



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES

Thursday, July 16, 2020, 3 p.m.

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

The meeting was brought to order at approximately 3:05 p.m. by the Chair, Lynette Brown-Sow. She proceeded to call the names of all the Commissioners, to verify their participation and establish that a quorum was present. The Commissioners participating in the meeting were: Chair Lynette Brown-Sow, Vice-Chair Wetzel, and Commissioners Callahan, Camarda, Coney, Mayo, and Purnell, as well as President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican. Commissioner Wise was unable to participate.

After opening the meeting, the Chair requested a moment of silence, to help prepare for the work to be done.

The CEO reviewed the public comment procedure in place for the virtual meeting and made the following announcements:

1. 22,000 cloth masks have been made available to PHA public housing and HCV residents thanks to generous donations from Council President Darrell Clarke, Councilwoman Cindy Bass, Councilman Kenyatta Johnson, and the Philadelphia 76ers.
2. In light of the health concerns during this pandemic time, PHA has created an on-line rental payment option, and public housing residents can now pay their rent online at pha.phila.gov.
3. The William Penn Foundation has conferred two generous grants, at \$150,000 each, to PHA to address the impacts of COVID-19 and the economic shutdown, to expand the capacities of the ParentChild+ home visiting program and the out-of-school time (OST) youth program.

The PhillySEEDS annual scholarship awards were then presented by Marco Ferreira. CEO Jeremiah noted that since PhillySEEDS began in 2013, it has awarded close to two million dollars (\$2,000,000.00) to over four hundred ninety (490) PHA residents and program participants. This year there was a record-setting number of seventy-seven (77) scholarship awardees and two hundred ninety-one thousand dollars (\$291,000.00) awarded in scholarships.

On behalf of all the scholarship awardees, the following three recipients presented messages of appreciation, noting the tremendous impact of the opportunities afforded to the awardees by the

scholarships: Nadara Bacon, Chikayla Barriner, and Shekhinah Brown. The names of all the awardees were read, to “virtual” applause, and they were heartily congratulated for their accomplishments.

The Chair asked whether there were any corrections or amendments to the minutes of the Board meeting of June 18, 2020. Hearing none, the minutes were accepted as submitted.

Six (6) resolutions were presented and unanimously approved.

Resolution 12102, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP-SCM”), to authorize PHA to modify existing contracts with three companies for concrete repair services: Ocean Construction, LLC; Milestone Construction Management, Inc.; and Mayfield Site Contractors, Inc., to increase the aggregate amount by three hundred thousand dollars (\$300,000.00), to two million three hundred thousand dollars (\$2,300,000.00). Commissioner Callahan, as Chair of the Finance Committee, which reviewed the resolution prior to its presentation to the Board, moved for its approval. Following a second, Commissioner Callahan stated that the Finance Committee had met and reviewed the resolution and recommended its adoption. There being no further discussion (including the opportunity for public comment, as there was for all the resolutions), the motion was unanimously approved, by roll call.

Resolution 12103, attached in Appendix 1, was presented by Janea Jordon, Executive Vice President - Office of Audit and Compliance, for re-appointment of Francis McLaughlin to the Audit Committee, for a two-year term, as recommended by the Audit Committee. Commissioner Purnell as Chair of the Audit Committee, which reviewed the resolution prior to its presentation to the Board, moved for its approval. Following a second and Commissioner Purnell’s indicating that the Audit Committee recommended approval, the motion was unanimously approved, by roll call.

Resolution 12104, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Kleinfelder, Inc.; Duffield Associates, Inc.; Batta Environmental Associates, Inc.; Brownfield Redevelopment Solutions, Inc.; AECOM Technical Services, Inc.; ARKF, Inc.; Sci-Tek Consultants, Inc.; Brinkerhoff Environmental Services, Inc.; TRC Environmental Corp.; REPSG, Inc.; and Terraphase Engineering for the provision of Environmental Engineering Consultant Services, in a total aggregate amount not to exceed seven million five hundred thousand dollars (\$7,500,000.00). Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution prior to its presentation to the Board moved for its approval. Following a second, Commissioner Callahan stated that the Finance Committee recommended approval. As there was no further discussion, the motion was unanimously approved, by roll call.

