



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES
Thursday, December 19, 2019, 3 p.m., at 2013 Ridge Ave., Philadelphia, PA 19121**

The regularly scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order at approximately 3:02 p.m. by the Chair, Lynette Brown-Sow. In attendance were Vice-Chair Wetzell, Commissioners Camarda, Coney, Purnell, and Wise, as well as President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican. Commissioners Callahan, Mayo and Staten did not participate.

After the Chair requested a moment of silence, to help prepare for the work to be done in the meeting, she congratulated those on the board having birthdays this month: Kelvin Jeremiah, and Commissioners Callahan, Camarda and Mayo.

The CEO reviewed the public comment procedure and made the following announcements:

1) 10,000 Friends of Pennsylvania, the leading statewide and regional voice for creating great places to live and work, has honored PHA’s Norris Phase II development as one that enhances livability and community resiliency;

2) the Blumberg 83 grand opening was held this week for the first units completed at the development, as part of the Blumberg/Sharswood Transformation Plan and a key component of the 2013 Choice Neighborhood Initiative planning grant from the U.S. Department of Housing and Urban Development (“HUD”);

3) the first homeownership unit under the Sharswood Transformation Plan was completed earlier this month at Habitat for Humanity’s Oxford Green development that will contain twenty (20) homeownership units;

4) PHA has been awarded one hundred seventy-six thousand dollars (\$176,000.00) in funding under the HUD-Veterans Affairs Supportive Housing Program, which will allow PHA and its partners to provide immediate access to permanent supportive housing for twenty-five (25) homeless veterans; and

5) a Mainstream Voucher Program grant of six hundred thirty-three thousand dollars (\$633,000.00) from HUD will allow PHA to expand its service to people with disabilities, to serve seventy-four (74) more people through that program.

Reverend Baron Mullis, from the First Presbyterian Church in Philadelphia, then presented a two thousand five hundred dollar (\$2,500.00) grant to PhillySEEDS, Inc., to be used by Resident Programs and Partnerships (RPP) for its programming related to gun violence at Raymond Rosen, Fairhill and/or Wilson Park.

The recipients for the Resident Spotlight were seven (7) PHA attendees from the current graduating class of thirteen (13) from the PowerCorps PHL program, which has started offering its program at PHA’s Vaux Community Building and is prioritizing PHA residents. The program is a cross-sector collaborative model that engages disconnected young adults and returning citizens to enter and succeed in career pathways by using service as the strategy. The attendees were presented with certificates and congratulatory applause.

The Employee of the Month awards were made for November (as there was no November Board meeting) and December. From the Office of Audit and Compliance, Laniece Blackwell and Megan Lopez-Rodriguez were selected for November and Alicia Walker from Communications was selected for December. Each honoree received a check and applause.

The Chair inquired whether there were any corrections or amendments to the minutes of the last Board Meeting, which was held on October 17, 2019. Hearing none, the minutes were accepted as submitted.

Eight resolutions were presented and unanimously approved.

Resolution 12072, attached in Appendix 1, was presented by Jennifer Ragen, Director of Policy – Office of General Counsel, to approve the Fiscal Year 2021 Moving To Work Annual Plan for submission to HUD, which includes Rental Assistance Demonstration Significant Amendments for four (4) developments, including one (1) transfer of assistance site. Vice-Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Vice-Chair Wetzel stated the committee had reviewed the resolution and recommended its adoption. 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.

Resolution 12073, attached in Appendix 1, was presented by Laurence M. Redican, General Counsel – Office of General Counsel, to allow PHA to negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate to acquire the 99.99% limited partnership interest in Cambridge Plaza II, L.P., the Tax Credit Partnership of Cambridge Plaza Phase II, with the other .01% already being held by Cambridge Plaza II HDC, a wholly-owned affiliate of PHA. Vice-Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Vice-Chair Wetzel said the committee had reviewed the resolution, was positive about the opportunity to add more affordable housing to PHA's portfolio, and recommended approval of the motion. There being no further discussion, the motion was unanimously approved.

