,006	\$ -	\$ -	\$ -	\$ 1,533,006
Total Changes to Administrative & Capital Expenses	\$ 20,108,666	\$ 16,990,108	\$ -	\$ -	\$ 268,942	\$ 37,367,716
USES						
Administrative Expenses						
Salaries & Benefits	\$ 14,083,506	\$ 3,338,030	\$ 521,343	\$ 1,347	\$ 268,942	\$ 18,213,169
Administrative & Office Expenses	\$ 101,897	\$ -	\$ -	\$ -	\$ -	\$ 101,897
Total Changes to Administrative Expenses	\$ 14,185,403	\$ 3,338,030	\$ 521,343	\$ 1,347	\$ 268,942	\$ 18,315,066
Tenant Services						
Tenant Services - Programs	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ 2,700
Total Changes to Tenant Services	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ 2,700
Other Program Expenses						
Housing Assistance Payments (HAP)	\$ -	\$ -	\$ -	\$ (1,347)	\$ -	\$ (1,347)
Maintenance - Materials / Contracts	\$ 1,427,919	\$ -	\$ -	\$ -	\$ -	\$ 1,427,919
Defined Benefit Pension Contribution	\$ 562,750	\$ 687,806	\$ -	\$ -	\$ -	\$ 1,250,556
Total Changes to Other Program Expenses	\$ 1,990,669	\$ 687,806	\$ -	\$ (1,347)	\$ -	\$ 2,677,128
Total Changes to Operating Expenses	\$ 16,178,772	\$ 4,025,836	\$ 521,343	\$ 0	\$ 268,942	\$ 20,994,894
Total Capital/Non-Operating Expenses						
Debt Service Payment	\$ 815,299	\$ 996,476	\$ -	\$ -	\$ -	\$ 1,811,775
Capital	\$ -	\$ -	\$ (521,343)	\$ -	\$ -	\$ (521,343)
Total Changes to Capital/Non-Operating Expenses	\$ 815,299	\$ 996,476	\$ (521,343)	\$ -	\$ -	\$ 1,290,432
Total Changes to Operating & Capital Expenses	\$ 16,994,071	\$ 5,022,312	\$ (0)	\$ 0	\$ 268,942	\$ 22,285,326
Total Changes to Net Operating Income / (Loss)	\$ 3,114,595	\$ 11,967,796	\$ 0	\$ (0)	\$ 0	\$ 15,082,390

APPENDIX 2

DECEMBER 2018 SIGN-UP SHEET FOR THE GENERAL PUBLIC COMMENT PERIOD AT THE END OF THE BOARD MEETING (3 minutes per person)

Please note that the following *shall not be allowed*:
defamatory, uncivil, harassing or rude comments;
conduct such as booing, hissing, and/or cursing; and
disruptive behavior –
(Resolution No. 11502, approved 1/26/2012).

Please **PRINT** your name and generally identify your topic:

Name: Jenn Bennett

Maintenance Issue? Yes ___ No ___ Other (topic): Police harassment

Name: Stacey Hutcherson

Maintenance Issue? Yes No ___ Other (topic): Transfer

Name: _____

Maintenance Issue? Yes ___ No ___ Other (topic): _____

Name: _____

Maintenance Issue? Yes ___ No ___ Other (topic): _____