Resolution 12105, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA contract with DocuVault Delaware Valley, LLC for the provision of Moving, Storage, and Record Retention Services, in a total amount not to exceed two hundred fifty thousand dollars (\$250,000.00). Commissioner Callahan, as Chair of the Finance Committee, which reviewed the resolution prior to its presentation to the Board, moved for its approval. After a second, Commissioner Callahan stated that the Finance Committee recommended approval. There being no further discussion, the motion was unanimously approved, by roll call.

Resolution 12106, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to authorize contract with NEPC, LLC for defined contribution plan consultant

services in a total amount not to exceed five hundred fifty thousand dollars (\$550,000.00). Commissioner Callahan, as Chair of the Finance Committee, which reviewed the resolution prior to its presentation to the Board, moved for its approval. Following a second, Commissioner Callahan stated that the Finance Committee recommended approval. As there was no further discussion, the motion was unanimously approved, by roll call.

Resolution 12107, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA authorize to contract with NEPC, LLC for defined benefit plan consultant services, in a total amount not to exceed one million seventy-five thousand dollars (\$1,075,000.00). Commissioner Callahan, as Chair of the Finance Committee, which reviewed the resolution prior to its presentation to the Board, moved for its approval. After a second, Commissioner Callahan stated that the Finance Committee recommended approval. There being no further discussion, the motion was unanimously approved, by roll call.

Prior to the **Public Comment period**, CEO Jeremiah addressed the encampment situations, as well as squatter issues for PHA properties, noting concerns for safety of the squatters and others, as well as unfairness to and impact on the over 40,000 people waiting for housing on the PHA waiting lists, as scheduled to move into rehabbed properties.

The Public Comment Period began at approximately 3:50 p.m. Consistent with the procedures for public comment at virtual meetings, as published on PHA's website since April, the first ten (10) comments received, whether via email or recorded voice mail, were then played/read at the meeting. Eight voicemails were played in addition to the two emails that were read.¹ The two emails are attached as Appendix 2.

The subject of the comments was generally identical to the list of seven (7) demands noted in the first email in Appendix 2.

These comments were from, insofar as identified in the email or voice mail: Taylor Cawley, Eric Sherman, Joel Gleiser, Anna McCarthy, Liz Brown, Jackie who lives in District 3, River Smallflower, Jackie Stern/Sterm, Juliette Rando, and Francesca.

CEO Jeremiah then addressed the misconceptions underlying the comments, noting that: 1) the demands are impractical in terms of PHA's capabilities as PHA is restricted by federal law and regulatory processes in terms of any ability to turn over its properties to homeless people who may demand it, instead of its going to those on the waiting list; 2) the City receives federal funding for housing the homeless and transitional housing, while PHA does not; 3) the affordable housing crisis is significant, but PHA does not have the capacity or funding to resolve it, although he suggested that constructive efforts by the commenters and others might be directed towards legislation, including advocating for passage of the Heroes Act and initiatives from Councilwoman Maria Sanchez.

¹ As explained at the meeting, many duplicates were received, and, from the first ten, two were duplicates (same commenter and substantially the same comment, left via voicemail and email). Each commenter had one comment read/played. One email was substantially the same as the voicemail, so the voicemail was played; for the other, the email was read, since the voicemail was garbled, but it went over the scripted list of demands that was in the email and that was used by almost all those sending in comments. The last email of the three, in the first ten, was not a duplicate (from the first ten, it may have been duplicated later, as many were). It was read.

He also noted that he is scheduled to meet with the encampment leadership, along with Mayor Kenney, and both are committed to seeking a just and amicable resolution to the list of demands.

The Chair added that education is something that could use attention, in terms of understanding the role of PHA and how to constructively move forward.

Following a seconded motion to adjourn, and the Chair having noted that the next meeting would be September 17, 2020, the meeting ended at approximately 4:10 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Laurence M. Redican". The signature is fluid and cursive, with a long horizontal stroke at the end.