Resolution 12074, attached in Appendix 1, was presented by Nicholas Dema, Executive Vice President - Planning & Development, to authorize PHA to apply to HUD for disposition approval for one property in order to create supportive service and classroom space and administrative offices for Community Forgiveness and Restoration, a 501(c)(3) non-profit organization. Vice-Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Vice-Chair Wetzel noted that the committee had reviewed the resolution, felt that the opportunity being provided was an asset to PHA efforts in the area, and recommended its adoption. The Executive Director of Community Forgiveness and Restoration, having signed up to speak on the resolution, expressed her appreciation for PHA's support. There being no further discussion, the motion was unanimously approved.

Resolution 12075, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President, Supply Chain Management ("EVP – SCM"), to authorize PHA to contract with Sovereign Security and Ingage Security LLC for uniformed armed and unarmed security services, in a total amount not to exceed twelve million three hundred twelve thousand four hundred fifty-four dollars (\$12,312,454.00). Commissioner Coney, as Chair of the Resident Services Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Commissioner Coney stated that the committee had reviewed the

resolution and recommended its adoption. There being no further discussion, the motion was unanimously approved.

Resolution 12076, was presented by Dave Walsh, EVP – SCM, to authorize PHA to contract with Ballard Spahr, LLP for non-litigation legal services, with the total aggregate amount to be expended under this solicitation number, including the three (3) previous awardees, not to exceed ten million dollars (\$10,000,000.00). Commissioner Camarda, as a member of the Finance Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Commissioner Camarda stated that the committee had reviewed the resolution and recommended its adoption. There being no further discussion, the motion was unanimously approved.

Resolution 12077, attached in Appendix 1, was presented by Dave Walsh, EVP – SCM, to authorize PHA to contract with Oliver Fire Protection and Security for fire protection system services in a total amount not to exceed six hundred seventy thousand dollars (\$670,000.00). Commissioner Camarda, as a member of the Finance Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Commissioner Camarda remarked that the committee had reviewed the resolution and recommended its adoption. There being no further discussion, the motion was unanimously approved.

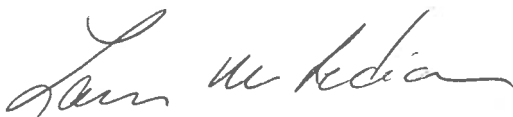
Resolution 12078, attached in Appendix 1, was presented by Dave Walsh, EVP – SCM, to authorize PHA to contract with Duane Morris LLP to provide legal services for the Philadelphia Housing Authority Pension Board in an amount not to exceed three hundred thousand dollars (\$300,000.00). Commissioner Camarda, as a member of the Finance Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Commissioner Camarda said that the committee had reviewed the resolution and recommended its adoption. There being no further discussion, the motion was unanimously approved.

Resolution 12079, attached in Appendix 1, was presented by Dave Walsh, EVP – SCM, to authorize PHA to contract with Perryman Shoemaker for the Harrison Plaza Construction Services in a total amount not to exceed thirty-four million eight hundred eighty-one thousand seven hundred twenty-nine dollars (\$34,881,729.00). Vice- Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Vice-Chair Wetzel stated the committee had reviewed the resolution, was eager for the work to be done, and recommended its adoption. There being no further discussion or public comment, the motion was unanimously approved.

The meeting was then opened for **public comment** at approximately 3:50 p.m. The names of those who signed up for public comments and their topics are attached as Appendix 2.

The meeting ended at approximately 4 p.m., following a motion to adjourn that was seconded and unanimously approved.

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.
PHILADELPHIA, PA 19121
THURSDAY, DECEMBER 19, 2019 at 3 p.m.
AGENDA

- 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 October 17, 2019, as distributed.
- D. **New Business**
1. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT ITS MOVING TO WORK ANNUAL PLAN ("PLAN") FOR FISCAL YEAR 2021, 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 ACQUISITION OF THE PARTNERSHIP INTEREST OF THE LIMITED PARTNER INVESTOR IN CAMBRIDGE PLAZA II, L.P.**

Laurence M. Redican
 3. **RESOLUTION AUTHORIZING THE DISPOSITION OF 1365 S. 54th STREET TO COMMUNITY FORGIVENESS AND RESTORATION**

Nicholas Dema
 4. **RESOLUTION AUTHORIZING CONTRACTS FOR UNIFORMED ARMED AND UNARMED SECURITY GUARD SERVICES WITH SOVEREIGN SECURITY AND INGAGE SECURITY LLC**

Dave Walsh
 5. **RESOLUTION AUTHORIZING A CONTRACT FOR NON-LITIGATION LEGAL SERVICES WITH BALLARD SPAHR, LLP**

Dave Walsh
 6. **RESOLUTION AUTHORIZING A CONTRACT FOR FIRE PROTECTION SYSTEM SERVICES WITH OLIVER FIRE PROTECTION AND SECURITY**

Dave Walsh

7. RESOLUTION AUTHORIZING A CONTRACT WITH DUANE MORRIS LLP FOR LEGAL SERVICES FOR THE PHILADELPHIA HOUSING AUTHORITY PENSION BOARD

Dave Walsh

8. RESOLUTION AUTHORIZING A CONTRACT FOR HARRISON PLAZA CONSTRUCTION SERVICES WITH PERRYMAN SHOEMAKER

Dave Walsh

E. Public Comment Period

RESOLUTION NO. 12072

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT ITS MOVING TO WORK ANNUAL PLAN ("PLAN") FOR FISCAL YEAR 2021, 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

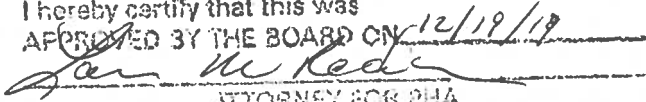
WHEREAS, since 2001, when HUD accepted PHA's application for participation in the MTW Demonstration Program and HUD and PHA executed a MTW Demonstration Agreement ("MTW Agreement"), PHA has continuously participated in the MTW Demonstration Program, as detailed in Resolution 11577, adopted by the Board 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 2021 ("Plan"), beginning on April 1, 2020, a summary of which is attached hereto as Attachment A, which includes the Rental Assistance Demonstration Program Significant Amendments for four (4) developments, which includes 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 13, 2019; 2) holding a Public Hearing on November 13, 2019; 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 from November 1, 2019 to December 2, 2019;

BE IT RESOLVED that the Board of Commissioners hereby approves the MTW Annual Plan for Fiscal Year 2021, 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 2021; 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 12/19/19

ATTORNEY FOR PHA

ATTACHMENT A TO MTW ANNUAL PLAN RESOLUTION FOR FISCAL YEAR 2021

Philadelphia Housing Authority – Moving to Work (MTW) Program FY 2021 Annual Plan Highlights

Background

- The FY 2021 MTW Annual Plan covers the period from 04/01/20 through 03/31/21.
- 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 a total of (4) developments, including West Park Apartments, Fairhill Apartments and Harrison Plaza (Tower building only) and the proposed Project HOME School of Nursing rehabilitation transfer of assistance development.

Process

- The MTW Plan public comments were solicited from 11/01/19 – 12/02/19.
- 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 11/13/19; an open public hearing was held on 11/13/19.

Funding

- Funding estimates are preliminary and subject to change based on Congressional appropriations.
- Total projected FY 2021 Public Housing and HCV HAP funding is approximately \$346.6 million. Capital Funds, including Replacement Housing Factor funds, are projected at \$55 million for FY 2021. See Tables 9 and 10.
- Non-MTW funding is not included in the MTW Plan.