Laurence M. Redican
General Counsel
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.²
PHILADELPHIA, PA 19121
THURSDAY, JULY 16, 2020 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 June 18, 2020, as distributed.
- D. **New Business**
1. **RESOLUTION AUTHORIZING CONTRACT AMENDMENTS WITH OCEAN CONSTRUCTION, LLC; MILESTONE CONSTRUCTION MANAGEMENT, INC.; AND MAYFIELD SITE CONTRACTORS, INC. FOR CONCRETE REPAIR SERVICES**
Dave Walsh
 2. **RESOLUTION RE-APPOINTING FRANCIS MCLAUGHLIN TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**
Janea Jordon
 3. **RESOLUTION AUTHORIZING CONTRACTS FOR ENVIRONMENTAL ENGINEERING CONSULTANT SERVICES WITH KLEINFELDER, INC.; DUFFIELD ASSOCIATES, INC.; BATA ENVIRONMENTAL ASSOCIATES, INC.; BROWNFIELD REDEVELOPMENT SOLUTIONS, INC.; AECOM TECHNICAL SERVICES, INC.; ARKF, INC.; SCI-TEK CONSULTANTS, INC.; BRINKERHOFF ENVIRONMENTAL SERVICES, INC.; TRC ENVIRONMENTAL CORP.; REPSG, INC.; AND TERRAPHASE ENGINEERING**
Dave Walsh
 4. **RESOLUTION AUTHORIZING A CONTRACT FOR MOVING, STORAGE, AND RECORD RETENTION SERVICES WITH DOCUVAULT DELAWARE VALLEY, LLC**
Dave Walsh
 5. **RESOLUTION AUTHORIZING A CONTRACT FOR DEFINED CONTRIBUTION PLAN CONSULTANT SERVICES WITH NEPC, LLC**
Dave Walsh
 6. **RESOLUTION AUTHORIZING A CONTRACT FOR DEFINED BENEFIT PLAN CONSULTANT SERVICES WITH NEPC, LLC**
Dave Walsh
- E. **Public Comment Period**

² This meeting is being conducted virtually, pursuant to the procedures on the PHA website at www.pha.phila.gov, due to safety and health concerns for our residents, staff, the Board, and the public, raised by the COVID-19 pandemic.

RESOLUTION NO. 12102

RESOLUTION AUTHORIZING CONTRACT AMENDMENTS WITH OCEAN CONSTRUCTION, LLC; MILESTONE CONSTRUCTION MANAGEMENT, INC.; AND MAYFIELD SITE CONTRACTORS, INC. FOR CONCRETE REPAIR SERVICES

WHEREAS, the Philadelphia Housing Authority ("PHA") identified a need for concrete repair services and, on September 20, 2018, its Board of Commissioners approved Resolution No. 12016, to authorize the award of contracts to Ocean Construction, LLC; Milestone Construction Management, Inc.; and Mayfield Site Contractors, Inc.; and

WHEREAS, the contracts with Ocean Construction LLC; Milestone Construction Management, Inc.; and Mayfield Site Contractors, Inc. consisted of a two (2) year-base period with three (3) one-year option periods and a per year limit on expenditures; and

WHEREAS, under the original contracts, the aggregate not-to-exceed amount for the three (3) contracts, including the exercise of any options, was one million five hundred thousand dollars (\$1,500,000.00): with six hundred thousand dollars (\$600,000.00) for the two (2) year base period and three hundred thousand dollars (\$300,000.00) for each of the three (3) one-year option periods; and

WHEREAS, in May of 2020, as permitted by Controlled Policy and Procedure #10 and due to a potential backlog of required services related to the COVID-19 pandemic, PHA modified the contracts to accelerate all options and increase the aggregate not-to-exceed amount by three hundred thousand dollars (\$300,000.00), resulting in an aggregate not-to-exceed amount of one million eight hundred thousand dollars (\$1,800,000.00); and

WHEREAS, PHA is in the process of soliciting new contracts for these services but has an immediate need for concrete repair services while the solicitation process proceeds, for which additional funding is required; and