Households Served Projections

- Public Housing - 11,898 households (Table 7)
- MTW Vouchers (including RAD vouchers)– 18,424 households (Table 7)
- Non-MTW Vouchers – 1,514 households (Table 7B)

MTW Activities

- One new MTW activity (Limited Pilot – MTW Continued Occupancy Policy) is proposed as summarized below.
- Ongoing MTW activities incorporate required HUD standard metrics and benchmarks.

FY 2021 Planned Activities

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

<i>Initiative</i>	FY 2021 MTW Activities
<i>MTW Continued Occupancy Policy – Limited Pilot</i>	<ul style="list-style-type: none"> • Newly proposed activity for FY 2021 Plan. • Pilot program involving only new admissions and transfers to:1) scattered sites; 2) PHA-owned or controlled, non-RAD Project Based Voucher (PBV) developments; and,) Turnover units and units for which there are no public housing conversion households with a right to return in PHA-owned or controlled RAD PBV developments. • Does not apply to current public housing residents. • Does not apply to elderly or disabled household members, or those who are caretakers of elderly/disabled members. • Requires all non-disabled adults ages 18-54 to complete at least 20 hours per week of work, employment or job training as a condition of continued occupancy. Also applies to non-disabled 17 year old household members who have dropped out of school • Residents will be referred to PHA Workforce Center as needed to help ensure ongoing compliance. • Six-month grace period to come into compliance. • Temporary hardship exemption for those with documented short-term medical issues or disabilities. • An admissions and transfer preference will be established for these sites for applicants where one or more adults work at least 20 hours per week. Seniors and people with disabilities will automatically be provided with this preference.
<i>Sponsor-Based Shared Housing Pilot</i>	<ul style="list-style-type: none"> • Pilot program approved by Board and HUD in FY 2020 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.

Initiative	FY 2021 MTW Activities
<i>Local Family Self-Sufficiency Program Flexibility</i>	<ul style="list-style-type: none"> • 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 428 new public housing units are projected to be added to inventory at eleven (11) new construction or substantial rehabilitation developments. Includes sites carried over from FY 2020 Plan that have not been completed. Development partners include HACE, Liberty Resources, Project HOME, New Courtland, and Women's Community Revitalization Project. Leverages \$166.8 million in non-PHA funding. (Table 1) • Under the Unit Based program, a total of 1,571 new units are projected to be placed under contract. This includes planned RAD conversions. (Table 3)
<i>Other Redevelopment Highlights</i>	<ul style="list-style-type: none"> • At Sharswood/Blumberg, completion of a new, on-site 83-unit rental phase; start of construction on Hunt/Pennrose 60-unit rental phase; and start of construction at Reynolds School and Harlan Street. • At North Central/Norris, the second 50-unit rental phase is projected to be completed in FY 2021. Also, closing is projected to be completed on a third 133-unit mixed-income rental phase.
<i>Rental Assistance Demonstration (RAD)</i>	<ul style="list-style-type: none"> • A RAD Significant Amendment is included in the FY 2021 plan to convert 112 public housing units at Harrison Plaza (Tower building only), 264 units at Fairhill Apartments and 327 units at West Park Apartments to project-based assistance. In addition, PHA will transfer assistance from 50 vacant, uninhabitable scattered site units to proposed Project HOME School of Nursing substantial rehab housing development. Additional Significant Amendments for other planned RAD developments will be submitted in the future. • 1,144 units are projected for conversion to RAD in FY 2021. (Table 12) • An additional 1,508 units will have been converted by the end of FY 2020. (Table 13)
<i>Capital and Development Plan</i>	<ul style="list-style-type: none"> • \$1.140 billion in capital projects are identified for FY 2021 and future years (Tables 6 and 6A) including capital improvements, energy conservation measures, new development and RAD conversions.
<i>Opening Doors to Affordable Homeownership</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