WHEREAS, it would be in the best interest of PHA to add five hundred thousand dollars (\$500,000.00) to the contracts, making the total aggregate not-to-exceed amount two million three hundred thousand dollars (\$2,300,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee(s), to amend PHA's contracts with Ocean Construction, LLC; Milestone Construction Management, Inc.; and Mayfield Site Contractors, Inc., to add five hundred thousand dollars (\$500,000.00) to the aggregate contract amount, making the aggregate not-to-exceed amount, for the three (3) contracts, two million three hundred thousand dollars (\$2,300,000.00), as set forth above and subject to the availability of funds therefor.

I hereby certify that this was
APPROVED BY THE BOARD ON 7/16/2020
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12103

RESOLUTION RE-APPOINTING FRANCIS MCLAUGHLIN TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER

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

Section II. Membership

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

Section III. Independent Members

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

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

WHEREAS, Francis McLaughlin was appointed to the Audit Committee by the Board of Commissioners for a (2) two-year term as an independent member, by Resolution No. 12007, on July 19, 2018, and has faithfully served as a well-qualified member of the committee since that date; and

WHEREAS, the Audit Committee recommends his reappointment;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby approve and consent to the re-appointment of Francis McLaughlin as an independent member of PHA's Audit Committee, pursuant to the terms and conditions of the Audit Charter.

I hereby certify that this was
APPROVED BY THE BOARD ON 7/16/2020
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12104

RESOLUTION AUTHORIZING CONTRACTS FOR ENVIRONMENTAL ENGINEERING CONSULTANT SERVICES WITH KLEINFELDER, INC.; DUFFIELD ASSOCIATES, INC.; BATA ENVIRONMENTAL ASSOCIATES, INC.; BROWNFIELD REDEVELOPMENT SOLUTIONS, INC.; AECOM TECHNICAL SERVICES, INC.; ARKF, INC.; SCI-TEK CONSULTANTS, INC.; BRINKERHOFF ENVIRONMENTAL SERVICES, INC.; TRC ENVIRONMENTAL CORP.; REPSG, INC.; AND TERRAPHASE ENGINEERING

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for environmental engineering consultant services and a Request for Proposal was developed for the selection of a company 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 Kleinfelder, Inc.; Duffield Associates, Inc.; Batta Environmental Associates, Inc.; Brownfield Redevelopment Solutions, Inc.; AECOM Technical Services, Inc.; ARKF, Inc.; Sci-Tek Consultants, Inc.; Brinkerhoff Environmental Services, Inc.; TRC Environmental Corp.; REPSG, Inc.; and Terraphase Engineering; and

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

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts shall not exceed seven million five hundred thousand dollars (\$7,500,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is three million dollars (\$3,000,000.00); and
- 2) The not-to-exceed aggregate amount for each of the three (3) one-year option periods is one million five hundred thousand dollars (\$1,500,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Kleinfelder, Inc.; Duffield Associates, Inc.; Batta Environmental Associates, Inc.; Brownfield Redevelopment Solutions, Inc.; AECOM Technical Services, Inc.; ARKF, Inc.; Sci-Tek Consultants, Inc.; Brinkerhoff Environmental Services, Inc.; TRC Environmental Corp.; REPSG, Inc.; and Terraphase Engineering for a total aggregate amount not to exceed seven million five hundred thousand dollars (\$7,500,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

RESOLUTION NO. 12105

RESOLUTION AUTHORIZING A CONTRACT FOR MOVING, STORAGE, AND RECORD RETENTION SERVICES WITH DOCUVAULT DELAWARE VALLEY, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for moving, storage, and record retention services and a Request for Proposal was developed for the selection of a company 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 DocuVault Delaware Valley, LLC; 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 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 the contract shall not exceed two hundred fifty thousand dollars (\$250,000.00) 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 one hundred thousand dollars (\$100,000.00), and
- 2) The not-to-exceed amount for each of the three (3) one-year option periods is fifty thousand dollars (\$50,000.00);