Initiative	FY 2021 MTW Activities
	<p>standing.</p> <ul style="list-style-type: none"> • Program components 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).
<p><i>Workforce Center, EnVision Center, Self-Sufficiency and Youth Programs</i></p>	<ul style="list-style-type: none"> • Ongoing implementation of PHA Workforce Center and EnVision Center at Vaux Community Building. • Enhance the Workforce Center with a new Section 3 Resource Center that will include an enhanced Section 3 job bank, providing monthly workshops, training for residents, businesses, contractors and the community as well as hosting Resident-sponsored incubator pilot program “Creating Wealth” • 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 220 youth ages 6 to 18 at 11 sites. • Award academic scholarships through PhillySEEDS. • Provide summer camp for 280 youth ages 6 to 13. • Enroll 750 residents in Financial Literacy programs. • Provide extensive additional services to residents through direct services and partnership programs as summarized in Table 11.
<p><i>Youth Educational Enrichment</i></p>	<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.
<p><i>MTW Rent Simplification</i></p>	<ul style="list-style-type: none"> • No new rent simplification activities are anticipated in FY 2020. PHA will continue to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency.
<p><i>HCV Mobility</i></p>	<ul style="list-style-type: none"> • Continue to implement mobility program with MTW Block Grant funding to encourage moves to high opportunity areas.

Initiative	FY 2021 MTW Activities
<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 (2020/2020), 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.

PHILADELPHIA HOUSING AUTHORITY

PA002

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. 12073

RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTEREST OF THE LIMITED PARTNER INVESTOR IN CAMBRIDGE PLAZA II, L.P.

WHEREAS, Cambridge Plaza Phase II ("Cambridge Plaza") is a forty (40) unit development located in North Philadelphia at 924-64 N. 10th Street and 900-50 N. 11th Street; and

WHEREAS, Cambridge Plaza Phase II was partially financed by low-income housing tax credits ("LIHTC"), from TCIG Guaranteed Tax Credit Fund IV, LLC, which is an affiliate of Wells Fargo Affordable Housing Community Development Corporation (the "Tax Credit Investor"), which contributed equity to Cambridge Plaza II, L.P. ("Partnership") in exchange for a 99.99% limited partnership interest in the Partnership for a minimum of fifteen (15) years (the "Compliance Period"); and

WHEREAS, Cambridge II HDC, a wholly-owned affiliate of the Philadelphia Housing Authority ("PHA"), is the general partner of the Partnership and owns a .01% interest therein; and

WHEREAS the Tax Credit Investor and PHA agreed, through a Right of First Refusal and Purchase Option, to sell the 99.99% limited partner interest (the "Partnership Interest") in the Partnership to PHA, or its designee, at the end of the Compliance Period, which period ended on December 31, 2018; and

WHEREAS, PHA now wishes to acquire the Tax Credit Investor's Partnership Interest in the Partnership; and

WHEREAS, pursuant to the terms negotiated with the Tax Credit Investor, the Partnership Interest shall be purchased by PHA or its affiliate for one hundred dollars (\$100.00) (the "Acquisition Price") and any transfer taxes and transaction costs in connection with the transfer of the Partnership Interest, including legal fees of five thousand dollars (\$5,000.00) (the "Transaction Costs");

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the PHA President & CEO and/or his authorized designee to negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate to acquire the Partnership Interest in the Tax Credit Partnership (the "Documents") and pay the Acquisition Price and Transaction Costs, as set forth above, obtain any necessary third-party approvals, create a PHA affiliated entity to acquire the Partnership Interest, and execute, deliver and perform the obligations under such Documents, once finalized.



I hereby certify that this was

APPROVED BY THE BOARD ON 12/19/18

Adam M. Reder
ATTORNEY FOR PHA

RESOLUTION NO. 12074

RESOLUTION AUTHORIZING THE DISPOSITION OF 1365 S. 54th STREET TO COMMUNITY FORGIVENESS AND RESTORATION

WHEREAS, the Philadelphia Housing Authority (“PHA”) wishes to dispose of 1365 S 54th Street (“the Property”), as set forth on the Attachment to this resolution, to Community Forgiveness and Restoration (“CFR”) for nominal consideration; and

WHEREAS, CFR is a 501(c)(3) non-profit organization consisting of clergy, community leaders, and formerly incarcerated citizens working together to create solutions related to crime prevention, public safety, criminal justice and prison reform; and

WHEREAS, CFR provides services to returning citizens including soft skills training, personal coaching, family reconciliation and educational seminars; and

WHEREAS, CFR intends to renovate 1365 S. 54th Street to include supportive service and classroom space as well as administrative offices in order to accommodate approximately 200 returning citizens per year; and

WHEREAS, disposition of the Property 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 application to HUD for the Property;

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 request for the Property; 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 12/19/12
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12075

RESOLUTION AUTHORIZING CONTRACTS FOR UNIFORMED ARMED AND UNARMED SECURITY GUARD SERVICES WITH SOVEREIGN SECURITY AND INGAGE SECURITY LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for security guard 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 Sovereign Security and Ingage Security LLC; and

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

WHEREAS, it is recommended that the aggregate amount to be expended under the two (2) contracts, combined, shall not exceed twelve million three hundred twelve thousand four hundred fifty-four dollars (\$12,312,454.00) with a one-year base period and four (4) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the one-year year base period is two million four hundred thirty-four thousand three hundred eighty dollars (\$2,434,380.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is two million four hundred forty-eight thousand four hundred thirty-five dollars (\$2,448,435.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is two million four hundred sixty-two thousand four hundred ninety-one dollars (\$2,462,491.00);
- 4) The not-to exceed amount for the third one-year option period is two million four hundred seventy-six thousand five hundred forty-six dollars (\$2,476,546.00);and
- 5) The not-to exceed amount for the fourth one-year option period is two million four hundred ninety thousand six hundred two dollars (\$2,490,602.00);

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 Sovereign Security and Ingage Security LLC for a total aggregate amount not to exceed twelve million three hundred twelve thousand four hundred fifty-four dollars (\$12,312,454.00), 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 12/18/18

ATTORNEY FOR PHA

RESOLUTION NO. 12076

**RESOLUTION AUTHORIZING A CONTRACT FOR NON-LITIGATION LEGAL SERVICES
WITH BALLARD SPAHR, LLP**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for non-litigation legal 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, on May 16, 2019, by Resolution No. 12046, the Board approved contracts for Dilworth Paxson, LLP; Clark Hill, PLC; and Ahmad Zaffarese, LLC, under this solicitation number; and

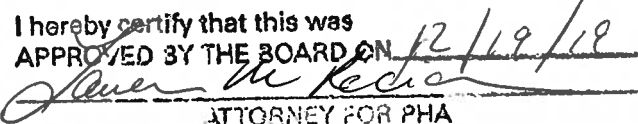
WHEREAS, based upon the processes set forth above, it is now recommended that a contract also be awarded to Ballard Spahr, LLP; and

WHEREAS, work is to be assigned to Ballard Spahr, LLP 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 contract with Ballard Spahr, LLP and the previous three (3) awardees under this solicitation number shall not exceed ten million dollars (\$10,000,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is four million dollars (\$4,000,000.00); and
- 2) The aggregate not-to-exceed amount for the first one-year option period is two million dollars (\$2,000,000.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is two million dollars (\$2,000,000.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is two million dollars (\$2,000,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Ballard Spahr, LLP, for a total aggregate amount, including the previous three (3) awardees under this solicitation number and Resolution No. 12046, not to exceed ten million dollars (\$10,000,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/19/18

ATTORNEY FOR PHA

RESOLUTION NO. 12077

RESOLUTION AUTHORIZING A CONTRACT FOR FIRE PROTECTION SYSTEM SERVICES WITH OLIVER FIRE PROTECTION AND SECURITY

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for fire protection system 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 proposal was 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 Oliver Fire Protection and Security; and