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 DocuVault Delaware Valley, LLC for a total amount not to exceed two hundred fifty thousand dollars (\$250,000.00), 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 7/10/2020
Aurena de Lencina
ATTORNEY FOR PHA

RESOLUTION NO. 12106

**RESOLUTION AUTHORIZING A CONTRACT FOR DEFINED CONTRIBUTION PLAN
CONSULTANT SERVICES WITH NEPC, LLC**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for defined contribution plan consultant services and a Request for Proposal was developed for the selection of a company 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 NEPC, LLC; 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 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 the contract shall not exceed five hundred fifty thousand dollars (\$550,000.00) 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 twenty thousand dollars (\$220,000.00); and
- 2) The not-to-exceed amount for the each of the three (3) one-year option periods is one hundred ten thousand dollars (\$110,000.00);

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 NEPC, LLC for a total amount not to exceed five hundred fifty thousand dollars (\$550,000.00), 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 7/16/2020

ATTORNEY FOR PHA

RESOLUTION NO. 12107

RESOLUTION AUTHORIZING A CONTRACT FOR DEFINED BENEFIT PLAN CONSULTANT SERVICES WITH NEPC, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for defined benefit plan consultant services and a Request for Proposal was developed for the selection of a company 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 NEPC, LLC; 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 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 the contract shall not exceed one million seventy-five thousand dollars (\$1,075,000.00) 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 four hundred thirty thousand dollars (\$430,000.00); and
- 2) The not-to-exceed amount for each of the three (3) one-year option periods is two hundred fifteen thousand dollars (\$215,000.00);

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 NEPC, LLC for a total amount not to exceed one million seventy-five thousand dollars (\$1,075,000.00), 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 7/16/2020

ATTORNEY FOR PHA

APPENDIX 2

Hello Board Members,

My name is Taylor Cawley and I'm a constituent of zip code 19104. I'm writing today to voice my support of Philadelphia's houseless community.

I support the demands of the houseless community that the Philadelphia Housing Authority...

1. Transfer all vacant properties to land trust for permanent low-income housing.
2. Cease acquiring/selling properties to private entities until all PHA waiting list applicants are housed.
3. Fire all cops and city workers who do not treat the houseless with respect and dignity.
4. Repeal all camping ordinances within city limits.
5. Sanction the camp on Ben Franklin parkway as permanent, legal and valid. Sanction other camps across the city.
6. Stop all "service days", encampment resolutions, and houseless sweeps that harass unhoused people.
7. Support self-funded and self-governed tiny houses for houseless people.

Houseless people are often homeless because of systemic racism, classism, gender discrimination and wealth inequality. The PHA terrorizes this community with excessive force and cruelty, and this must end.

Thank you for listening.

--

Taylor Cawley
(they/them)

.....

Good morning!

My name is Anna McCarthy! I live in West Philadelphia, specifically in Belmont. I love my city so very much, and I have committed my career and much of my personal life to caring for and teaching the people of Philadelphia. I have some ideas, many of which are shared with others, that I think would help us to become the first city in the USA to properly care for its homeless population and eliminate the tragedy that is homelessness altogether.

I am writing to you today to insist that you first consider, then adopt, these policies to serve the houseless community of our beloved city.

1. Transfer all vacant properties to land trust for permanent low-income housing.
2. Stop acquiring and selling properties to private entities until all PHA wait-list applicants are housed.
3. Remove any police officer or city worker who does not treat houseless individuals with respect, dignity, and care. In the same way they should be removed for not treating ANYONE with respect, dignity, or care.
4. Repeal all camping ordinances within the city limits. we must not treat houseless individuals as criminals. poverty should not be a crime.
5. Sanction spaces where houseless individuals already congregate, and stop tearing them down.

To truly care for people, we must consider their immediate needs and rights as humans to simply exist, unthwarted by needless destructive action. People deserve homes. Period. And to destroy encampments is simply inhumane. Give ALL the people our local government serves the opportunity to thrive and live sheltered, safe lives.

Thank you for your time,

--

Anna McCarthy