WHEREAS, work is to be assigned to awardee 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 contract at any time during the course of this contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the amount to be expended under this contract shall not exceed six hundred seventy thousand dollars (\$670,000.00) 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 two hundred sixty-eight thousand dollars (\$268,000.00);
- 2) The not-to-exceed amount for the first one-year option period is one hundred thirty-four thousand dollars (\$134,000.00);
- 3) The not-to exceed amount for the second one-year option period is one hundred thirty-four thousand dollars (\$134,000.00); and
- 4) The not-to exceed amount for the third one-year option period is one hundred thirty-four thousand dollars (\$134,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Oliver Fire Protection and Security for a total amount not to exceed six hundred seventy thousand dollars (\$670,000.00), 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 12/18/16
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12078

RESOLUTION AUTHORIZING A CONTRACT WITH DUANE MORRIS LLP FOR LEGAL SERVICES FOR THE PHILADELPHIA HOUSING AUTHORITY PENSION BOARD

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for legal services for PHA's Pension Board 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 Duane Morris 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 the contract; and

WHEREAS, it is recommended that the amount to be expended under the contract shall not exceed three hundred thousand dollars (\$300,000.00) with a one (1) year base period and four (4) one-year option periods, as follows:

- 1) The not-to-exceed amount for the one (1) year base period is sixty thousand dollars (\$60,000.00);
- 2) The not-to exceed amount for the first one-year option period is sixty thousand dollars (\$60,000.00);
- 3) The not-to exceed amount for the second one-year option period is sixty thousand dollars (\$60,000.00);
- 4) The not-to exceed amount for the third one-year option period is sixty thousand dollars (\$60,000.00);
- 5) The not-to exceed amount for the fourth one-year option period is sixty thousand dollars (\$60,000.00).

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Duane Morris LLP subject to the availability of funds therefor, as set forth above, in a total contract amount not to exceed three hundred thousand dollars (\$300,000.00) and to take all necessary actions relating to such contract.



I hereby certify that this was
APPROVED BY THE BOARD ON 12/19/12
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12079

RESOLUTION AUTHORIZING A CONTRACT FOR HARRISON PLAZA CONSTRUCTION SERVICES WITH PERRYMAN SHOEMAKER

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for construction services at Harrison Plaza 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 proposal was 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 Perryman Shoemaker; and

WHEREAS, work is to be assigned to awardee 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 contract at any time during the course of this contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the amount to be expended under this contract shall not exceed thirty-four million eight hundred eighty-one thousand seven hundred twenty-nine dollars (\$34,881,729.00);

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 Perryman Shoemaker for a total amount not to exceed thirty-four million eight hundred eighty-one thousand seven hundred twenty-nine dollars (\$34,881,729.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to the contract.

I hereby certify that this was
APPROVED BY THE BOARD ON _____

ATTORNEY FOR PHA

APPENDIX 2


DECEMBER 2019 SIGN-UP SHEET FOR THE GENERAL PUBLIC COMMENT PERIOD AT THE END OF THE BOARD MEETING

For Maintenance or Individual Housing Issues –
Please proceed to the Specific Tables Set Up for Those Issues
(3 minutes per person)

Under the PHA Board Meeting Conduct Policy, Resolution No. 11502,
the following behavior is not allowed: defamatory, uncivil, harassing or
rude comments; conduct such as booing, hissing, and/or cursing; and
disruptive behavior.

Failure to respect this policy may result in your being asked to leave the meeting.

Please: 1) *PRINT* your name, 2) state your TOPIC, and 3) INITIAL to acknowledge
the PHA Board conduct policy, as summarized above.

Name: Maura Conner 

Topic: Nuisance Property (Accountability)

I hereby acknowledge the Board Conduct Policy: MC

Name: Kimberly Peterkin 

Topic: Displacement/Unlawful Evictions/
Harassment/etc

I hereby acknowledge the Board Conduct Policy: _____

Name: Jennifer Bennett 

Topic: Issues